City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, March 28, 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. State of the City 2023: Mayor's Address

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Following Meeting Minutes:

   1. City Council Work Session dated 3/14/2023
   2. City Council Regular Session dated 3/14/2023

2. Approve Rental Licenses

3. Approve Business Licenses

4. Adopt Resolution #23-065 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 9, 2023 through March 22, 2023.

5. Adopt Resolution #23-058 Declaring Development Agreement Satisfied and Authorizing Release from Property - Lord of Life Church

6. Adopt Resolution #23-060 approving the Final Plat and Development Agreement for "Trott Brook Crossing"

7. ~~Adopt Resolution #23-062 Ordering Requests for Proposals for Topographic Surveys, Geotechnical Evaluations and Utility Testing for 2024 Capital Improvement Program Projects -~~ This case was moved to the Regular Agenda to be considered as case 7.3

8. Adopt Resolution #23-063 Approving Plans and Specifications and Award of Contract for 2023 Pavement Rejuvenation Improvements, Improvement Project #23-09

9. Adopt Resolution #23-064 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements

10. Adopt Resolution #23-066 Appointing and Re-appointing Board and Commission Members

11. Adopt Resolution #23-070 Accepting Stabilized Full-Depth Reclamation Design Proposals for Improvement Project #23-04, 167th Avenue Reconstruction

6. Public Hearing

7. Council Business

1. Adopt Resolution #23-061 Accepting Bids and Awarding Contract for Improvement Project #21-09, Centralized Water Treatment Plant

2. Adopt Ordinance #23-04 Amending the City Charter Prohibiting Membership on City Boards and Commissions of Non-City of Ramsey Residents

3. Adopt Resolution #23-062 Ordering Requests for Proposals for Topographic Surveys, Geotechnical Evaluations and Utility Testing for 2024 Capital Improvement Program Projects - This case was moved from the Consent Agenda 5.7 to the Regular Agenda

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 03/28/2023

Information

Title:

State of the City 2023: Mayor's Address

Purpose/Background:

Annually, the Mayor provides a 'State of the City' presentation to Ramsey residents and businesses during a regular City Council meeting. The purpose of this presentation is to provide a recap of City operations, updates and news from the past year, as well as a look ahead at what is to come in the new year.

Attachments

State of the City Presentation

Form Review

Inbox	Reviewed By	Date
Pat Johnson	Pat Johnson	03/23/2023 11:23 AM
Brian Hagen	Brian Hagen	03/23/2023 02:00 PM
Form Started By: Colleen Lasher		Started On: 01/04/2023 10:11 AM
Final Approval Date: 03/23/2023		



CITY of RAMSEY

State of the City 2023

Meet the Ramsey City Council



Mark Kuzma

Mayor



Chelsee Howell

At-Large Councilmember



Chris Riley

At-Large Councilmember



Michael Olson

Ward 1 City Councilmember



Matt Woestehoff

Ward 2 City Councilmember



Dan Specht

Ward 3 City Councilmember



Debra Musgrove

Ward 4 City Councilmember



TAX

40.535%

Ramsey's tax rate ***decreased*** due to a 26% increase in tax capacity value.

$

$10,765,000

General Obligation Street Reconstruction Bonds, for street improvements throughout the city.

AA+

Standard & Poors reaffirmed the City's AA+ bond rating in 2022.



90

90 new single-family homes and 36 multi-family housing units, valuation of $35.7 million

598

598 businesses call Ramsey home

7,235

Ramsey businesses employ roughly 7,235 people

323,300

In 2022 new industrial development totaled 323,000 square feet



31st

Ramsey's status as a Tree City USA marked its 31st consecutive year in 2022

Supporting residents and businesses regarding insect threats and foliage diseases

The Ramsey Gateway Project



Draft Subject to Change

Disclaimer: This drawing represents a potential design concept only. This document is a draft, subject to change, and provided only for information. This draft document does not commit Anoka County to construct the project as shown in part or whole. The actual project plan may differ from this draft plan. Contact Anoka County Highway Department with any questions: 763-324-3100.

The Ramsey Gateway Project

Ramsey Blvd.



Sunfish Lake Blvd.



Draft Subject to Change - Disclaimer: This drawing only represents a potential design concept. This document is a draft, subject to change, and provided only for information. This draft document does not commit Anoka County to construct the project as shown in part or whole. The actual project plan may differ from this draft plan. Contact Anoka County Highway Department with any questions at 763-324-3100.

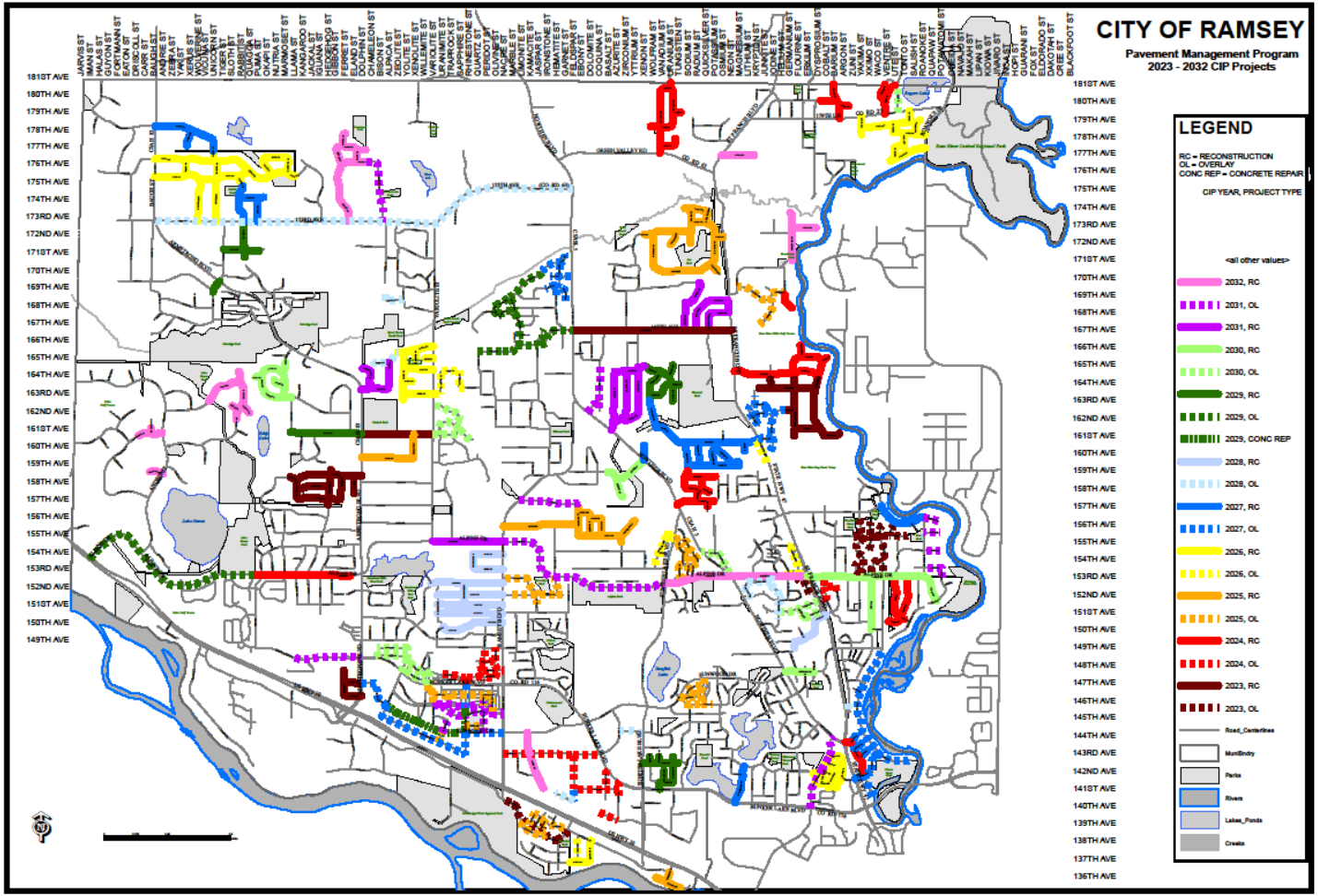


10 Million

The City of Ramsey is committed to supplying safe drinking water by constructing a 10 million gallons per day water treatment plant.

45

We are keeping our community connected by reconstructing or overlaying 45% of our streets in the next 10 years.







15,609

The Ramsey Police Department responded to 15,609 calls in 2022

Began implementing Body Worn Cameras for all officers

1,381

The Ramsey Fire Department responded to 1,381 calls in 2022

450

The Fire Department held demonstrations for approximately 450 students



9

Ramsey now has nine polling locations after redistricting in 2022



To improve efficiency and better serve our residents, we hired new people in key positions

The City chose Brian Hagen as the new City Administrator

City of RAMSEY

It is our mission to work together to responsibly grow our community and to provide quality, cost-effective, and efficient government services.



Address
7550 Sunwood Drive NW, Ramsey MN 55303

Phone
763-433-1410

Website
www.cityoframsey.com

Social
Facebook (ramsey.cityof)
Instagram (cityoframseymn)
Twitter (@CityofRamseyMN)
YouTube (@cityoframsey7509)

CC Regular Session **5. 1.**

Meeting Date: 03/28/2023

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 3/14/2023
2. City Council Regular Session dated 3/14/2023

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 3/14/2023
2. City Council Regular Session dated 3/14/2023

Attachments

03 14 23 Work Session

03 14 23

Form Review

Form Started By: Katie Schmidt Started On: 03/27/2023 10:40 AM

Final Approval Date: 03/27/2023

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 14, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Mayor Mark Kuzma

Also Present: City Administrator Brian Hagen
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak
City Clerk Katie Schmidt

1. CALL TO ORDER

Acting Mayor Riley called the City Council Work Session to order at 5:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: City Board and Commission Interviews

Administrative Services Director Lasher stated that there will be three interviews conducted this evening for various Boards and Commissions, including the Economic Development Authority (EDA), the Environmental Policy Board (EPB), the Park and Recreation Commission and the Planning Commission. She stated that there were 12 applicants for six open seats, including one six-year term on the EDA, up to three partial terms on the EPB, one partial term on the Park and Recreation Commission, and one partial term on the Planning Commission. She reviewed the updated policy on recruiting Boards and Commission members.

The Council conducted three interviews of the candidates for various vacant positions on different City Boards and Commissions, asking the same questions of each applicant.

City Administrator Hagen stated that the remainder of the interviews will be held on March 21 and the Council can discuss all applicants at that time.

2.02: Receive Recommendation from the Charter Commissions to Amend Chapter 4 of the Charter - Nominations and Elections

City Clerk Schmidt reviewed the Staff report and recommendations to amend Chapter 4 of the City Charter. She reviewed the proposed changes to the Charter. She stated that the changes can be split if the Council does not wish to move forward with all changes. She added that this will come back for a public hearing on April 11.

Acting Mayor Riley asked City Clerk Schmidt to elaborate on the special appointments.

City Clerk Schmidt explained that if there is less than a year left in a term when a vacancy happens, the Council is supposed to appoint someone immediately. She stated that the Charter is recommending removing the 365 day limit where Council would need to appoint someone when a vacancy occurs no matter the amount of the term that is left. She added that a typical vacancy is seven to nine months.

Councilmember Specht asked if the Council was supposed to appoint people when there have been vacancies in the past. He asked for clarification on this.

City Clerk Schmidt stated that if there is longer than a year left on the term there was not an appointment per the Charter.

Councilmember Musgrove asked for clarification that the Charter wants them to appoint someone within 90 days of a vacancy whether there is an upcoming election or not. She stated that she is not in favor of quickly appointing someone just to fill a vacancy when there is a time within three months that there will be an election.

City Clerk Schmidt reiterated that the current Charter reads that a successor needs to be appointed and it does not give a timeframe to have this done by. She added that the change removes the provision that there be less than a year left on the term. She stated that they can hold interviews and it may take a few months to appoint someone.

Councilmember Musgrove shared where in the Charter that she sees a timeframe.

City Clerk Schmidt stated that this has to do with State statute and said that the statute no longer says that the appointment has to be made within 90 days.

Councilmember Woestehoff explained that in Section 1, if there is a vacancy that has more than 365 days left in its term then there will need to be an election and Section 4 says that if there is a vacancy regardless of the amount of time remaining, the Council will appoint someone until the election is complete.

Councilmember Musgrove stated that she does not agree with this section. She said she does not agree with the principle of appointing someone and not having them elected by the residents.

Acting Mayor Riley asked if she would rather see the position left vacant than for the Council to appoint someone.

Councilmember Musgrove said yes.

Councilmember Specht agreed that it should be the residents and not the Council who decides who will fill the vacancy.

City Administrator Hagen asked if there is no temporary appointment on Council, how would this be rectified.

City Attorney Knaak explained that the quorum in that situation would shift with the number on the Council.

Councilmember Woestehoff agreed with this and added that the Charter states that there must be an affirmative vote of four.

City Attorney Knaak stated that the statute will provide for other cases where that has to be a certain set number. He added that in terms of a quorum and what they could operate on it is less critical.

Acting Mayor Riley said he understands the appointment process and being wary of it. He added that he has also been through many vacancies, he understands the need for these appointments.

Councilmember Specht stated that when the Council was not at full capacity it forced them to work together well.

Councilmember Musgrove stated that she has never experienced a not full Council. She agreed that it forces the Council to work together. She stated that she does not have an issue with having a vacancy on the Council. She stated that she is not in favor of this revision.

Acting Mayor Riley asked if the Council agreed on all of the other provisions.

Councilmember Musgrove asked if the language can be changed from 'Clerk's Office' to 'City Hall.'

City Attorney Knaak stated that is how it is referenced in State statute. He asked if there was a reason that she wanted it to say 'City Hall.'

Councilmember Musgrove explained that the clerk's office is part of City Hall but it is just Schmidt's office.

City Attorney Knaak stated that when other cities say clerk's office they realistically mean that it is anywhere in the City Hall building.

City Clerk Schmidt added that this was brought up at the Charter Commission meeting and she stated that this refers to the public notice area which is the bulletin board.

Councilmember Woestehoff stated that since the Council has the appetite to change the section that discusses appointments for vacant elected offices, if this will have to be sent back to the Charter Commission. He asked what the options are for moving forward with this.

City Clerk Schmidt stated that the first sections could be put into a separate ordinance to be voted on and then for the last section they could vote on this separately and propose a change to the section which would go back to the Charter Commission.

Councilmember Woestehoff asked if this had to be unanimous.

City Clerk Schmidt said yes.

Councilmember Woestehoff asked if this fails in Council if it then goes to a referendum.

City Attorney Knaak said that it would.

City Administrator Hagen added that if it is not unanimous then it dies and the Charter could send it to the voters.

City Attorney Knaak said that this can be handled as any other legislative enactment, this could be divided out and parts can be approved and others not.

Acting Mayor Riley asked if there are any other areas of this section that they would like to change that they can all agree on.

Councilmember Musgrove stated that she is in agreement with sending back what they agree on and holding off on what they do not agree on.

Acting Mayor Riley suggested pulling out the four sections that they agree on and vote on those as one item and separate out the appointments section as another. He asked if they would like the Charter to stay the way it currently reads.

Councilmember Musgrove stated that they may need more time to look at this and break it down.

City Administrator Hagen explained that if the Council moves forward with four of the five changes, the section regarding the Council's appointment of a temporary successor for any vacancy with less than a year left in the term would be left as it reads.

Councilmember Musgrove suggested changing the language from 'shall' to 'may' which would give the Council the ability to make an appointment but does not require it of them.

Councilmember Olson stated that this allows for the Council to have the freedom to make the appointments without making it an obligation.

Councilmember Woestehoff agreed. He added that even if it is not a requirement the appointment is still by a majority vote. He sees that as a reasonable solution.

Acting Mayor Riley asked the Council if they wanted to send the changes to this section back to the Charter.

Councilmember Specht stated that it still comes down to principle that he does not want the Council to make appointments and that should be left to the residents. He said that changing the language still goes against this principle.

Councilmember Musgrove agreed with Councilmember Specht and recommended removing the section from the Charter.

Acting Mayor Riley said that if this does not pass the Council it has to go back to the Charter.

Councilmember Howell stated that she would like to see the language changed to read 'may' because if this becomes a referendum having this input would change the outcome.

Councilmember Woestehoff suggested taking action on the other ideas.

City Clerk Schmidt asked City Attorney Knaak if the Council can accept part of the section 4.5.

City Attorney Knaak stated that a question can be divided in any kind of rational way.

City Clerk Schmidt asked if she can make an ordinance with all items that they agree on and leave out the section that they do not agree on and put it in its own ordinance.

City Attorney Knaak said yes.

Councilmember Musgrove stated that the language in section 4.5.6 is cumbersome and slightly confusing.

City Clerk Schmidt explained what this section means.

Councilmember Musgrove asked if section 4.5.6 is affected by the removal section 4.5.4.

City Attorney Knaak said that these seem consistent.

City Administrator Hagen stated that 4.5.6 applies to a vacancy when there is more than a year left in a term and if there is no one interested in the vacancy so there must be an appointment. He said that this change assumes that the appointment occurred the appointed person would continue to serve as there is no candidate to hold the election for.

Councilmember Olson asked if this would mean that they would try again every time there was a scheduled election.

City Administrator Hagen said yes.

Councilmember Musgrove asked for clarification on if this reads as a special election or an appointment.

City Administrator Hagen explained that this refers to when there has been an appointment.

Councilmember Musgrove suggested that it may need to be clarified in the language.

City Administrator Hagen clarified what this section says and stated that if 4.5.4 is kept the same then 4.5.6 will only apply when there are vacancies less than a year.

City Attorney Knaak suggested it may help to add something on the section 4.5.4 for clarification.

Acting Mayor Riley agreed and asked if Staff can take direction and draft a revision for 4.5.4 with the discussed changes.

City Administrator Hagen stated that they will draft two ordinances to bring forward for public hearing at the first Council meeting in April, one with all sections that the Council supports and the other will have sections 4.5.4 and 4.5.6. He added that the Council will see this two more times.

Councilmember Musgrove asked for a clarification on section 4.2 concerning the statement 'consistent with State law.'

City Clerk Schmidt explained that the retention policy is within the State law.

City Attorney Knaak explained this further and stated the retention process cannot be changed to apply just to Ramsey.

There was a consensus of the Council.

2.03: Discuss 2023 Citizen Survey

This item was rescheduled to a future meeting.

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 6:55 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, March 14, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Mayor Mark Kuzma

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Receive January 2023 Financial Reports - General Fund, Enterprise Funds and Economic Development Authority (EDA) Fund
5.02: Receive Cash and Investments for Period Ending February 28, 2023
5.03: Note the Following Boards, Commissions, and Committee Meeting Minutes:
1) Economic Development Authority Dated January 12, 2023
2) Parks and Recreation Commission Dated January 12, 2023
3) Planning Commission Meeting Minutes Dated January 26, 2023
4) Public Works Committee Dated January 17, 2023
5.04: Approve the Following Meeting Minutes:
1) City Council Work Session dated 2/28/2023
2) City Council Regular Session dated 2/28/2023
5.05: Approve Business Licenses
5.06: Approve Rental Licenses
5.07: Authorization to Hire an Engineering Technician II
5.08: Adopt Resolution #23-053 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 23, 2023 through March 8, 2023.
5.09: Adopt Resolution #23-050 Approving a Development Agreement and Stormwater Maintenance Agreement at 6710 Highway 10 NW (Project No. 22-106) ; Case of Blue Line Collision
5:10: Adopt Resolution #23-051 Approving Plans and Specifications and Authorizing Advertisement for Bids for 161st Avenue Reconstruction, Improvement Project #23-01
5:11: Adopt Resolution #23-052 Accepting Municipal Utility Testing Proposals for HY-10 Ramsey Street Reconstruction, Improvement Project #23-12
5:12: Adopt Resolution #23-055 Approving the Transfer of Excess General Fund Revenues to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving (PIR) Fund.
5:13: Adopt Resolution #23-056 Approving First Amendment to Purchase Agreement for Part of Outlot C, Affinity at COR; Case of COR Trust Bank (Portions may be closed to the public)
5:14: Adopt Resolution #23-057 Approving Renewal of Anoka County Regional Economic Development Partnership (ACRED)

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #23-042 Approving the Preliminary Plat for Parkside Townhomes (Project No. 22-143); Case of COR at Ramsey LLC

Community Development Director Hanson reviewed the Staff report and application for the Parkside Townhomes. She shared the Staff and Planning Commission's recommendations for design and architecture. She stated that there was a public hearing held by the Planning Commission. She shared the Planning Commission's recommendation of approval is contingent upon enhancing the exterior finishes of the front and sides of the buildings that face the public street. She stated that the applicant is present.

Acting Mayor Riley asked the applicant to come forward.

Jason Palmby, the applicant, came forward and shared more about the project. He introduced John Rask with M/I Homes.

John Rask, the builder with M/I Homes, came forward and discussed the goals of the project and design focus based on the COR. He shared that they have worked with the Planning Commission and have responded well to their comments and suggestions. He shared the planned size and price for these units.

Acting Mayor Riley asked Mr. Rask to address the Planning Commission's request to not only put the stone on the front of the units but also the sides.

Mr. Rask shared that they are happy to put the stones on the side of the units and they are working on updating their site drawings.

Councilmember Musgrove stated that she listened to the Planning Commission meeting where this was discussed. She asked if the stone on the side will be mixed in with siding or just brick. She asked Staff what City Code says about how much brick should be there.

Mr. Rask explained that they are looking at having stone at the base on the front and sides and there will be a variety of materials on the buildings to introduce different colors to the design to give some articulation. He added that there will be approximately four or five different color pallets for the townhomes for visual appeal.

Community Development Director Hanson stated that the Zoning Code does not specify the percentage of materials needed on buildings, it just states there needs to be a mixture of materials.

Councilmember Musgrove asked if the wraparound of stone on the front and sides is consistent with the Code.

Community Development Director Hanson shared her opinion that it would be sufficient.

Acting Mayor Riley asked if the builder's suggestion falls in line with Staff's recommendation.

Community Development Director Hanson said yes.

Councilmember Woestehoff asked about the landscape plan concerning over planting and protection of the boardwalk trees.

Community Development Director Hanson stated that Senior Planner Chris Anderson will take a look at this and determine what needs to be done with the trees when the building permits come in.

Councilmember Woestehoff asked if the resolution already takes this into account.

Community Development Director Hanson said yes.

Councilmember Specht stated that this fits with the big picture of the City and the COR area. He shared his support.

Councilmember Musgrove asked if trash cans will be required to be in the back of the homes.

Mr. Rask stated that in the HOA documents they will require that the trash cans will be in the garage since the garages will face the alleyway behind the units.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to Adopt Resolution #23-042 approving the preliminary plat for Parkside Townhomes

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

7.02: Adopt Resolution #23-054 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #23-12, HY-10 Ramsey Improvements

City Engineer/Public Works Director Westby reviewed the Staff report and recommendation from Public Works Committee and City Council for design alternative #2 with 2023 construction. He stated that Bolton & Menk finalized design alternative #2. He noted that there were additional costs incurred from what was previously discussed with the EDA and Council. He added that the plans are consistent with design alternative #2 which includes the extension of Ferret Street up to Bunker Lake Boulevard as a secondary connection point and stated that the property owner has withdrawn their support for extending the road through their property. He stated that the plan is to bid the project with the full extension. He stated that if the plans move forward the City will need to acquire property from the property owners. He discussed the costs and preliminary project schedule.

Councilmember Musgrove asked if it is usual for a project to go out for bids when the property owner is not in agreement.

City Engineer/Public Works Director Westby explained that the property owner pulled their support for the project very late which left the only option to bid the plans as they were and not incur any additional expense and continue the discussion with the property owner and hope that they will comply. He stated that if the property owner does not agree then they can amend the plans and issue an addendum when it is out for bids.

Councilmember Specht shared his appreciation for all the hard work on this project.

Motion by Councilmember Specht, seconded by Councilmember Olson, to adopt Resolution #23-054, approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-12, HY-10 Ramsey Improvements

Further discussion:

Acting Mayor Riley asked if they should also ask for an alternate bid concerning creating just a cul-de-sac if the property owner does not support the project.

City Engineer/Public Works Director Westby stated that they could modify the plans and add an alternate bid if the Council so chooses. He said that they will bring back bids for both if the property owner does not support the project.

Councilmember Woestehoff agreed with the idea but shared his concern that this may spend extra money on something that is not needed.

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

7.03: Adopt Ordinance #23-04 Amending the City Charter Prohibiting Membership on City Boards and Commissions of Non-City of Ramsey Residents

City Administrator Hagen reviewed the Staff report concerning amending City Charter prohibiting Membership on Boards and Commissions of non-Ramsey residents. He added that if passed unanimously, this will go into effect without need to go to voters for referendum, and if not passed, Ordinance #22-26 would continue to proceed forward and would then go forward to the voters.

Councilmember Musgrove asked about being unanimous when there are only six members in attendance rather than a full Council.

City Attorney Knaak explained that the way the statue is written, it requires an affirmative vote of all members of the City Council.

Acting Mayor Riley asked if this is consistent with the City Charter.

City Attorney Knaak said yes and that this is the statutory procedure.

Councilmember Specht suggested tabling this to the next meeting where all of Council is in attendance.

Acting Mayor Riley asked if this were postponed if it would cause any issues.

City Attorney Knaak stated that the vote has to occur within one month of the public hearing.

City Administrator Hagen added that the public hearing was held on February 28 and the next City Council meeting will be held on March 28.

Acting Mayor Riley stated that he sent a message to Mayor Kuzma to see if he was available to vote on this item.

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to table this item to the end of the meeting.

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

7.04: Adopt Ordinance #23-03 Amendment to Chapter 2 Article V. - Boards, Commissions and Authorities Division 2. - Economic Development Authority Section 2-189

City Administrator Hagen reviewed the Staff report and reviewed the updates made based on Council's direction given during the last discussion.

Councilmember Specht shared his appreciation for all of the work on this.

Motion by Councilmember Specht, seconded by Councilmember Woestehoff, to waive the City Charter requirement that the ordinance be read aloud and adopt Ordinance #23-03 amendment to Chapter 2, Article V. - Boards, Commissions and Authorities Division 2. - Economic Development Authority Section 2-189

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

7.03: Adopt Ordinance #23-04 Amending the City Charter Prohibiting Membership on City Boards and Commissions of Non-City of Ramsey Residents - continued

Acting Mayor Riley stated that Mayor Kuzma can be available by phone but not by video.

City Administrator Hagen stated that video is required for remote attendance.

Councilmember Woestehoff read the City Charter concerning this and shared that it states 'affirmative vote of all members of the City Council and approved by the Mayor.' He asked if these need to be done concurrently.

City Attorney Knaak explained that since the Mayor votes with the Council at meetings he is considered a member of the Council.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to table this discussion to the City Council meeting on March 28, 2023.

Further discussion:

Councilmember Howell asked if it is possible for Mayor Kuzma to vote by phone.

City Attorney Knaak stated that participating telephonically is allowed; however, he needed to look into this to verify that he could still vote even though he has not been in attendance at the rest of the meeting.

RECESS AND RECONVENE

The meeting recessed at 7:42 p.m.

The meeting reconvened at 7:46 p.m.

Acting Mayor Riley stated that City Attorney Knaak reviewed the laws and asked Councilmember Specht to withdraw his motion.

Councilmember Specht withdrew his motion.

City Attorney Knaak stated that based on his research that telephonic communication of one of the Councilmembers is not allowed.

Motion by Councilmember Specht, seconded by Councilmember Olson, to table this discussion to the Special City Council meeting on March 21, 2023.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events. He noted the weekend closure of Highway 10 in Anoka this upcoming weekend. He stated that road restrictions were posted last Friday.

Councilmember Musgrove thanked the Fire Department and those who participated in the Polar Plunge.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:50 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. 2.**

Meeting Date: 03/28/2023

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

March Rental License 2023

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/22/2023 06:59 PM
Form Started By: Dana Verbeek		Started On: 03/21/2023 08:37 AM
Final Approval Date: 03/22/2023		

Report Name: License Report - License Types
Council Dates: 3/28/2023 to 3/28/2023
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Printed: 3/21/2023

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Grant Johnson		16236 Lithium Ct NW		3/24/2026	3/28/2023	I

Rental License Count: 1

Total Licenses: 1

CC Regular Session **5. 3.**

Meeting Date: 03/28/2023

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Information

Title

Approve Business Licenses

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license requests (not including Rental or BRC).

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

Recommendation:

Staff recommends approval of business license applications contingent upon completion and approval of background checks or review by city departments as needed.

Action:

Motion to approve the attached business license applications contingent upon completion and approval of background checks or review by city departments as needed.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	03/21/2023 04:24 PM
Brian Hagen	Brian Hagen	03/22/2023 06:53 PM
Form Started By: Wendy Schlueter		Started On: 03/21/2023 10:33 AM
Final Approval Date: 03/22/2023		

Report Name: License Report - License Types
Council Dates: 3/28/2023 to 3/28/2023
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Motor Vehicle Sales/Repair/Rentals, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Special Events						
City of Ramsey - Business Expo	Wendy Schlueter	8310 147th La NW	Adrenaline Sports C	4/30/2023	3/28/2023	A
Quad Logic		14220 Basalt St NW	Quad Logic	5/7/2023	3/28/2023	A
					Special Events License Count:	**2**
Temporary Intoxicating						
St Katharine Drexel Church		7101 143rd Ave NW G	St Katharine Drexel	4/30/2023	3/28/2023	A
					Temporary Intoxicating License Count:	**1**
					Total Licenses:	**3**

CC Regular Session **5. 4.**

Meeting Date: 03/28/2023

By: Jennifer Morrison, Finance

Information

Title

Adopt Resolution #23-065 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 9, 2023 through March 22, 2023.

Purpose/Background:

Adopt Resolution #23-065 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 9, 2023 through March 22, 2023

Recommendation:

Staff Recommends to Adopt Resolution #23-065 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 9, 2023 through March 22, 2023.

Action:

Motion to Adopt Resolution #23-065 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 9, 2023 through March 22, 2023.

Attachments

Bills List 03/28/2023

Resolution 23-065

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	03/23/2023 06:29 AM
Brian Hagen	Brian Hagen	03/23/2023 02:38 PM
Form Started By: Jennifer Morrison		Started On: 03/22/2023 03:52 PM
Final Approval Date: 03/23/2023		

RAMSEY CITY COUNCIL MEETING

3.28.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 3.9.23 - 3.22.23		$ 384,020.43
Accounts Payable 3.9.23 - 3.22.23		480,009.59
Payroll	3.17.23	241,703.36
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,105,733.38**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 319,927.08	$ 1,629,756.27
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	288,481.23	939,491.38
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	218,724.82	874,148.63
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		9,197.09
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 827,133.13**	**$ 3,452,593.37**

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CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

3/9/2023 -- 3/22/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116614	**3/9/2023**		**110734 CITY OF RAMSEY**						
		61.45	ACCT 726472		117898	03092023	9601.4651		WATER REVENUE
		250.00	ACCT 732987		117898	03092023	9601.4651		WATER REVENUE
		159.37	ACCT 729064		117898	03092023	9601.4651		WATER REVENUE
		470.82							
116615	**3/9/2023**		**115574 HEALTHPARTNERS**						
		85,889.50	MARCH 2023 MEDICAL PREM		117911	119008389	9101.2176		LIFE/HEALTH-EMPLOYEE
		847.00	BONINE MARCH 2023 MEDICAL PREM		117911	119008389	0211.6131		GROUP INSURANCE
		86,736.50							
116616	**3/9/2023**		**100268 LRRWMO CITY OF ANOKA**						
		850.00	RAMSEY WATER TREAT PLANT PERMI		117896	03092023	9605.6489		OTHER CONTRACTED SI
		850.00							
116617	**3/9/2023**		**100268 LRRWMO CITY OF ANOKA**						
		850.00	161ST AVE RECONSTRUCT PERMIT		117897	03092023 A	9605.6489		OTHER CONTRACTED SI
		850.00							
116618	**3/9/2023**		**108208 METRO PRODUCTS INC**						
		101.75	CUTT OFF WHEELS/BLADE SHARPEN		117910	172184	0311.6229		SHOP MATERIALS
		101.75	CUTT OFF WHEELS/BLADE SHARPEN		117910	172184	0452.6229		SHOP MATERIALS
		101.75	CUTT OFF WHEELS/BLADE SHARPEN		117910	172184	9601.6229		SHOP MATERIALS
		305.25							
116619	**3/9/2023**		**100328 MN DEPT OF HEALTH WATER**						
		150.00	WATERMAIN EXTENSION FEE		117900	03092023	9601.6489		OTHER CONTRACTED SI
		150.00							
116620	**3/9/2023**		**118128 MPCA**						
		310.00	SANITARY SEWER EXT PERMIT APP		117901	03092023	9602.6489		OTHER CONTRACTED SI
		310.00							
116621	**3/9/2023**		**100351 NCPERS GROUP LIFE INS**						
		368.00	MAR 2023 PERA LIFE PREM		117913	704800032023	9101.2170		DENTAL/DISABILITY/LIFE
		368.00							
116653	**3/16/2023**		**100012 ACE SOLID WASTE INC**						
		38,534.36	MARCH RECYCLING CHARGES		118002	8855450T067 MAR 2023	9604.6489		OTHER CONTRACTED SI
		144.02	REFUSE/RECYCLING		118006	8861313T067 MAR 2023	0220.6374		REFUSE/RECYCLING
		119.46	WASTE SERVICES		118009	8856459T067 MAR 2023	0311.6374		REFUSE/RECYCLING
		323.27	WASTE SERVICES		118009	8856459T067 MAR 2023	0194.6374		REFUSE/RECYCLING
		535.36	WASTE SERVICES		118009	8856459T067 MAR 2023	0452.6374		REFUSE/RECYCLING
		119.46	WASTE SERVICES		118009	8856459T067 MAR 2023	9601.6374		REFUSE/RECYCLING
		119.46	WASTE SERVICES		118009	8856459T067 MAR 2023	9602.6374		REFUSE/RECYCLING
		483.05	WASTE SERVICES		118009	8856459T067 MAR 2023	9604.6249		MISCELLANEOUS OPER/
		119.46	WASTE SERVICES		118009	8856459T067 MAR 2023	9605.6374		REFUSE/RECYCLING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116653	3/16/2023		100012 ACE SOLID WASTE INC						Continued.
		40,497.90							
116654	3/16/2023		111377 ANOKA MUNICIPAL UTILITY						
		40.77	TRAFFIC SIGNALS		118010	22-612000-01 FEB 2023	0260.6371		ELECTRIC UTILITIES
		73.87	TRAFFIC SIGNALS		118011	22-613120-01 FEB 2023	0260.6371		ELECTRIC UTILITIES
		42.52	STREET LIGHTING		118012	22-610280-00 FEB 2023	9603.6371		ELECTRIC UTILITIES
		78.80	STREET LIGHTING		118013	22-990005-01 FEB 2023	9603.6371		ELECTRIC UTILITIES
		235.96							
116655	3/16/2023		110734 CITY OF RAMSEY						
		33.30	ACCT 719019-INTRM BETW TENANT		118014	719019 INTERIM BILL	9410.6372	00041012	WATER/IRRIGATION
		33.30							
1004787	3/10/2023		107587 ANOKA COUNTY TREASURY DEPARTMENT						
		100.00	USED OIL LICENSE FEE		117909	ES-00012820	0311.6315		MISCELLANEOUS PROFE
		100.00							
1004788	3/10/2023		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		319.09	MAR 2023 VISION PREM		117912	2968613	9101.2170		DENTAL/DISABILITY/LIFE
		319.09							
1004789	3/10/2023		100291 MET COUNCIL SAC						
		62,125.00	SAC REMITTANCE		117899	03092023	9602.2083		SAC CHARGES
		621.25-	SAC REMITTANCE DISCOUNT		117899	03092023	9602.4356		SEWER AVAILABILITY CH
		61,503.75							
1004790	3/10/2023		119638 O'REILLY AUTO PARTS						
		.40-	EARLY PAY DISCOUNT		117906	6193-115534	0311.6257		OTHER VEHICLE PARTS
		19.82	POLICE #383		117906	6193-115534	0311.6257		OTHER VEHICLE PARTS
		.15-	EARLY PAY DISCOUNT		117907	6193-115521	0311.6257		OTHER VEHICLE PARTS
		7.63	HOLDER #409		117907	6193-115521	0311.6257		OTHER VEHICLE PARTS
		.86-	EARLY PAY DISCOUNT		117908	6193-115640	0311.6257		OTHER VEHICLE PARTS
		42.97	LIGHT ASSEMBLY		117908	6193-115640	0311.6257		OTHER VEHICLE PARTS
		69.01							
1004791	3/10/2023		111488 POPP.COM INC						
		631.77	POPP COMM-CITY MONTHLY PHONE		117905	992773948	0192.6321		TELEPHONE
		149.60	POPP-RAMP-PHONE		117905	992773948	9240.6321		TELEPHONE
		79.90	POPP-YOUTHFIRST-PHONE		117905	992773948	9410.6315	00041012	MISCELLANEOUS PROFE
		861.27							
1004792	3/10/2023		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	FIRE PANEL C/H		117902	150-1681-6340 MAR 2023	0194.6489		OTHER CONTRACTED SI
		27.95	FS#2 FIRE PANEL MONIT		117903	150-1681-4280 MAR 2023	0220.6489		OTHER CONTRACTED SI
		286.90	7550 SUNWOOD MONITORING		117903	150-1681-4280 MAR 2023	0194.6489		OTHER CONTRACTED SI
		52.95	PW FIRE PANEL MONT/TEST		117903	150-1681-4280 MAR 2023	0311.6489		OTHER CONTRACTED SI

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1004792	3/10/2023		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
		36.90	PW MONITORING		117903	150-1681-4280 MAR 2023	0311.6489		OTHER CONTRACTED SI
		48.95	RAMP FIRE PANEL TEST/MONIT		117903	150-1681-4280 MAR 2023	9240.6315		MISCELLANEOUS PROFE
		27.95	YOUTH FIRST FIRE PANEL MONIT		117903	150-1681-4280 MAR 2023	9410.6315	00041012	MISCELLANEOUS PROFE
		28.95	POLICE SECURITY		117904	150-1682-6501 MAR 2023	0211.6489		OTHER CONTRACTED SI
		538.50							
1004834	3/17/2023		119979 LINDAHL, TRISHA						
		39.96	SEPTIC SEMINAR MILEAGE REIMB		118000	03162023	0240.6334		MILEAGE REIMBURSEME
		111.95	TRAINING MEALS		118000	03162023	0240.6331		TRAVEL & LODGING
		151.91							
1004835	3/17/2023		116846 MC TOOL AND SAFETY SALES						
		2.53-	EARLY PAY DISCOUNT		118004	015391	9601.6231		UNIFORMS & TURN-OUT
		252.75	SAFETY JACKETS		118004	015391	9601.6231		UNIFORMS & TURN-OUT
		250.22							
1004836	3/17/2023		119638 O'REILLY AUTO PARTS						
		5.41	UNIT 565 HEADLIGHTS		117206	6193-112447	0220.6257		OTHER VEHICLE PARTS
		10.00-	CORE RETURN		117397	6193-112988	0311.6257		OTHER VEHICLE PARTS
		.10-	EARLY PAY DISCOUNT		118003	6193-116187	0194.6259		BUILDING MAINT/REPAIR
		4.99	FUSES		118003	6193-116187	0194.6259		BUILDING MAINT/REPAIR
		.84-	EARLY PAY DISCOUNT		118005	6193-116307	0220.6257		OTHER VEHICLE PARTS
		41.97	DEF FLUID		118005	6193-116307	0220.6257		OTHER VEHICLE PARTS
		.52-	EARLY PAY DISCOUNT		118008	6193-115765	0311.6257		OTHER VEHICLE PARTS
		25.87	AIR FILTER		118008	6193-115765	0311.6257		OTHER VEHICLE PARTS
		66.78							
1004837	3/17/2023		115841 PULLAR, ROBERT						
		30.00	ARMORERS TRAINING MEALS		118001	03162023	0211.6331		TRAVEL & LODGING
		30.00							
1004838	3/17/2023		100510 VERIZON WIRELESS						
		45.20	DATA FOR LIFT STATION		118007	9929018338	9602.6323		CELLULAR PHONES
		45.20							
1004839	3/22/2023		100257 LAW ENFORCEMENT LABOR SRV INC						
		877.50			117829	0302231356492	9101.2177		UNION DUES
		945.00			118020	0316231521562	9101.2177		UNION DUES
		1,822.50							
1004840	3/22/2023		100298 MN AFSCME COUNCIL 5						
		447.20			117830	0302231356493	9101.2177		UNION DUES
		447.20			118021	0316231521563	9101.2177		UNION DUES
		894.40							
98031723	3/17/2023		115568 ALERUS FINANCIAL NA						
		6,815.86			118019	03162315215613	9101.2176		LIFE/HEALTH-EMPLOYEE
		6,815.86							
99031323	3/13/2023		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		3,236.61	FEBRUARY 2023 SURCHARGE REMIT		117930	03132023	9101.2081		SURCHARGES-PERMITS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031323	3/13/2023		107885 DEPARTMENT OF LABOR AND INDUSTRY						Continued.
		64.73-	FEBRUARY 2023 SURCH RETENTION		117930	03132023	9101.4604		SURCHARGES
		7.95-	FEBRUARY 2023 SURCH REMIT ADJ		117930	03132023	9101.2081		SURCHARGES-PERMITS
		3,163.93							
99031523	3/15/2023		108768 COMDATA NETWORK INC						
		40.00	METRONORTH CHAMBER LEG. BFAST		117948	FEB 2023 HAGEN	0191.6335		TRAINING
		20.00	METRONORTH CHAMBER LEG. BFAST		117948	FEB 2023 HAGEN	0130.6335		TRAINING
		30.53	DTF SQUAD GAS		117949	FEB 2023 PD FUEL	0211.6223		GASOLINE
		68.82	MENARDS-OLD PUBLIC WORKS CLEAN		117950	FEB 2023 CURTIS	0211.6227		LUBRICANTS & ADDITIVE
		6.98	MENARDS-OLD PUBLIC WORKS CLEAN		117950	FEB 2023 CURTIS	0211.6239		FIRST AID SUPPLIES
		9.68	MENARDS-OLD PUBLIC WORKS CLEAN		117950	FEB 2023 CURTIS	0211.6281		SMALL TOOLS & MINOR I
		96.00	SUPPORTPDFFILLER-MELISSA SOFTW		117951	FEB 2023 BLUML	0211.6405		OFFICE & DATA PROCES
		72.43	TROPHY DEPOT-2022 AWARDS 4		117951	FEB 2023 BLUML	0211.6249		MISCELLANEOUS OPER/
		27.96	WALMART-AWARD BANQCARDS		117951	FEB 2023 BLUML	0211.6204		STATIONERY, ENVELOPE
		63.00	STERLING TROPHY-2022 CHIEFS AW		117952	FEB 2023 WEBB	0211.6249		MISCELLANEOUS OPER/
		91.94	MN POST BRD-PEACE OFC LIC RENW		117953	FEB 2023 KATERS	0211.6451		MEMBERSHIP DUES
		75.00	BCA TRAINING EDU-DMT DIXON		117954	FEB 2023 FRANKFURTH	0211.6335		TRAINING
		75.00	TLO-ONLINE INV SEARCH TOOL		117954	FEB 2023 FRANKFURTH	0211.6315		MISCELLANEOUS PROFE
		500.00	GLOCK PROF-TRAINING AP BE		117954	FEB 2023 FRANKFURTH	0211.6335		TRAINING
		1,050.00	MN STATE COLLEGE-RIFLE ARMORER		117954	FEB 2023 FRANKFURTH	0211.6335		TRAINING
		148.71	GRUBHUB ACAPULCO-CC MEAL		117955	FED 2023 SCHMITZ	0111.6249		MISCELLANEOUS OPER/
		2,498.00	ZOOM - ZOOM BUSINESS SUBSCRIP		117956	FEB 2023 FREDRICKSON	0192.6405		OFFICE & DATA PROCES
		20.00	LMC LOSS TRAINING-N. LAUBACH		117957	FEB 2023 LASHER	0130.6335		TRAINING
		20.00	LMC LOSS TRAINING-P.JOHNSON		117957	FEB 2023 LASHER	0130.6335		TRAINING
		20.00	LMC LOSS TRAINING-C. LASHER		117957	FEB 2023 LASHER	0130.6335		TRAINING
		20.00	LMC LOSS TRAINING-S. HURD		117957	FEB 2023 LASHER	0130.6335		TRAINING
		140.00	MNGFOA MEMBERSHIP-LUND/NELSON		117958	FEB 2023 LUND	0153.6451		MEMBERSHIP DUES
		495.00-	INT'L CODE COUNCIL - SWALCHICK		117959	FEB 2023 LARSON	0191.6335		TRAINING
		192.00	TRIJICON-10 HANDGUN FRONT SIGH		117960	FEB 2023 DAHLBERG	0211.6231		UNIFORMS & TURN-OUT
		23.95	CHIPOTLE-TRAINING LUNCHES RANG		117960	FEB 2023 DAHLBERG	0211.6331		TRAVEL & LODGING
		105.50	MAMA DELUCAS PIZZERIA-RSV TRAI		117960	FEB 2023 DAHLBERG	0211.6331		TRAVEL & LODGING
		34.84	COBORNS-RSV FIRST AID TRAINING		117960	FEB 2023 DAHLBERG	0211.6331		TRAVEL & LODGING
		97.85	GASOLINE FUEL		117961	FEB 2023 FIRE FUEL	0220.6223		GASOLINE
		15.01	GASOLINE NON-OX		117962	FEB 2023 STREETS FUEL	0311.6223		GASOLINE
		1,105.75	HOMEDEPOT TOOLS		117963	FEB 2023 NELSON	9601.6281		SMALL TOOLS & MINOR I
		70.10	WALMART C/C SUPPLIES		117964	FEB 2023 BRAY	0111.6249		MISCELLANEOUS OPER/
		40.00	LMC-S TURNER, J MARKS TRAINING		117965	FEB 2023 TURNER	0311.6335		TRAINING
		25.00	COBORNS-GIFT CARD WINTER CELEB		117966	FEB 2023 RIVERBLOOD	0452.6249		MISCELLANEOUS OPER/
		160.00	COBORNS-GIFT CARDS PHOTO CONT.		117966	FEB 2023 RIVERBLOOD	0452.6249		MISCELLANEOUS OPER/
		200.00	ACAPULCO-GIFT CARDS PHOTOS		117966	FEB 2023	0452.6249		MISCELLANEOUS OPER/

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031523	3/15/2023		108768 COMDATA NETWORK INC						Continued.
						RIVERBLOOD			
		100.00	KITCHEN TABLE-GIFT CARD PHOTO		117966	FEB 2023	0452.6249		MISCELLANEOUS OPER/
						RIVERBLOOD			
		25.46	FRAUD CHRG-COMDATA MISC REV		117967	FEB 2023 BERGE	9101.4609		OTHER MISCELLANEOUS
		50.00	BCA TRAINING-J TORSETH		117968	FEB 2023	0211.6335		TRAINING
						TORSETH			
		92.97	AMZN MKTP-KITCHEN PANS SIGN HO		117968	FEB 2023	0211.6208		MISCELLANEOUS OFFICI
						TORSETH			
		65.00	THE STAR TRIBUNE -SUBSCRIPTION		117969	FEB 2023	9230.6351		LEGAL NOTICES PUBLISI
						SULLIVAN			
		214.26	SUGAR LAKE- J SZYKULSKI		117970	FEB 2023	0240.6331		TRAVEL & LODGING
						SZYKULSKI			
		116.20	DOUBLE TREE-T KNIGHT		117970	FEB 2023	0240.6331		TRAVEL & LODGING
						SZYKULSKI			
		300.00	DPS- FIREFIGHTER LICENSE		117971	FEB 2023 KOHNER	0220.6451		MEMBERSHIP DUES
		22.59	WALMART- AWARD FRAMES		117971	FEB 2023 KOHNER	0220.6249		MISCELLANEOUS OPER/
		100.00	BILL & BONNIE MUSEUM-FF HALL M		117971	FEB 2023 KOHNER	0220.6451		MEMBERSHIP DUES
		71.48	AMAZON- AWARDS		117971	FEB 2023 KOHNER	0220.6249		MISCELLANEOUS OPER/
		203.83	SP IDENTIFIRE- NAME TAGS		117971	FEB 2023 KOHNER	0220.6266		SCBA-PARTS
		20.00	LMC S&LC WORKSHOP BRUCE		117972	FEB 2023 WESTBY	0301.6335		TRAINING
		20.00	LMC S&LC WORKSHOP MARSHA		117972	FEB 2023 WESTBY	0301.6335		TRAINING
		500.00	DNR PERMIT APPLICATION FEE		117972	FEB 2023 WESTBY	9605.1730	00201907	IMPROVEMENTS OTHER
		556.81	AMZN DWLT BATT,SAW,CHAIN CATC		117973	FEB 2023 BYRON	0452.6281		SMALL TOOLS & MINOR I
		52.96	AMZN,TOY,BOTTLE,SUP LIQUID		117973	FEB 2023 BYRON	0452.6249		MISCELLANEOUS OPER/
		38.42	AMZN, EAR PLUGS		117973	FEB 2023 BYRON	0311.6231		UNIFORMS & TURN-OUT
		150.00	AMZN, FRAUD CHARGES		117973	FEB 2023 BYRON	9101.4609		OTHER MISCELLANEOUS
		450.00	MN NURSERY/LANDSCAPE, TRAINING		117973	FEB 2023 BYRON	0452.6335		TRAINING
		59.76	AMZN, MISC OFFICE/DESK SUPPLY		117973	FEB 2023 BYRON	9601.6208		MISCELLANEOUS OFFICI
		40.75	AMZN,INDICATOR LIGHT FOR#673		117973	FEB 2023 BYRON	9602.6257		OTHER VEHICLE PARTS
		9,919.54							
99031723	3/17/2023		100223 ICMA RETIREMENT TRUST 457						
		780.00			118015	0316231521561	9101.2175		DEFERRED COMPENSAT
		780.00							
99031823	3/17/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)						
		1,067.00			118016	03162315215610	9101.2176		LIFE/HEALTH-EMPLOYEE
		96.00	BONINE		118016	03162315215610	0211.6131		GROUP INSURANCE
		1,163.00							
99032023	3/20/2023		100629 MN DEPT OF REV SALES TX						
		280.37	FEB 2023 SALES,TRANS,USE TAX		118066	03202023	9101.4305		RENTAL FEES
		1.07	FEB 2023 SALES,TRANS,USE TAX		118066	03202023	9101.4328		ACCIDENT REPORTS
		.15	FEB 2023 SALES,TRANS,USE TAX		118066	03202023	9101.4609		OTHER MISCELLANEOUS
		152.11	FEB 2023 SALES,TRANS,USE TAX		118066	03202023	9601.2082		SALES/USE TAX PAYABLE
		.29	FEB 2023 SALES,TRANS,USE TAX		118066	03202023	9601.2082		SALES/USE TAX PAYABLE
		.01	FEB 2023 SALES,TRANS,USE TAX		118066	03202023	9601.2085		ANOKA COUNTY TRANSI
		434.00							
99230125	3/17/2023		100301 MN CHILD SUPPORT PAYMENT CNTR						
		195.83			117974	0314231343431	9101.2185		GARNISHMENTS/SUPPO
		195.83							
99500253	3/17/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		13,078.74			118017	03162315215611	9101.2175		DEFERRED COMPENSAT

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99500253	**3/17/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						**Continued**
		13,078.74							
99502104	**3/17/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		3,968.47			118018	03162315215612	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,968.47							
99693341	**3/17/2023**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**						
		133.33			117979	031523837251	9101.2174		PERA-EMPLOYEE
		133.33			117980	031523837252	9101.2183		PERA-EMPLOYER
		27,607.01			118022	0316231521564	9101.2174		PERA-EMPLOYEE
		36,800.54			118023	0316231521565	9101.2183		PERA-EMPLOYER
		64,674.21							
99725449	**3/17/2023**		**101306 IRS**						
		389.83			117976	0314231343433	9101.2171		FEDERAL WITHHOLDING
		1,397.18			117977	0314231343434	9101.2173		FICA & MEDICARE-EMPL
		1,397.18			117978	0314231343435	9101.2182		FICA & MEDICARE-EMPL
		375.00			117982	031523837254	9101.2171		FEDERAL WITHHOLDING
		300.78			117983	031523837255	9101.2173		FICA & MEDICARE-EMPL
		300.78			117984	031523837256	9101.2182		FICA & MEDICARE-EMPL
		28,338.36			118025	0316231521567	9101.2171		FEDERAL WITHHOLDING
		17,889.62			118026	0316231521568	9101.2173		FICA & MEDICARE-EMPL
		17,889.62			118027	0316231521569	9101.2182		FICA & MEDICARE-EMPL
		68,278.35							
99939872	**3/17/2023**		**100601 MN DEPT OF REV WH**						
		275.71			117975	0314231343432	9101.2172		STATE WITHHOLDING
		50.00			117981	031523837253	9101.2172		STATE WITHHOLDING
		13,762.43			118024	0316231521566	9101.2172		STATE WITHHOLDING
		14,088.14							
		384,020.43	Grand Total						

Payment Instrument Totals

Checks	130,807.73
EFT Payments	186,560.07
A/P ACH Payment	66,652.63
Total Payments	384,020.43

Payment Group Control Number	3593		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	3/29/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100063	ASPEN MILLS		PV	117947	001	00999	3/10/2023	310320	150.00
	ASPEN MILLS				Summary Total				150.00
	8201 C CENTRAL AVE NE		PV	118085	001	00999	3/7/2023	310072	51.94
	SPRING LAKE PARK MN 55432				Summary Total				51.94
			PV	118092	001	00999	3/10/2023	310314	26.85
					Summary Total				26.85
			PV	118093	001	00999	3/9/2023	310280	293.70
					Summary Total				293.70
					Payment Amount				522.49
119649	BASEL, JESSICA	WATER EFFICIENCY PROGRAM 2024	PV	118107	001	00999	3/21/2023	03212023	99.00
	JESSICA BASEL				Summary Total				99.00
	14402 WACO STREET NW								
	RAMSEY MN 55303				Payment Amount				99.00
119136	BERGLUND, BAUMGARTNER, KIMBALL & GLASER,		PV	118086	001	00999	3/7/2023	RAMSEY2.04	240.00
	BERGLUND, BAUMGARTNER, KIMBALL & GLASER,				Summary Total				240.00
	2140 4TH AVENUE N SUITE #1		PV	118087	001	00999	3/7/2023	RAMSEY2.03	270.00
	ANOKA MN 55303				Summary Total				270.00
			PV	118088	001	00999	3/7/2023	RAMSEY2.02 2022	885.00
					Summary Total				885.00
					Payment Amount				1,395.00
119134	CINTAS (FIRST AID VENDOR)		PV	117914	001	00999	2/28/2023	5147469826	477.40
	CINTAS				Summary Total				477.40
	PO BOX 631025								
	CINCINNATI OH 45263-1025				Payment Amount				477.40
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	118067	001	00999	3/3/2023	15409714	30.13
	CORNERSTONE FORD				Summary Total				30.13
	17219 HIGHWAY 10 NW	EP DISCOUNT TAKEN	PV	118105	001	00999	3/3/2023	16385202	82.80
	PO BOX 304				Summary Total				82.80

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ELK RIVER MN 55330								
				Payment Amount					112.93
112411	COUNTRY SIDE SERVICES OF MN INC		PV	118029	001	00999	3/6/2023	1-110974	450.00
	COUNTRY SIDE SERVICES OF MN INC			Summary Total					450.00
	6228 HIGHWAY 10 NW		PV	118036	001	00999	3/1/2023	1-110900	183.68
	RAMSEY MN 55303			Summary Total					183.68
			PV	118037	001	00999	2/15/2023	1-107649-01	1,903.38
				Summary Total					1,903.38
			PV	118038	001	00999	2/22/2023	1-110696	7.00
				Summary Total					7.00
				Payment Amount					2,544.06
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	117941	001	00999	2/15/2023	205808	33.22
	CROW RIVER FARM EQUIPMENT COMPANY			Summary Total					33.22
	17685 - 53RD STREET NE								
	ROGERS MN 55374								
				Payment Amount					33.22
101051	CUSHMAN MOTOR CO		PV	117933	001	00999	3/2/2023	207562	119.18
	CUSHMAN MOTOR COMPANY, INC			Summary Total					119.18
	2306 WASHINGTON AVE N								
	MINNEAPOLIS MN 55411								
				Payment Amount					119.18
119788	ECM/UNION HERALD		PV	118053	001	00999	2/28/2023	33810	20.00
	ECM/UNION HERALD			Summary Total					20.00
	4095 COON RAPIDS BLVD								
	COON RAPIDS MN 55433-2523								
				Payment Amount					20.00
106624	EHLERS AND ASSOCIATES, INC	Inv 93533	PV	117985	001	00999	3/10/2023	93533	5,285.00
	EHLERS & ASSOCIATES, INC			Summary Total					5,285.00
	3060 CENTRE POINTE DRIVE								
	ROSEVILLE MN 55113-1105								
				Payment Amount					5,285.00

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Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
119694	ELK RIVER PRINTING		PV	117945	001	00999	3/7/2023	156429	96.59
	ELK RIVER PRINTING 596 DODGE AVE NW ELK RIVER MN 55330						Summary Total		96.59
							Payment Amount		96.59
110388	FRATTALLONE'S / CAPITAL ONE TRADE CREDIT		PV	117940	001	00999	3/8/2023	B12369/J	41.94
	CAPITAL ONE TRADE CREDIT PO BOX 105525 ATLANTA GA 30348-5525						Summary Total		41.94
							Payment Amount		41.94
119981	GROMBERG, JIM	WATER EFFICIENCY REBATE 2024	PV	118055	001	00999	3/14/2023	03142023	200.00
	JIM GROMBERG 5337 140TH AVENUE NW RAMSEY MN 55303						Summary Total		200.00
							Payment Amount		200.00
115760	HENRY SCHEIN INC		PV	118079	001	00999	2/28/2023	34998970	6.41
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241						Summary Total		6.41
							Payment Amount		6.41
119617	HIRSHFIELD'S		PV	118084	001	00999	3/3/2023	22176562	25.48
	HIRSHFIELD'S 725 2ND AVENUE N MINNEAPOLIS MN 55405						Summary Total		25.48
							Payment Amount		25.48
101247	INTERSTATE ALL BATTERY CENTER		PV	117939	001	00999	2/17/2023	1901201010516	449.55
	INTERSTATE ALL BATTERY CENTER 3560 MAIN ST NW COON RAPIDS MN 55448-1002						Summary Total		449.55
							Payment Amount		

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Payment Group Control Number	3593		
Bank Account	999.1010	CASH IN BANK	00002224
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Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									449.55
100256	LANO EQUIPMENT INC		PV	117916	001	00999	2/23/2023	02-976969	70.60
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					70.60
				Payment Amount					70.60
119971	LARSON, ANGIE	WATER EFFICIENCY REBATE 2024	PV	117929	001	00999	3/8/2023	03082023	200.00
	ANGIE LARSON 6070 143RD LANE NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
100722	LATOUR VINYL		PV	117999	001	00999	3/10/2023	03102023	42.00
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303			Summary Total					42.00
				Payment Amount					42.00
100258	LEAGUE OF MINNESOTA CITIES	LMC 03/09/23 Train Byron/Berge	PV	117989	001	00999	3/9/2023	378419	40.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					40.00
				Payment Amount					40.00
100259	LEAGUE OF MN CITIES INS TRUST	Acct # 40002633	PV	118048	001	00999	2/21/2023	4000263 WC 2023	417,898.00
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					417,898.00
				Payment Amount					417,898.00
105991	M K GRAPHICS	Inv# 6867	PV	117931	001	00999	3/2/2023	6867	332.61
	M K GRAPHICS			Summary Total					332.61

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Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	3/29/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	8224 FLORIDA COURT BROOKLYN PARK MN 55445								
				Payment Amount					332.61
100270	MACQUEEN EQUIPMENT INC		PV	117927	001	00999	2/28/2023	P47754	889.66
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					889.66
				Payment Amount					889.66
117425	MAUER MAIN CHEVROLET		PV	117920	001	00999	2/15/2023	5013213	12.00
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					12.00
			PV	117921	001	00999	2/14/2023	5013196	104.53
				Summary Total					104.53
			PV	117922	001	00999	2/16/2023	5013241	33.67
				Summary Total					33.67
			PV	117923	001	00999	2/13/2023	5013191	7.55
				Summary Total					7.55
				Payment Amount					157.75
117167	MCCARTHY AUTO WORLD		PV	118089	001	00999	2/14/2023	607513	468.96
	MCCARTHY AUTO WORLD 3350 129TH AVENUE NW COON RAPIDS MN 55448			Summary Total					468.96
				Payment Amount					468.96
108208	METRO PRODUCTS INC		PV	117925	001	00999	2/22/2023	172331	4.52
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					4.52
			PV	117926	001	00999	3/1/2023	172459	292.27
				Summary Total					292.27
			PV	118108	001	00999	3/8/2023	172592	226.03
				Summary Total					226.03
				Payment Amount					522.82
118388	MITCHELL 1		PV	118039	001	00999	2/20/2023	IB28865660	80.00
	MITCHELL 1 25029 NETWORK PLACE			Summary Total					80.00

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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CHICAGO IL 60673-1250								
				Payment Amount					80.00
111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA		PV	118098	001	00999	1/1/2023	5230	150.00
	MLEEA STATE CONFERENCE COMMITTEE 5115 EXCELSIOR BOULEVARD #310 ST LOUIS PARK MN 55416			Summary Total					150.00
				Payment Amount					150.00
111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA		PV	118099	001	00999	3/2/2023	5344	1,170.00
	MLEEA STATE CONFERENCE COMMITTEE 5115 EXCELSIOR BOULEVARD #310 ST LOUIS PARK MN 55416			Summary Total					1,170.00
				Payment Amount					1,170.00
115543	NATURAL ENDEAVORS LANDSCAPING INC	Prop Mgmt 6701 Hwy 10	PV	117928	001	00999	3/2/2023	1901 FEB 2023	1,030.00
	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304			Summary Total					1,030.00
				Payment Amount					1,030.00
112959	PREMIUM WATERS INC		PV	117997	001	00999	2/28/2023	621331-02-23	105.89
	PREMIUM WATERS INC			Summary Total					105.89
	P O BOX 9128		PV	117998	001	00999	2/28/2023	621332-02-23	29.65
	MINNEAPOLIS MN 55480-9128			Summary Total					29.65
				Payment Amount					135.54
100421	REGAL AWARDS AND TROPHIES		PV	117946	001	00999	2/21/2023	07057	75.00
	REGAL AWARDS AND TROPHIES 15454 HEMATITE STREET NW ANOKA MN 55303			Summary Total					75.00
				Payment Amount					75.00

Payment Group Control Number	3593		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	3/29/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118921	SHRED RIGHT		PV	118090	001	00999	3/2/2023	595274	17.73
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					17.73
				Payment Amount					17.73
119354	SKRZYPEK, ASHLEY	WATER EFFICIENCY REBATE 2024	PV	118054	001	00999	3/13/2023	03132023	200.00
	ASHLEY SKRZYPEK 6721 153RD COURT NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
114151	TASC (FEES)		PV	118051	001	00999	3/3/2023	IN2684170	16.00
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					16.00
				Payment Amount					16.00
106638	UNIQUE PAVING MATERIALS CORPORATION		PV	118042	001	00999	3/8/2023	72441	433.26
	UNIQUE PAVING MATERIALS CORPORATION 3993 EAST 93RD STREET CLEVELAND OH 44105-4096			Summary Total					433.26
				Payment Amount					433.26
119989	WIK, LINDA	WATER EFFICIENCY REBATE 2024	PV	118106	001	00999	3/21/2023	03212023	200.00
	LINDA WIK 14190 NEON STREET NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
108453	WITMER PUBLIC SAFETY GROUP INC		PV	117942	001	00999	2/28/2023	INV211849	97.97
	WITMER PUBLIC SAFETY GROUP INC 104 INDEPENDENCE WAY			Summary Total					97.97

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Payment Group Control Number	3593		
Bank Account	999.1010	CASH IN BANK	00002224
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Payment Instrument	Check Payment		
Pay Through Date	3/29/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	COATESVILLE PA 19320								
								Payment Amount	97.97
								Total Amount to be Processed	435,656.15
								Total Number of Payments to be Processed	38

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Create Payment Control Groups

Payment Group Control Number	3594		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T A/P ACH Payment		
Pay Through Date	3/29/2023		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
117343	AMAZON CAPITAL SERVICES INC		PV	117932	001	00999	3/6/2023	1763-MNF4-MDCY	2,518.95
	AMAZON CAPITAL SERVICES INC					Summary Total			2,518.95
	PO BOX 035184		PV	118083	001	00999	3/6/2023	1KC9-V6VM-MLPL	57.83
	SEATTLE WA 98124-5184					Summary Total			57.83
						Payment Amount			2,576.78
107587	ANOKA COUNTY TREASURY DEPARTMENT	ACRED Renewal - Marketing	PV	118075	001	00999	2/13/2023	EC021323U	1,626.00
	ANOKA COUNTY TREASURY DEPARTMENT					Summary Total			1,626.00
	2100 3RD AVE STE 300								
	ANOKA MN 55303-5029					Payment Amount			1,626.00
103641	BOYER TRUCKS		PV	118034	001	00999	3/7/2023	003P35083	726.40
	BOYER TRUCKS					Summary Total			726.40
	P O BOX 512								
	ST MICHAEL MN 55376					Payment Amount			726.40
103975	BROZAK, LUANN	LBrozak 03/10/23 Org Envelop	PV	117990	001	00999	3/10/2023	2045A	139.00
	LUANN BROZAK					Summary Total			139.00
	23900 CTY RD 4 #21								
	NISSWA MN 56468					Payment Amount			139.00
116845	CADY BUSINESS TECHNOLOGIES INC		PV	117992	001	00999	3/11/2023	59077	450.00
	CADY BUSINESS TECHNOLOGIES INC					Summary Total			450.00
	3030 HARBOR LANE SUITE 104		PV	117993	001	00999	3/2/2023	IN-800107283986	39.00
	PLYMOUTH MN 55447					Summary Total			39.00
						Payment Amount			489.00
116439	CANTEEN VENDING		PV	117935	001	00999	3/7/2023	MSP63241	210.69
	CANTEEN VENDING					Summary Total			210.69
	P O BOX 91337								
	CHICAGO IL 60693-1337								

Payment Group Control Number	3594		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	3/29/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					210.69
118550	CBIZ INVESTMENT ADVISORY SERVICES LLC		PV	118052	001	00999	1/1/2023	16712	47.49
	CBIZ INVESTMENT ADVISORY SERVICES LLC P O BOX 645547 CINCINNATI OH 45264-5547			Summary Total					47.49
				Payment Amount					47.49
116197	CINTAS CORPORATION		PV	117924	001	00999	3/3/2023	4148286775	78.41
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					78.41
			PV	117996	001	00999	3/10/2023	4148988823	60.14
				Summary Total					60.14
			PV	118045	001	00999	3/10/2023	4148988802	28.16
				Summary Total					28.16
				Payment Amount					166.71
100144	DEHN OIL COMPANY		PV	117918	001	00999	3/1/2023	97514	3,005.00
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					3,005.00
			PV	117919	001	00999	3/1/2023	97513	5,512.50
				Summary Total					5,512.50
			PV	118040	001	00999	3/8/2023	97542	3,675.00
				Summary Total					3,675.00
			PV	118041	001	00999	3/8/2023	97541	3,005.00
				Summary Total					3,005.00
			PV	118043	001	00999	3/10/2023	25206950	194.71
				Summary Total					194.71
				Payment Amount					15,392.21
118116	DTN LLC		PV	118033	001	00999	3/3/2023	6267202	435.00
	DTN LLC 18205 CAPITOL AVENUE SUITE 100 OMAHA NE 68022			Summary Total					435.00
				Payment Amount					435.00
100158	ECM PUBLISHERS INC		PV	118049	001	00999	3/10/2023	937177	247.24
	ECM PUBLISHERS INC			Summary Total					247.24

Payment Group Control Number	3594		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	3/29/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	4095 COON RAPIDS BLVD COON RAPIDS MN 55433								
				Payment Amount					247.24
119655	FAIRCHILD EQUIPMENT, INC		PV	118028	001	00999	1/1/2023	SWO006131-1	1,731.56
	FAIRCHILD EQUIPMENT, INC PO BOX 856386 MINNEAPOLIS MN 55485-6386			Summary Total					1,731.56
				Payment Amount					1,731.56
107099	FASTENAL		PV	118032	001	00999	3/2/2023	MNTC8207606	18.04
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					18.04
				Payment Amount					18.04
107737	FINANCE AND COMMERCE INC		PV	118046	001	00999	3/3/2023	1007014770	110.55
	FINANCE AND COMMERCE INC PO BOX 745929 ATLANTA GA 30374-5929			Summary Total					110.55
			PV	118047	001	00999	3/10/2023	1007020089	51.59
				Summary Total					51.59
			PV	118050	001	00999	3/10/2023	745112409	162.14
				Summary Total					162.14
			PV	118064	001	00999	1/1/2023	745324445	258.31
				Summary Total					258.31
				Payment Amount					582.59
100186	FRANKENSIGNS INC		PV	117986	001	00999	2/28/2023	280133	35.00
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					35.00
				Payment Amount					35.00
100650	GRAINGER		PV	117936	001	00999	3/8/2023	9632704822	10.34
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					10.34

Payment Group Control Number	3594		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	3/29/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					10.34
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	117987	001	00999	3/6/2023	IN4114845	167.84
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					167.84
				Payment Amount					167.84
116789	KIESLER POLICE SUPPLY INC		PV	118091	001	00999	3/9/2023	IN210193	155.00
	KIESLER POLICE SUPPLY INC 2802 SABLE MILL ROAD JEFFERSONVILLE IN 47130			Summary Total					155.00
			PV	118094	001	00999	3/10/2023	IN210325	721.94
				Summary Total					721.94
				Payment Amount					876.94
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	Inv #53781	PV	117991	001	00999	3/10/2023	53781	7,635.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					7,635.00
				Payment Amount					7,635.00
100283	MENARDS COON RAPIDS		PV	117938	001	00999	1/31/2023	88129	474.36
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					474.36
			PV	118059	001	00999	2/14/2023	88946	15.72
				Summary Total					15.72
				Payment Amount					490.08
100284	MENARDS ELK RIVER		PV	117943	001	00999	2/27/2023	69350	204.98
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077			Summary Total					204.98
			PV	117944	001	00999	2/22/2023	69107	175.46
				Summary Total					175.46
			PV	117994	001	00999	3/7/2023	69779	143.00
				Summary Total					143.00
			PV	117995	001	00999	3/10/2023	69985	144.52

Payment Group Control Number	3594		
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Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	3/29/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					144.52
			PV	118044	001	00999	3/10/2023	69953	595.28
				Summary Total					595.28
				Payment Amount					1,263.24
113909	MOBILE VEHICLE INTEGRATION		PV	118081	001	00999	2/24/2023	23-02108	975.00
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW			Summary Total					975.00
			PV	118082	001	00999	2/2/2023	23-02107	750.00
	ELK RIVER MN 55330			Summary Total					750.00
				Payment Amount					1,725.00
100363	NORTHERN SANITARY SUPPLY CO		PV	117934	001	00999	3/7/2023	206388	447.58
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					447.58
				Payment Amount					447.58
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	117988	001	00999	3/7/2023	17633	150.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					150.00
				Payment Amount					150.00
112421	PERRILL		PV	118035	001	00999	3/1/2023	259588	200.00
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
100384	PLAISTED COMPANIES INC		PV	117915	001	00999	2/28/2023	58578	1,481.35
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW ELK RIVER MN 55330			Summary Total					1,481.35
				Payment Amount					1,481.35

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3594		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	3/29/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
116092	ROADKILL ANIMAL CONTROL		PV	117917	001	00999	2/28/2023	02282023	103.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					103.00
				Payment Amount					103.00
100431	SAFETY KLEEN CORPORATION		PV	118031	001	00999	3/4/2023	CN16388135	110.97
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201			Summary Total					110.97
				Payment Amount					110.97
119121	SLOTH INSPECTIONS INC		PV	118056	001	00999	2/28/2023	02282023	3,653.88
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					3,653.88
				Payment Amount					3,653.88
100469	STREICHER'S POLICE EQUIPMENT		PV	118095	001	00999	3/6/2023	I1620504	240.98
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55			Summary Total					240.98
			PV	118096	001	00999	3/7/2023	I1620916	331.97
	MINNEAPOLIS MN 55441			Summary Total					331.97
			PD	118101	001	00999	3/29/2023	CM295334	110.94-
				Summary Total					110.94-
				Payment Amount					462.01
116602	TEAM LABORATORY CHEMICAL LLC		PV	117937	001	00999	3/6/2023	INV0034387	1,090.50
	TEAM LABORATORY CHEMICAL LLC P O BOX 1467 28650 STATE HWY 34 DETROIT LAKES MN 56501			Summary Total					1,090.50
				Payment Amount					1,090.50

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3594		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	3/29/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
112688	TITAN MACHINERY		PV	118030	001	00999	3/3/2023	18120781 GP	62.00
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374							Summary Total	62.00
								Payment Amount	62.00
								Total Amount to be Processed	44,353.44
								Total Number of Payments to be Processed	32

Checks - 435,656.15
ACH - 44,353.44
480,009.59

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-065

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 9, 2023 THROUGH MARCH 22, 2023.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 9, 2023 through March 22, 2023 in the amount of $1,105,733.38 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 March 9, 2023 through March 22, 2023, in the amount of $1,105,733.38.

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 28th day of March, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 5.**

Meeting Date: 03/28/2023

By: Todd Larson, Community Development

Information

Title

Adopt Resolution #23-058 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 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.

The City Council approved the release of Sunny Ponds agreement on February 14. The other development, Stoney River, however, still needs as-built civil plans submitted to be truly completed. The proposed resolution does not release the agreements from the Stoney River property as that owner is still responsible for producing the documents. The attached resolution acknowledges that there are no further obligations needed from the Lord of Life property. Staff has reached out to Stoney River's design team for the needed documents without avail.

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 #23-058 Declaring Development Agreement Partially Satisfied and Authorizing Release from Property.

Attachments

Request Letter

ACTION - Resolution #23-058

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/09/2023 12:23 PM

Form Started By: Todd Larson
Started On: 03/09/2023 09:50 AM
Final Approval Date: 03/09/2023

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 #23-058

RESOLUTION DECLARING DEVELOPMENT AGREEMENT PARTIALLY 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 project:

> "City of Ramsey Development Contract for Stoney River" recorded as Document Number 2037549.007 (record ID 2522288) on August 21, 2012.

WHEREAS, the project that is the subject of that Development Agreement have not been completed to the terms therein; and

WHEREAS, the project's outstanding obligations that are noted within the Development Agreement are not relevant to the Property Owner nor the Subject Property; and

WHEREAS, the City is declaring the Development Agreement satisfied in respect with the Subject Property described above only; and

WHEREAS, the Development Agreement will remain on the title affected property; and

WHEREAS, the City Council reviewed request to release this Development Agreement from the Subject Property on March 28, 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 on the Subject Property and may be released only from the Subject Property described above.

2037549.007

Record ID 2522288

CITY OF RAMSEY
DEVELOPMENT CONTRACT
FOR STONEY RIVER

This CONTRACT dated this 13TH day of AUGUST, 2012, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**"), and First Pheonix Ramsey, LLC, a Minnestoa limited liability company ("**PERMITTEE**).

WHEREAS, **PERMITTEE** is platting land owned by Lord of Life Church and situated within the city limits of the City, Anoka County, Minnesota, legally described as follows (the "Property"):

> That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, lying westerly of the center line of Trunk Highway No. 47, except part platted as Birch Hill Lodges, also except part platted as CIC No. 129 Birch Hill Lodges, together with that part of the Northeast Quarter of Southwest Quarter of said section lying westerly of center line of Trunk Highway No. 47 and lying north and northeast, Anoka County, Minnesota.
>
> -or upon recording of the Plat contemplated herein-
>
> Lots 1 & 2, Block 1, Stoney River, Anoka County, Minnesota (the "Plat").
>
> (the "Property").
>
> Subsequent to platting PERMITTEE shall have fee title ownership of Lot 2, Block 1, Stoney River, Anoka County, Minnesota ("Lot 2"); and

WHEREAS, PERMITTEE desires to construct an assisted living and memory care facility on Lot 2 (the "Lot 2 Improvements"). PERMITTEE and CITY shall enter into a separate contract regarding the construction of the Lot 2 Improvements; and

WHEREAS, on July 26, 2011, pursuant to Resolution No. 11-08-150, the **CITY** approved the final plat of the Property, which plat is known as **STONEY RIVER** (the "**Plat**"), which approval is contingent on certain requirements, including **PERMITTEE** and the **CITY** entering into this Contract; and

WHEREAS, the **CITY** requires that certain improvements be constructed on the Property, which improvements (collectively, the "Improvements") are defined in this Contract and

WHEREAS, **PERMITTEE** desires to construct certain Stage I and Stage II Improvements in accordance with the Plat and plans approved by **PERMITTEE** and the **CITY**; and

WHEREAS, PERMITTEE and the CITY have entered into a development permit for obligations related to the site plan approval (the "Development Permit").

WHEREAS, **PERMITTEE** understands that the **CITY** will expend no **CITY** funds until **PERMITTEE** has complied with the relevant escrow requirements in the Code of Ordinances of the **CITY**.

NOW, THEREFORE, the **CITY, PERMITTEE** agree as follows:

1. Conditions of Approval. The **CITY** hereby approves the Plat on condition that **PERMITTEE** provide the necessary security in accordance with the terms of this Contract.

2. Permittee Plans. **PERMITTEE** shall develop the Property in accordance with the Permittee Plans, with changes as required by the City Staff Review Letter dated June 28, 2011, *revised August 3, 2011*. The Permittee Plans shall not be attached to this Contract, but are in **CITY** files.The Permittee Plans as they are:

   - Final Plat Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated August 3, 2011

3. Stage I Improvements. The "Stage I Improvements" are described in the Permittee Plans and consist of the following:

   a. Lateral sanitary sewer system
   b. Lateral watermains and appurtenances
   c. Trunk and lateral storm drainage facilities
   d. Lot grading
   e. Trail construction along Nowthen Boulevard
   f. Twenty (20) foot perpetual trail easement along Saint Francis Boulevard
   g. Natural gas
   h. Telephone service
   i. Electric service
   j. Temporary and permanent erosion control
   k. Boulevard restoration
   l. Water shut-off boxes
   m. Easement acquisition
   n. As-built plans

PERMITTEE agrees to construct the Stage I Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated June 29., 2011, *revised August 17, 2011* and which shall be submitted to the City Engineer review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements.

PERMITTEE shall not be assessed for any construction of a trail along Saint Francis Boulevard, unless as part of a requirement for future development. **PERMITTEE** acknowledges that any future development will be subject to certain development obligations including, but not limited to, trail construction at the time of the future development. The **CITY** agrees to consider vacating the perpetual trail easement along

Saint Francis Boulevard in the future in the event **PERMITTEE** proposes an acceptable alternative, subject to the approval of the **CITY**, that will provide a permanent trail connection between Nowthen Boulevard and Cobalt Street (ultimately to Sunwood Drive) on the Property for future development, except that the City does not waive its right to do a Special Assessment Chapter 429/Public Improvement project if in the future it determines a trail along St Francis Boulevard is needed.

4. Stage I Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of One Hundred Twenty Five Thousand Dollars and No Cents **($125,000.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. The financial guarantee shall be deposited with the **CITY** at the time of execution of the Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.. Upon completion of Stage *I Improvements* (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee, but only if the maintenance guarantees required by Paragraph 8 & 9 below has been deposited.

5. Inspection Fees. **PERMITTEE** shall be responsible for all City inspection costs incurred by the **CITY** related to the installation of the Stage I Improvements in the amount of Twenty One Thousand Five Hundred Thirty Seven Dollars and No Cents ($21,537.00), which equals 5% of the City Engineer's estimated cost of the Stage I Improvements. **PERMITTEE** shall deposit said amount as a cash escrow held by the **CITY** at the time of execution of the Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.. **PERMITTEE** agrees that said fees may be used to complete the Improvements in the event of default by the **PERMITTEE**. Upon completion of the Stage I Improvements and final inspection and acceptance by the **CITY**, the remaining balance in the escrow account shall be returned to **PERMITTEE**.

6. Stage I Improvement Installation. The Stage I Improvements shall be installed in accordance with the Plans and in accordance with **CITY** standards and the City Code. The **PERMITTEE** shall obtain all necessary permits from all agencies before proceeding with construction of the Stage I Improvements. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall have prepared a complete set of reproducible "As Built" plans for the Stage I Improvements, developed by a certified engineer and subject to the approval of the City Engineer.

7. Time of Performance. **PERMITTEE** shall install all Stage I Improvements by August 9, 2013. The **DEVELOPER** may, however, request an extension of time from the **CITY**, which extension request shall not be unreasonably withheld. If an extension is granted, it may be conditioned upon updating the security posted by the **DEVELOPER** to reflect cost increases.

8. Maintenance Guarantee for Landscaping. The Maintenance Guarantee for Landscaping is covered as part of the Development Permit.

9. Ownership of Improvements. Upon completion and acceptance by the **CITY**, the Stage I Improvements lying within public easements shall become **CITY** property without further notice or action.

10. License. **PERMITTEE** hereby grants to the **CITY**, its agents, employees, officers and contractors, a license to enter the Property from time to time in order to perform all work and/or inspections deemed appropriate by the **CITY** during installation of the Improvements. This license shall expire after the Improvements installed pursuant to this Contract have been installed and accepted by the **CITY**.

11. Stage II Improvements. The Stage II Improvements which the **CITY** requires **PERMITTEE** to construct, which are not otherwise included in the Stage I Improvements, are as follows:

    a. Monument stakes for the Plat

PERMITTEE agrees to construct the Stage II Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated June 29, 2011, *revised August 9, 2011* and which shall be submitted to the City Engineer for review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements. **LORD OF LIFE LUTHERAN CHURCH,** a non-profit corporation under the laws of the State of Minnesota, agrees to complete the Stage II Improvements in the event of **PERMITTEE** default.

12. Payment for Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for the Stage II Improvements to ensure timely completion of the Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for Stage II Improvements in the amount of 125% of the City Engineer's estimated cost of the State II Improvements. **PERMITTEE** shall deposit said amount as a letter of credit or cash escrow at the time of execution of the Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.

13. *This paragraph intentionally deleted*

14. Street and Public Property Cleaning. **PERMITTEE** shall clear any soil, earth or debris from the streets, public property and Stormwater facilities resulting from any construction within the Property. From time to time and upon not less than thirty six (36) hours prior notice to **PERMITTEE**, the **CITY** may remove, at the expense of **PERMITTEE**, accumulations of soil, earth and debris from the streets and Stormwater facilities within the Property resulting from construction of the Stage I Improvements, and **PERMITTEE** shall pay each invoice from the **CITY** to **PERMITTEE** for such costs within fifteen (15) days of receipt of the invoice.

15. Default. In the event of default by **PERMITTEE** as to any of the work to be performed by it hereunder, the **CITY** may, at its option, perform the work and **PERMITTEE** shall promptly reimburse the **CITY** for any reasonable expense incurred by the **CITY**, provided **PERMITTEE** is first given written notice of the work in default, not less than 48 hours in advance. This Contract is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the Property. When the **CITY** does any such work, the **CITY** may, in addition to its other remedies, assess the cost in whole or in part to the benefitted portion(s) of the Property. **PERMITTEE** authorizes reimbursement from any of **PERMITTEE's** escrows held by the **CITY**.

16. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Contract is for any reason invalid, such decision shall not affect the validity of the remaining portions of this Contract.

b. Written Amendments Only. The action or inaction of the **CITY** shall not constitute a waiver of or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The **CITY**'s failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

c. Compliance with Laws and Regulations. **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until **PERMITTEE** cause the Plat to so comply. Upon the **CITY**'s demand, **PERMITTEE** shall cease work until there is compliance.

d. Recording; Termination and Release. This Contract shall run with the land and shall be recorded in the office of the Anoka County Recorder at the expense of **PERMITTEE**. After **PERMITTEE** has completed the work required of it under this Contract, as to all or any portion of the Property, at the request of **PERMITTEE** the **CITY** will execute in recordable form and deliver either a termination of this Contract or a release of such portion of the Property from the effect of this Contract.

e. Mailbox Locations. **PERMITTEE** agree that the placement of mailboxes along public streets is subject to the approval by the **CITY**, and location of utilities will be necessary through Gopher State One-Call.

f. Boulevard and Area Restoration. **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards, except as otherwise noted, within thirty (30) days after completion of the street improvements included in the Stage I

Improvements, and restoring all other areas disturbed by the Stage I Improvements, in accordance with approved Permittee Plans. **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth or debris from wetlands within and adjacent to the Property resulting from grading in connection with the Stage I Improvements.

g. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday, 7:00 a.m. to 10:00 p.m. **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

h. Construction Site Maintenance. **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

i. Estimated Cost. It is understood and agreed that cost amounts set forth in this Contract as to the Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. **PERMITTEE** and **LORD OF LIFE** agree to pay the entire cost of the Improvements, including interest, engineering and legal fees related thereto.

j. Plat Approval Expenses. **PERMITTEE** shall pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, and engineering and legal fees. Any such expenses incurred after recording of the Plat shall be paid within fifteen (15) days after receipt of an invoice therefor. Failure to pay the **CITY'S** expenses within that fifteen (15) day period will permit the **CITY** to draw for payment upon any of the escrows required by this Contract. The **CITY** agrees to provide to **PERMITTEE**, promptly upon request, an estimate of all such expenses.

k. Reimbursement to the **CITY**. **PERMITTEE** shall reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Contract if the City prevails in such action, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

l. Marketable Title. Prior to recording of the Plat, **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Property, either through a currently certified abstract, registered property abstract or title insurance.

m. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Contract shall be defined as a document issued by the **CITY'S** Building Official, which authorizes a structure to be used for its intended purposes.

n. Proof of Authority. The **CITY** requires **PERMITTEE** to provide proof of authority by its governing board to execute this Contract. This proof of authority

may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of **PERMITTEE**.

o. Recording of This Contract. See Section 16(d) above.

p. Violation of This Contract. If **PERMITTEE** fail to perform any of the terms of this Contract, the **CITY** shall be entitled to recover, from **PERMITTEE** or the issuer of its financial guarantee, the full amount of any and all financial guarantees or withhold the Certificate of Occupancy as defined in Section 16(m) above. Breach of any of the terms of this Contract by **PERMITTEE** shall be grounds for denial of a building permit for any portion of the Property still owned by **PERMITTEE**.

q. Contract Binding On Successors and Assigns. This Contract shall be binding upon the parties, and their respective successors and assigns.

r. Letters of Credit. All letters of credit presented as a financial guarantee, if required prior to issuance of a Certificate of Occupancy, shall be first approved as to form and content prior to acceptance by the **CITY**.

17. Requirements for Building Permit and Certificate of Occupancy.

a. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the proposed structure; (b) a Certificate of Survey, including the survey information required by the **CITY**, has been supplied to the **CITY** Building Official; (c) all the financial guarantees required by the **CITY** have been satisfied; (d) a permit from the Lower Rum River Watershed Management Organization has been obtained; (e) a permit from Anoka County Soil Conservation District has been obtained (if necessary); and (f) this Contract has been signed and received by the **CITY**.

b. No Certificate of Occupancy for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided, including installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY** in accordance with this Agreement; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, is provided to the **CITY** documenting that the flattest grade on the lot is 1% or greater; and (d) boulevard sod and landscape tree, or escrow for same, have been provided.

c. All improvements included in the Permittee Plans, including amendment required of the City Staff Review Letter dated June 29, 2011, *revised August 3, 2011* are completed, or financial guarantee in the amount of 125% the City Engineer's estimate of the cost of said improvements is secured in the form of cash escrow or letter of credit for the parking lot and related items.

18. Park Dedication. The Plat is located in the **CITY's** Prairie District. The current park dedication requirement for assisted living complexes is $4,738 per acre. The amount due for the Plat is Thirty One Thousand Forty Three Dollars and No Cents ($4,735 x 6.55 acres = **$30,778.00**). The rate in effect the time this Contract is executed shall be collected. The park dedication fee shall be paid to CITY before execution of the Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.

19. Trail Development Fees. The current trail development fee is $600 per dwelling unit. The **CITY** has approved a credit to the Trail Development Fee for 675 linear feet of off-site construction at an amount of $30 per linear foot (675 feet x $30 per linear foot = $20,250). The amount due for the Plat before the credit is Nineteen Thousand Eight Hundred Dollars and No Cents ($600 x 33 units = $19,800.00). *As the costs of construction exceed the Trail Development Fee, no Trail Development Fee payment is required.* **PERMITTEE** is constructing trail improvements to connect the existing trail along Nowthen Boulevard through Lot 1. These improvements located on the remaining parcels to be consolidated into the existing parcel shall be considered off-site improvements and actual construction costs shall be eligible for credit against Trail Development Fees, as indicated on Exibit A attached hereto. The rate in effect the time this Contract is executed shall be collected and paid to the City before execution of the Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.

20. Water and Sanitary Sewer Connection (Trunk) Fees. The current water connection fee is $2,308 per unit. The current sanitary sewer connection fee is $1,318 per unit. The total amount due on the Plat is Seventy Six Thousand Three Hundred and Eight Dollars and No Cents ($2,308 x 33 units = **$76,164.00**) for water trunk fees. The total amount due on the Plat is Forty Three Thousand Four Hundred Ninety Four Dollars and No Cents [$1,318 x 33 units = **$43,494.00**). The rate in effect the time this Contract is executed shall be collected and paid to the CITY before execution of the Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.

21. Water and Sanitary Sewer Lateral Fees. The current water lateral fee is $2,308 per connection. The current sanitary sewer lateral fee is $1,318 per connection. The total amount due on the Plat, before credits are given, is Twelve Thousand Nine Hundred Twenty Six Dollars and No Cents ([$9,102 x 1 connection = $9,102] + [$3,824 x 1 connection = $3,824] = **$12,926.00**). *The Engineer's Estimate to extend these services exceeds this amount, therefore Water and Sanitary Sewer Lateral Fees will not be due.* The rate of said fee in effect at the time this Contract is executed shall be collected. The cost to extend these services to the proposed building shall be credited to these fees.

22. Stormwater Management Fee. The current stormwater management fee is $4,465 per commercial acre. The amount due for the Plat is Fifteen Thousand Three Hundred Forty Five Dollars and No Cents ($465 x 33 units = **$15,345.00**). The rate in effect the time this Contract is executed shall be collected and paid to the CITY before execution of the

Development Permit by and between the City of Ramsey and First Phoenix Group, LLC and before the City will issue the Building Permit for Stoney River.

23. Future Development Fees. **PERMITTEE** agrees that none of the above fees are being collected for any of the outlots in the Plat, and therefore said outlots are subject to similar fees at a future date when such outlots are subdivided for development.

24. Trail Construction. Trails shall be constructed in accordance with Paragraph #3 above. Any trail constructed on private property within the Plat (not in right of way) shall be encumbered by a perpetual trail easement in accordance with Paragraph 25 below.

25. Easements. **PERMITTEE** shall be responsible for drafting and recording easement documents for all easements required by this Contract on private property. Said easements shall be executed prior to the **CITY** releasing the Plat for recording and shall be recorded at the same time as the Plat.

26. Maintenance Agreement. **PERMITTEE** shall be responsible for drafting and recording a maintenance agreement for on-site stormwater improvements, subject to review and approval of the City Engineer.

27. Notices. All notices required or permitted by this Contract to be given to a party shall be in writing, and shall be either personally delivered or mailed by certified or registered mail to such party at the following address or such other address as such party shall specify in a notice to the other party:

First Phoenix Ramsey, LLC
601 Carlson Pkwy #1050
Minnetonka, MN 55305

Lord of Life Lutheran Church
14501 Nowthen Blvd NW
Ramsey, MN 55303

City Administrator
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, the day and year first written above.

City of Ramsey

By: _____
Its Mayor

By: _____
Its City Administrator

First Phoenix Ramsey, LLC

By: _____

Its: Chief Manager_____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this 13TH day of AUGUST 2012, before me a Notary Public within and for said County, personally appeared Bob Ramsey and Kurtis G. Ulrich, to me personally known, who each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of Ramsey, the municipal corporation named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

Notary Public

TIM M GLADHILL
Notary Public
Minnesota
My Commission Expires January 31, 2014

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 13TH day of AUG, 2012, by DAVID KOTTER the CHIEF MANAGER of First Phoenix Ramsey, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Notary Public

MARK ANDREW URISTA
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2015

This Document Drafted By:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This Document Reviewed By:
Randall and Goodrich
2140 4th Avenue
Anoka, MN 55303

CONSENT TO CONTRACT

Lord of Life Church, a Minnesota non-profit corporation, hereby consents to the recording of this Contract against the Property and to be bound to the terms of the Contract that specifically apply to Lord of Life Church.

Lord of Life Church

By: Natalie Stoffen

Its: President Congregation

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

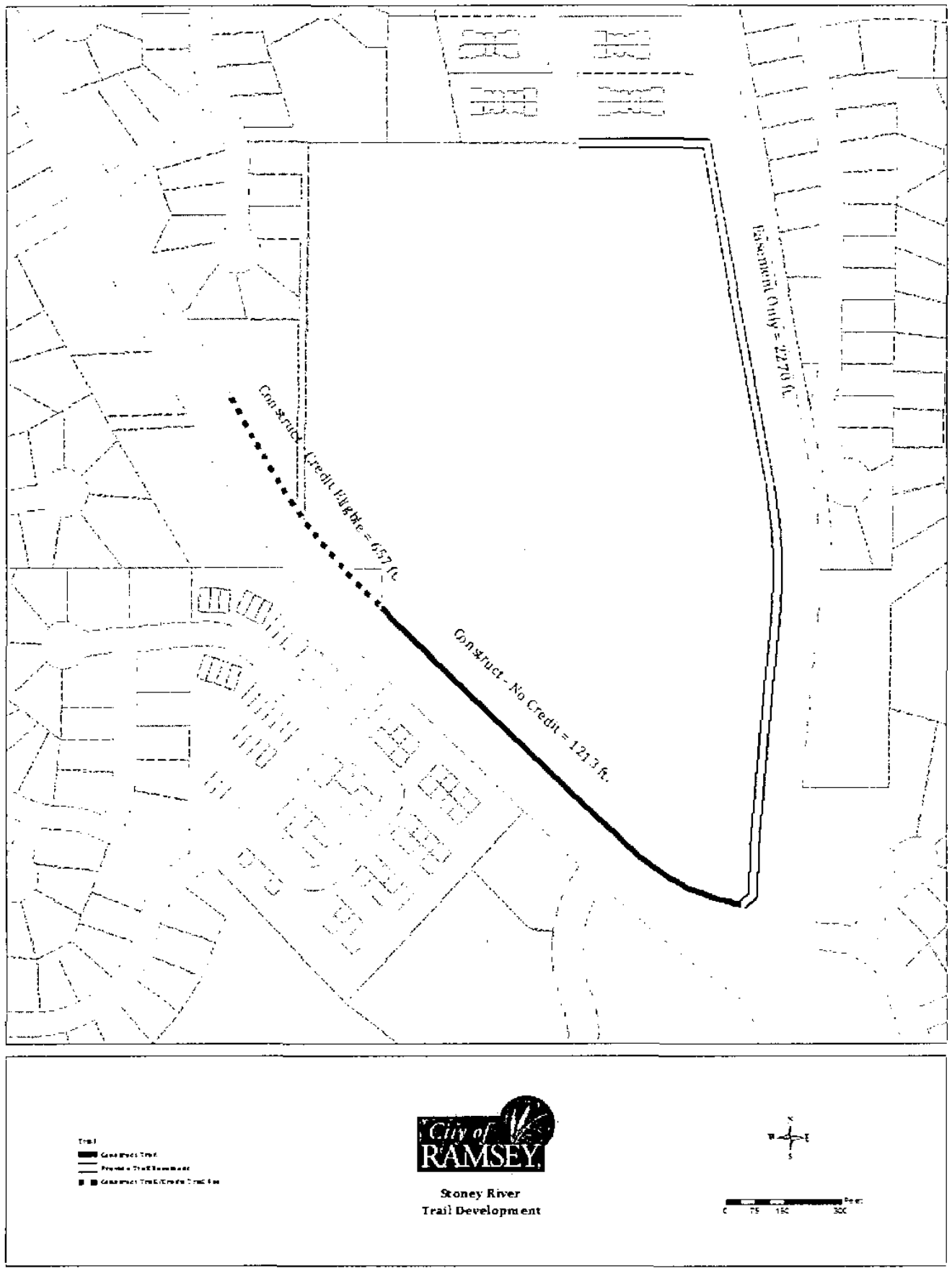
The foregoing instrument was acknowledged before me this 13TH day of Aug, 2012, by NATALIE STOFFAN PRESIDENT of Lord of Life Lutheran Church, a Minnesota Non-Profit Corporation, on behalf of the non-profit corporation.

Mark A Urista

Notary Public

MARK ANDREW URISTA
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2015

Exhibit A
Trail Construction



Trail
Gravel Trail
Paved Trail Easement
Gravel Trail/Grade Trail Line

City of RAMSEY

Stoney River
Trail Development

N
W
E
S

0 75 150 300 Feet

ANOKA COUNTY MINNESOTA
Document No.: 2037549.007 ABSTRACT
I hereby certify that the within instrument was filed in this office for record on: 08 21 2012 1:31:00 PM
Fees Taxes In the Amount of: $46.00
LARRY W. DALIEN
Anoka County Property Tax
Administrator Recorder Registrar of Titles
LBS, Deputy

Record ID: 2522288

RETURN TO: 383344
LAND TITLE, INC.

CC Regular Session **5. 6.**

Meeting Date: 03/28/2023

By: Todd Larson, Community Development

Information

Title

Adopt Resolution #23-060 approving the Final Plat and Development Agreement for "Trott Brook Crossing"

Purpose/Background:

Twin City Land Development has submitted the final plat for the first phase of Trott Brook Crossing. The 52-lot first phase is at the west end of the development. This first phase is anticipated to meet the needs of the builder for 2023 and 2024 as street and utility construction will take up much of the summer.

The proposed plat is consistent with the approved preliminary plat that was approved by the City Council on January 11, 2022. Subsequently, the Metropolitan Council has approved the Comprehensive Plan Land Use change and the City Council approved a grading permit to which the developer has completed rough grading of the western portion of the development.

The plat includes several outlots. Some of the outlots will be created for storm water basins and wetlands that will be owned by the homeowners' association. Some outlots will be reserved for future phases of development. One of the outlots will be deeded to the neighbor to the southwest. One outlot will be deeded to the City for the sanitary sewer lift station.

Another parcel, Lot 1, Block 6, will be used to satisfy some of the park dedication requirements. Cash dedication will be required in future phases. A temporary access easement will be provided since a public road to the park will not be dedicated or built until a future phase of the development.

The Development Agreement (DA) is also proposed for the first phase. Generally speaking, a DA is written based on the approval(s) the Council previously granted. The DA spells out the expectation that the work to develop the site will be done according to the approved plans, in a timely manner, and according to City rules. If not, financial sureties will be cashed in to correct or clean up the work. The DA also provides credit and reimbursements for oversizing and over-depth of sanitary sewer lines to serve properties beyond the plat's boundaries. It states that the property being deeded for park dedication will be delivered clean and intact.

The DA also allows for five model home permits. Staff has agreed to work with the builder on five lots directly adjacent to Variolite Street that can have access for the homebuilder to begin working on the model homes with minimal interference to the street and utility crews working on the site. These locations are acceptable to the public safety departments based on the access and that there are existing fire hydrants close by on Variolite Street.

The developer had been grading the site in the fall of 2022. Staff has not received any complaints of improper work occurring and has been satisfied with the work conducted to date.

Notification:

No direct public notification is required for final plat approval.

Funding Source:

All costs associated with processing this application have been paid by the developer.

Recommendation:

Staff recommends approval of the resolution for the final plat and development agreement consistent with previous Council approvals.

Alternatively, the City Council could make modifications to the plat and/or the DA that are consistent with previous approvals that the Council would like.

Denial of the final plat and DA would need to meet a high threshold of findings as entitlements are seen as granted at the preliminary plat stage.

Action:

Motion to waive the Charter provision of reading the resolution aloud and adopt Resolution #23-060 approving the Final Plat and Development Agreement for "Trott Brook Crossing."

Attachments

Location Map

Final Plat

Street and Utility Construction Plans

Landscape Plan

Development Agreement

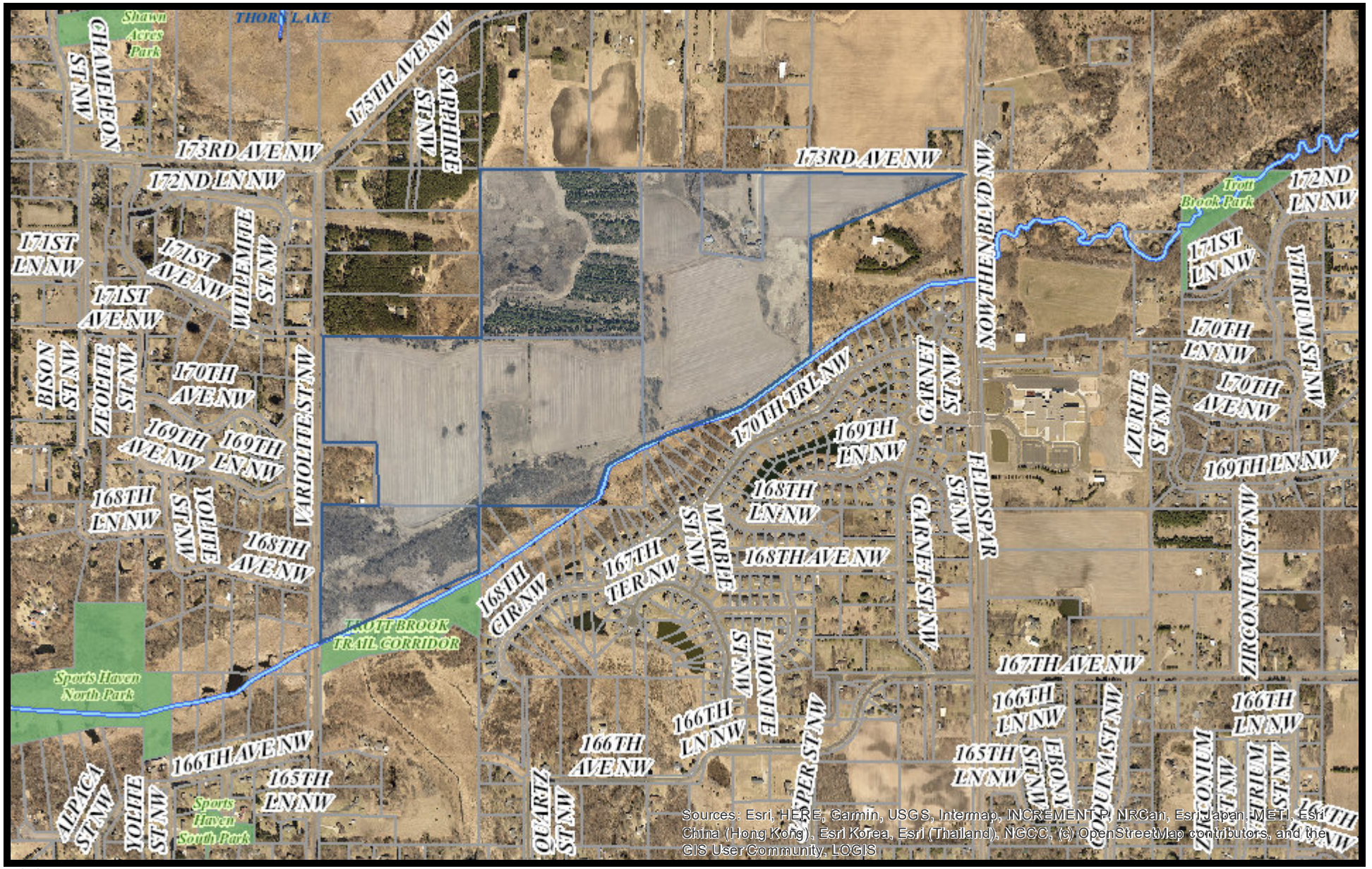
ACTION - Resolution #23-060

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/22/2023 06:52 PM
Form Started By: Todd Larson		Started On: 03/20/2023 10:20 AM
Final Approval Date: 03/22/2023		

Site Location Map

Trott Brook North

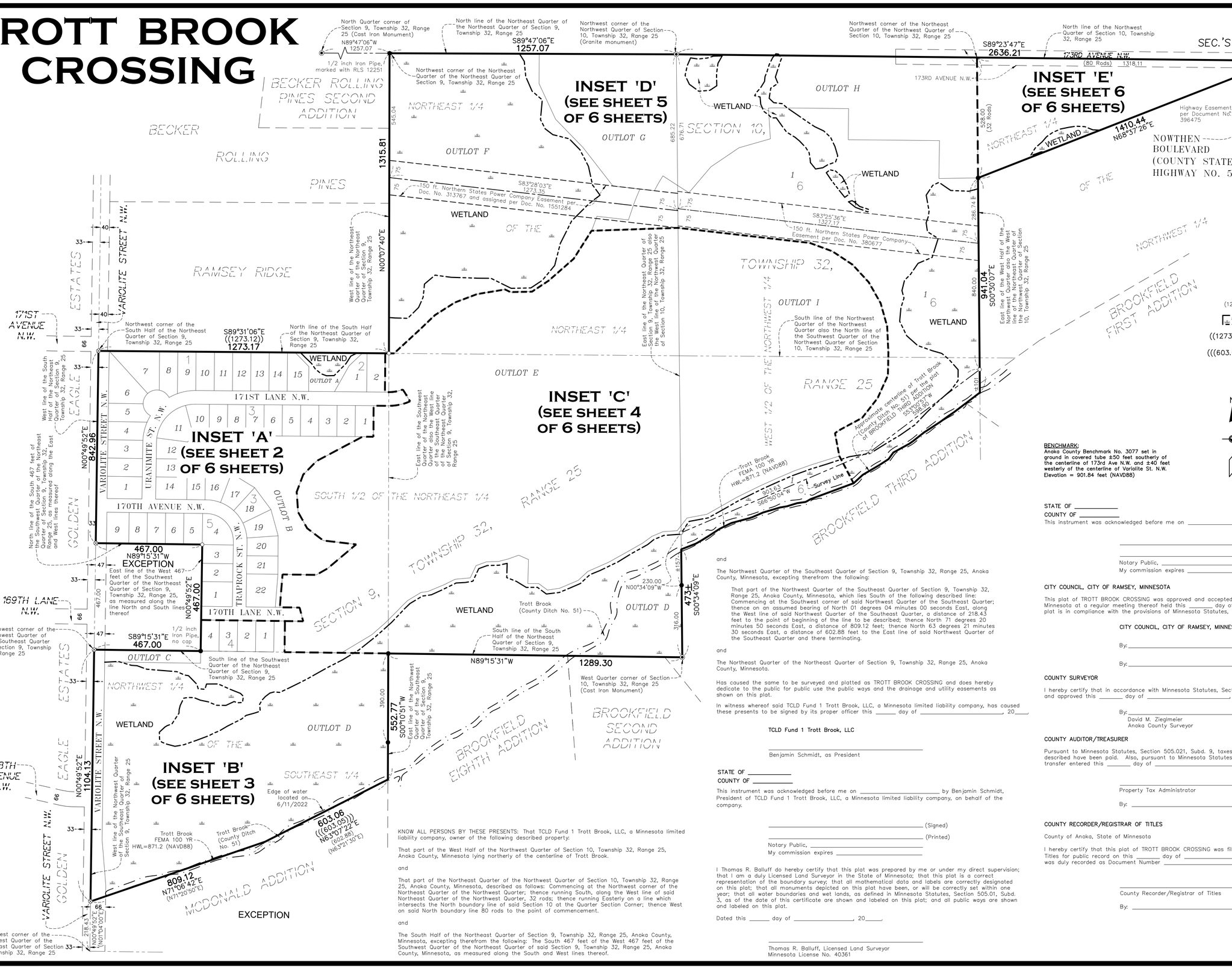


8/9/2021, 11:08:27 AM

0 0.075 0.15 0.3 0.45 0.6 mi

TROTT BROOK CROSSING

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25



BENCHMARK:
Anoka County Benchmark No. 3077 set in ground in covered tube ±50 feet southerly of the centerline of 173rd Ave N.W. and ±40 feet westerly of the centerline of Variolite St. N.W.
Elevation = 901.84 feet (NAVD88)

KNOW ALL PERSONS BY THESE PRESENTS: That TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota lying northerly of the centerline of Trott Brook.

and

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South along the West line of said Northeast Quarter of the Northwest Quarter, 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

and

The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

and

The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following:

That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East, along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

and

The Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as TROTT BROOK CROSSING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

TCLD Fund 1 Trott Brook, LLC

_____
Benjamin Schmidt, as President

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____ by Benjamin Schmidt, President of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____ by Thomas R. Balluff.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of TROTT BROOK CROSSING was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of TROTT BROOK CROSSING was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By: _____, Deputy

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

TROTT BROOK CROSSING

INSET A

Northwest corner of the South Half of the Northeast Quarter of Section 9, Township 32, Range 25

West line of the South Half of the Northeast Quarter of Section 9, Township 32, Range 25

VARIOLITE STREET N.W.

URANMITE STREET N.W.

TRAPROCK STREET N.W.

171ST LANE N.W.

170TH AVENUE N.W.

170TH LANE N.W.

SECTION 9

TOWNSHIP 32,

SOUTH 1/2 OF THE NORTHEAST 1/4

WETLAND

OUTLOT A
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT B
Drainage & Utility Easement
(Over all of Outlot B)

North line of the South Half of the Northeast Quarter of Section 9, Township 32, Range 25

North line of the South 467 feet of the Southwest Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, as measured along the East and West lines thereof

East line of the West 467 feet of the Southwest Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, as measured along the line between said North and South lines thereof

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

GRAPHIC SCALE
0 30 60 120
(SCALE IN FEET)
1 INCH = 60 FEET

For the purposes of this plat, the North line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25 is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East

⊕ Denotes Set PK Nail

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

((1273.12)) Denotes distance as shown on the plat of RAMSEY RIDGE

INSET B

TROTT BROOK CROSSING

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

Match Line A
(See Sheet 4 of 6 Sheets)

East line of the West 467 feet of the Southwest Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, as measured along the line North and South lines thereof

N00°49'52"E 467.00

S89°15'31"E 367.37

79.95 | 80.00 | 80.00 | 80.00 | 47.42

4 | 3 | 2 | 1

136.15 | S00°44'29"W

80.17 | 80.00 | 80.00 | 80.00

10 Drainage & Utility Easement 10

Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25

South line of the Southwest Quarter of the Northeast Quarter of Section 9, Township 32, Range 25

S89°15'31"E 467.00

47.00 | 420.00 | 10

53.50 | 25.00 | 53.50 S00°49'52"W

1/2 inch Iron Pipe, no cap

N89°15'31"W 320.17

249.79 S89°15'31"E

204.93 S89°15'31"E

47

OUTLOT C

Drainage & Utility Easement

420.00 N89°15'31"W

OUTLOT D

Drainage & Utility Easement
(Over all of Outlot D)

NORTHWEST 1/4

WETLAND

390.00

East line of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25

552.77 S00°10'51"W

West line of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25

N00°49'52"E 1104.13

VARIOLITE STREET N.W.

835.21 | 781.71

OF THE

RANGE 25

TOWNSHIP 32,

SECTION 9,

SOUTHEAST 1/4

162.77

47

WETLAND

3.90.10.40S 428.61

WIDTH VARIES

S00°49'52"W 48.02

70.11

Trott Brook (County Ditch No. 51)

739.01

809.12 N71°06'42"E (N71°20'50"E)

Edge of water located on 6/11/2022

603.06 (((603.05))) N63°07'22"E (602.88) (N63°21'30"E)

Trott Brook (County Ditch No. 51)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5 | 5 | 10 | 10

being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

N

GRAPHIC SCALE
0 30 60 120
(SCALE IN FEET)
1 INCH = 60 FEET

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● Denotes Found 1/2 inch Iron Pipe marked with RLS No. 21729 unless otherwise shown.

(123.45) Denotes call per Legal Description

Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

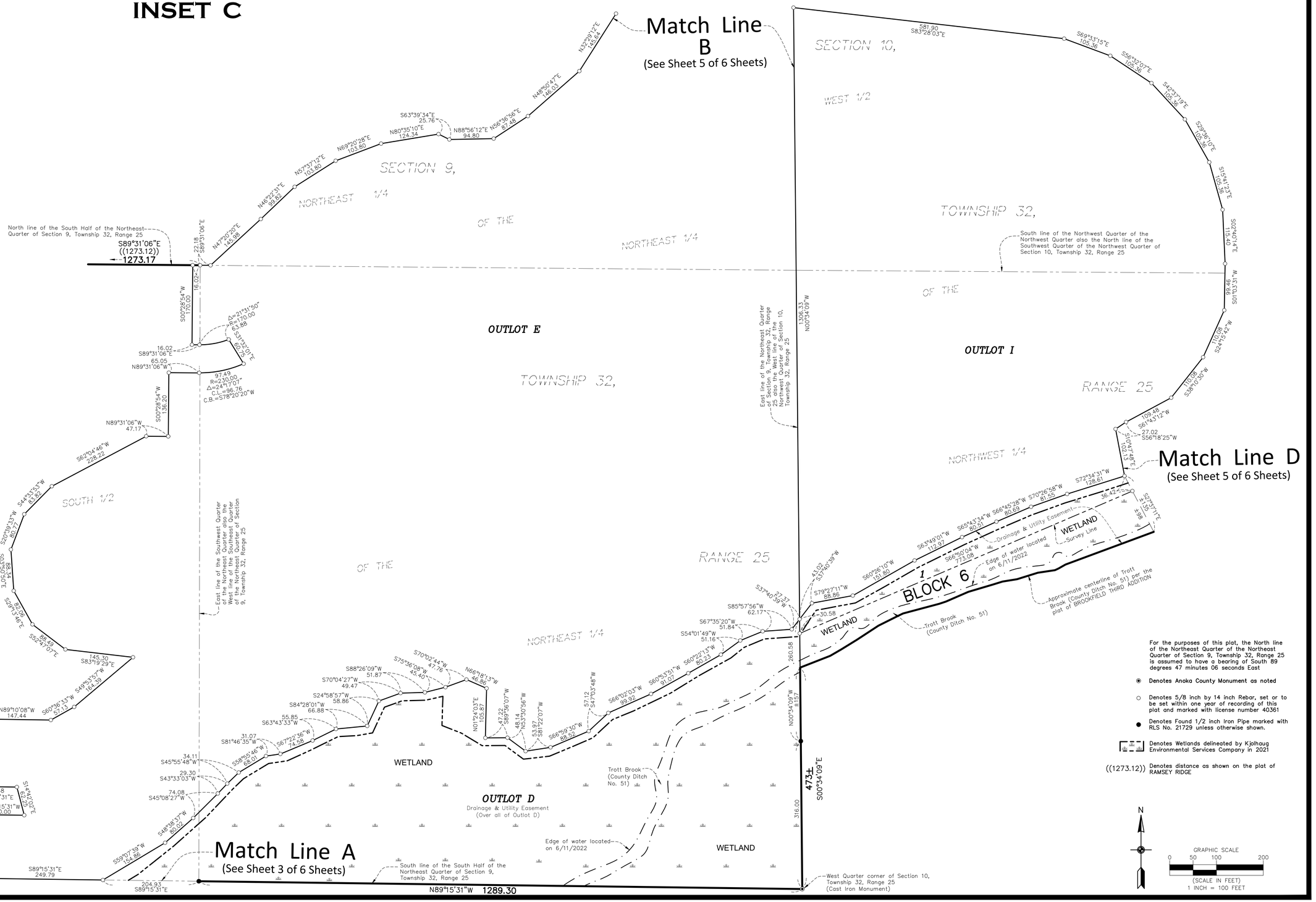
((((603.05)))) Denotes distance as shown on the plat of MCDONALD ADDITION

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

TROTT BROOK CROSSING

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

INSET C



For the purposes of this plat, the North line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25 is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East

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N

GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

INSET D

TROTT BROOK CROSSING

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25

Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25
1/2 inch Iron Pipe, marked with RLS 12251

North line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25

S89°47'06"E 1257.07

655.79

601.28

Northwest corner of the Northwest Quarter of Section 10, Township 32, Range 25 (Granite monument)

S89°23'47"E 2636.21

961.86

1318.10

Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25

173RD AVENUE N.W.

30 ft. Roadway, Utility and Trail Easement per Doc. No. 2036331.005

WETLAND

NORTHEAST 1/4

RANGE 25

TOWNSHIP 32,

SECTION 9,

SECTION 10,

OUTLOT G

OUTLOT H

130.62 S00°12'54"W

S24°55'16"E 173.14

S44°08'57"E 172.59

S37°54'43"E 213.88

545.04

574.80

East line of the Northeast Quarter of Section 9, Township 32, Range 25 also the West line of the Northwest Quarter of Section 10, Township 32, Range 25

N00°34'09"W 760.80

West line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25

N00°07'40"E 1315.81

OUTLOT F

S57°05'54"E 76.79

74.81
R=695.00
Δ=06°10'03"
C.L.=74.78
C.B.=S29°49'05"W

S83°28'03"E 182.98

119.39

63.59

84.51
R=755.00
Δ=06°24'47"

OUTLOT E

S83°28'03"E 139.18

59.88 N18°39'16"E

67.80 N20°25'22"E

10.30

150 ft. Northern States Power Company Easement per Doc. No. 313767 and assigned per Doc. No. 1551284

35.29
R=470.00
Δ=04°18'08"
C.L.=35.28
C.B.=N88°27'10"E

S89°23'47"E 316.21

M-45-14-CON 101.151

136.20 S00°36'13"W

Drainage & Utility Easement

S89°23'47"E 400.00

N74°07'56"E 143.31

Drainage & Utility Easement

N85°50'17"E 149.00

S77°05'54"E 58.88

N40°17'19"E 146.97

N38°45'21"W 321.14

BLOCK 6
1

WETLAND

WETLAND

WETLAND

S83°25'36"E 622.41

60.00 N00°00'00"E

N89°11'10"W 10.70

N65°38'29"W 90.53

N90°00'00"W 200.32

S08°12'44"W 53.62

S33°37'29"W 134.59

145.91 N00°36'13"E

165.98 S00°54'59"W

Drainage & Utility Easement

N89°10'28"E 171.46

S00°30'07"E (32 Rods) 528.00

Match Line C
(See Sheet 6 of 6 Sheets)

150 ft. Northern States Power Company Easement per Doc. No. 380677

581.90 S83°28'03"E

105.36 S69°33'15"E

105.36 S56°32'07"E

105.36 S43°31'19"E

105.36 S29°30'10"E

169.36 S15°54'23"E

111.50 S02°04'14"E

S01°03'31"W 99.46

S24°51'42"W 110.08

S38°10'30"W 110.08

S61°43'12"W 109.48

27.02 S56°18'25"W

107.13 S10°47'48"E

36.42

30.55 N66°50'04"E

±98 S22°57'17"E

Drainage & Utility Easement

WEST 1/2 OF THE NORTHWEST 1/4

941.04 S00°30'07"E

840.00

298.74

East line of the West Half of the Northwest Quarter of the Northwest Quarter of Section 10, Township 32, Range 25

WETLAND

RANGE 25

OUTLOT I

South line of the Northwest Quarter of the Northwest Quarter also the North line of the Southwest Quarter of the Northwest Quarter of Section 10, Township 32, Range 25

BLOCK 6
1

Drainage & Utility Easement

Survey Line

S53°00'57"W 598.90

Edge of water located on 6/11/2022

±101

Trott Brook (County Ditch No. 51)

Approximate centerline of Trott Brook (County Ditch No. 51) per the plat of BROOKFIELD THIRD ADDITION

WETLAND

Match Line D
(See Sheet 4 of 6 Sheets)

Match Line B
(See Sheet 4 of 6 Sheets)

NORTHEAST 1/4

145.64 N12°29'12"E

146.03 N48°50'47"E

87.48 N56°36'56"E

94.80 N88°56'12"E

124.34 N80°35'10"E

S63°39'34"E 25.76

103.80 N69°20'28"E

103.80 N57°57'12"E

99.82 N46°22'31"E

145.98 N47°20'20"E

22.18 S89°31'06"E

N

GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

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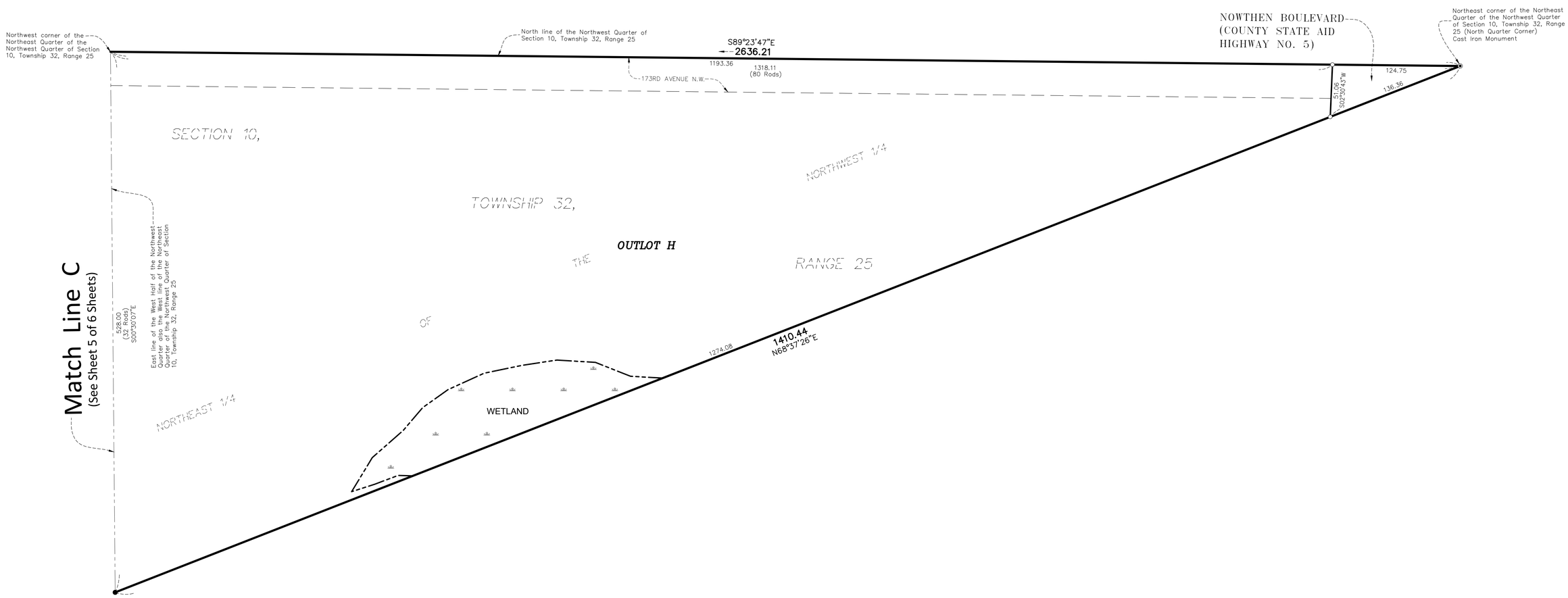
Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

CARLSON McCAIN
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INSET E

TROTT BROOK CROSSING

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.'S 9 & 10, TWP. 32, RGE. 25



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N

GRAPHIC SCALE
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(SCALE IN FEET)
1 INCH = 50 FEET

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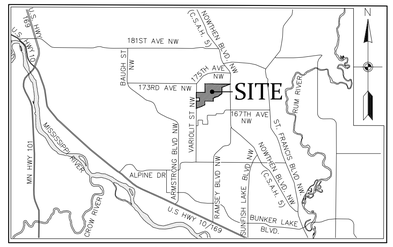
Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

TROTT BROOK CROSSING 1ST ADDITION

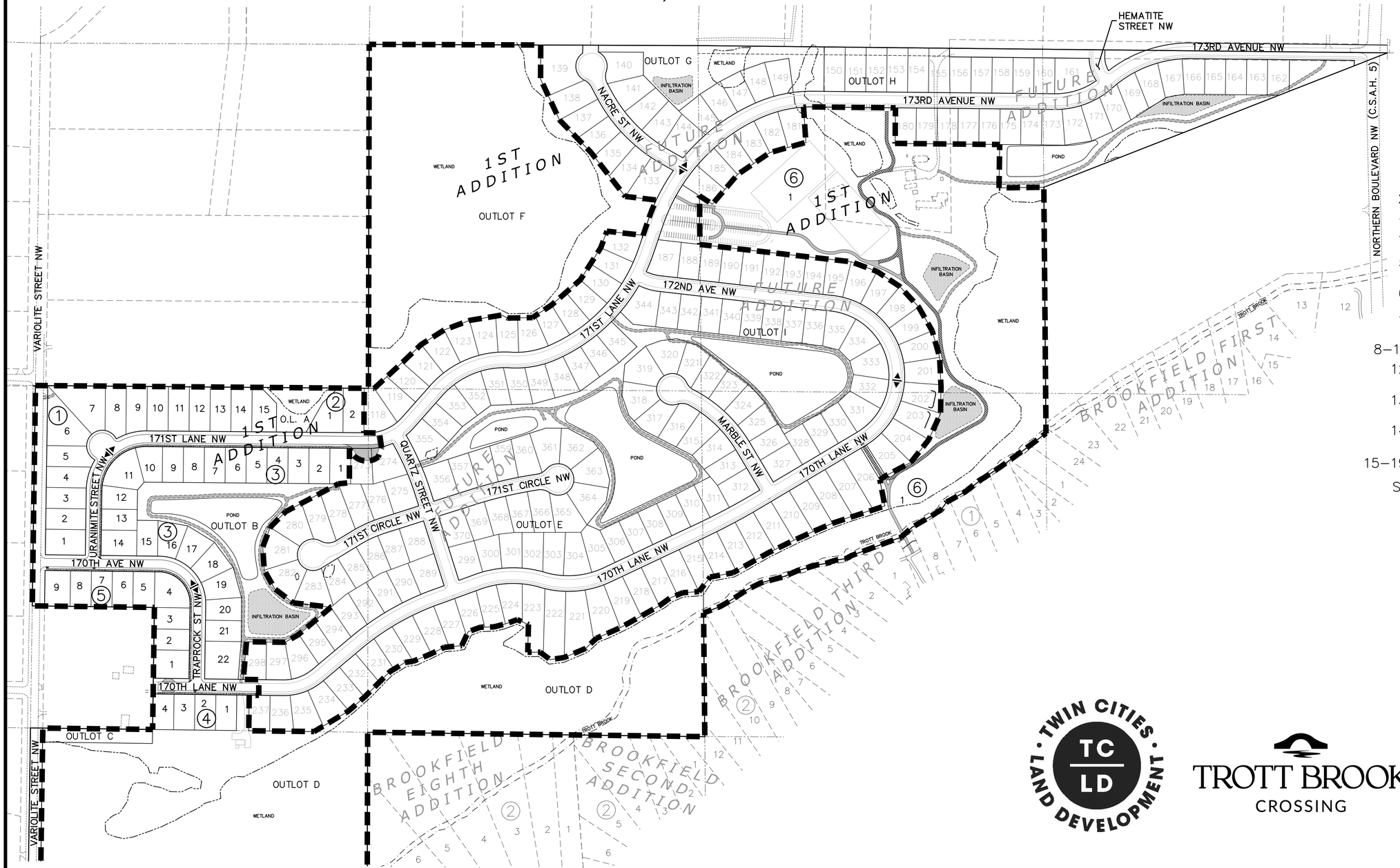
SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1. COVER
2. SANITARY SEWER INDEX
3. STORM SEWER INDEX
4. SANITARY SEWER & WATERMAIN
   - 170TH LANE NW
5. SANITARY SEWER & WATERMAIN
   - 170TH AVENUE NW/ TRAPROCK STREET NW
6. SANITARY SEWER & WATERMAIN
   - URANIMITE STREET NW
7. SANITARY SEWER & WATERMAIN
   - 171ST LANE NW

8–11. STORM SEWER

12. STREET CONSTRUCTION
    - 170TH AVENUE NW/ TRAPROCK STREET NW
13. STREET CONSTRUCTION
    - URANIMITE STREET NW/ 171ST LANE NW
14. STREET CONSTRUCTION
    - 170TH LANE NW

15–19. DETAILS

S1. SIGNING & STRIPING PLAN

N

0 100 200 400

(IN FEET)

BENCHMARKS

1. Anoka County Benchmark No. 3077 – Elevation 901.84 ft. (NAVD88)
2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

TWIN CITIES LAND DEVELOPMENT

TROTT BROOK CROSSING

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

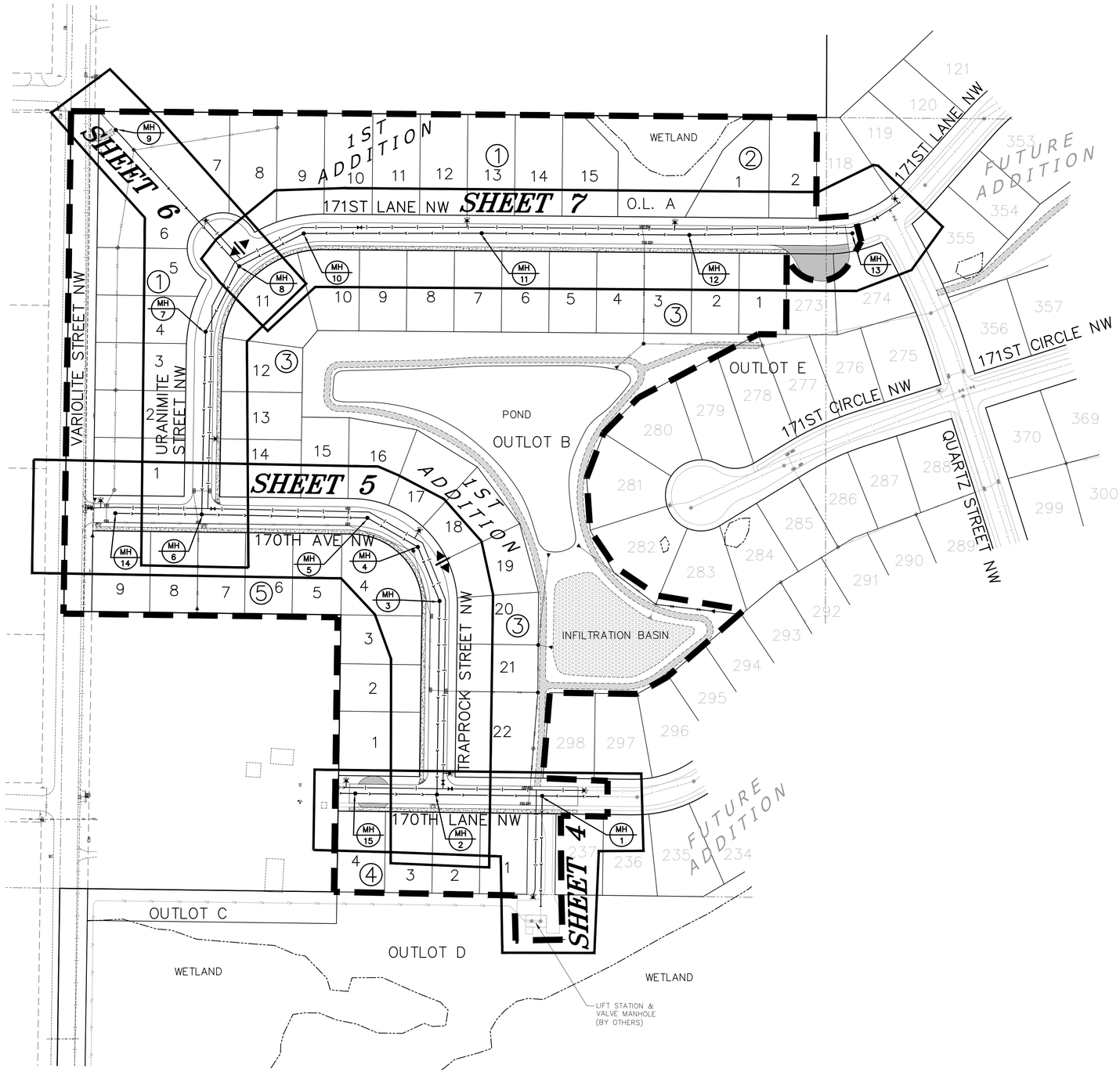
TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

COVER

1 of 19

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#9461



N

0 50 100 200

(IN FEET)

BENCHMARKS

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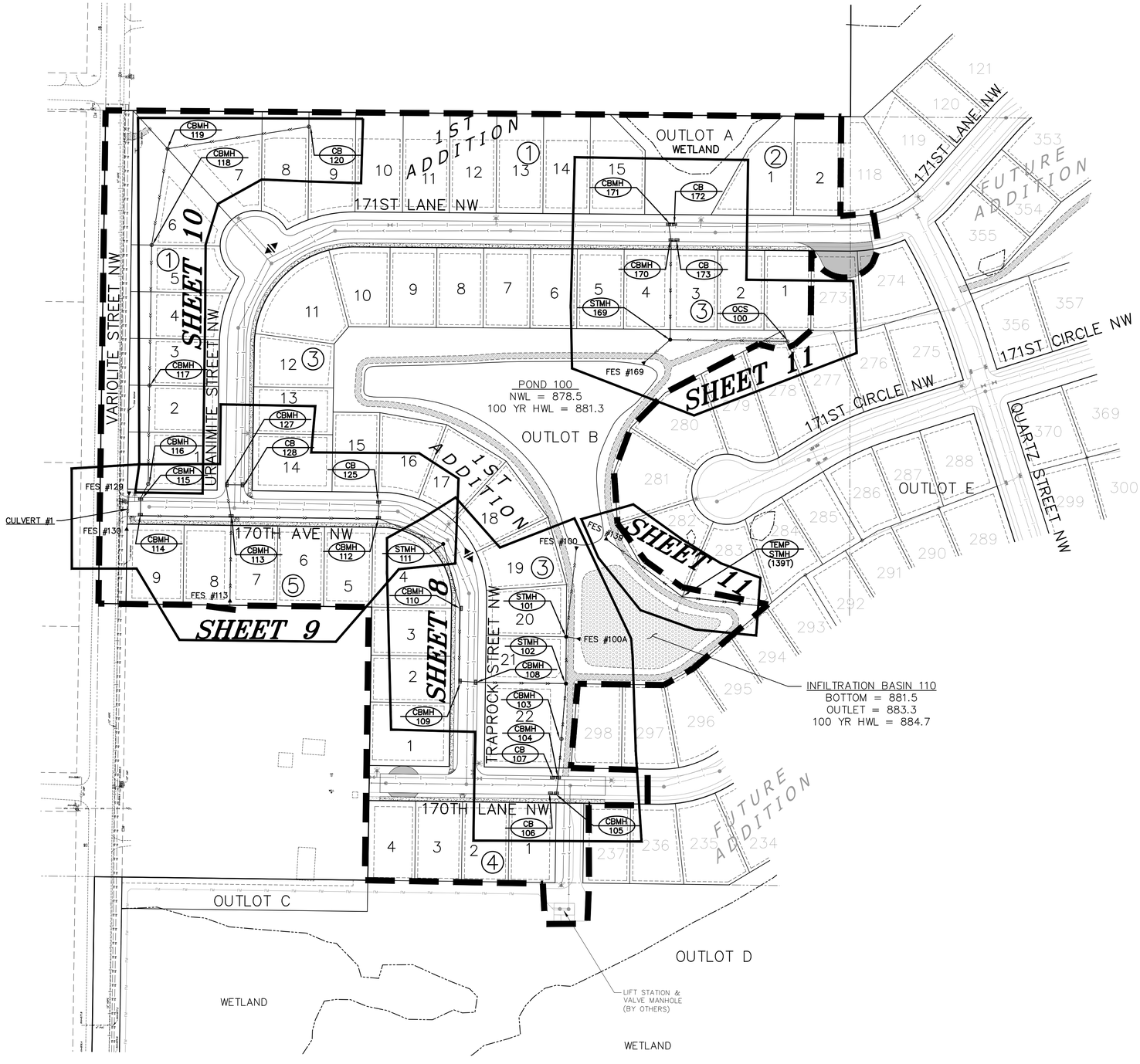
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Golden Valley, Minnesota 55422

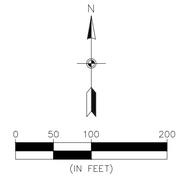
TROTT BROOK CROSSING
1ST ADDITION
Ramsey, Minnesota

SANITARY SEWER INDEX

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#9461





BENCHMARKS

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Revisions:
1. 3/1/23 per City Comments

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Golden Valley, Minnesota 55422

TROTT BROOK CROSSING
1ST ADDITION
Ramsey, Minnesota

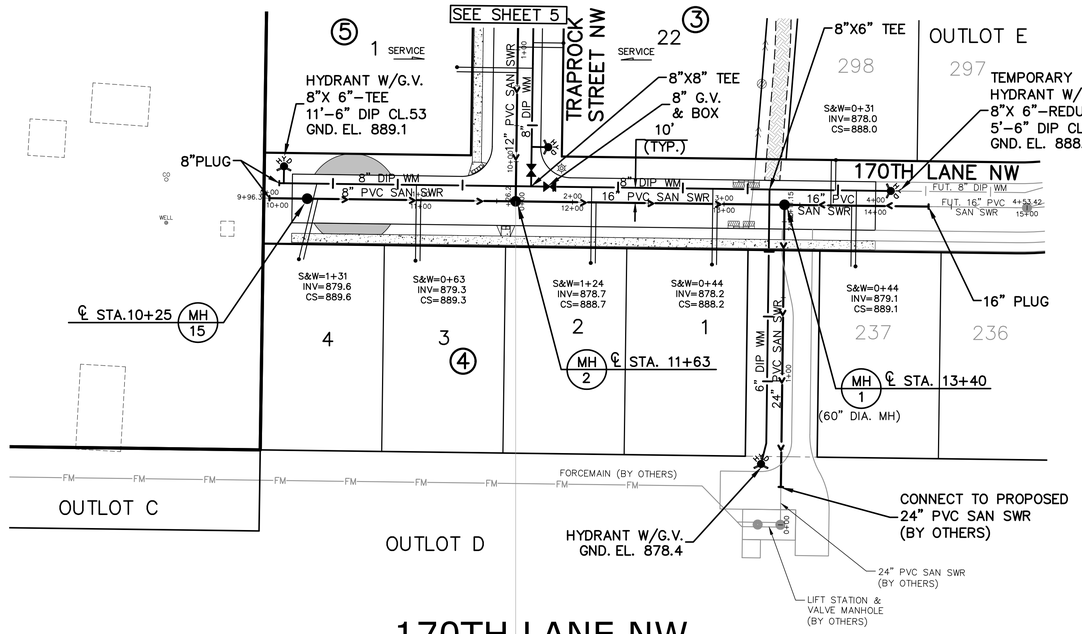
STORM SEWER INDEX

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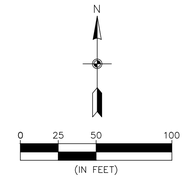
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	●
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SERV	•
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN PROFILE



GENERAL NOTES:

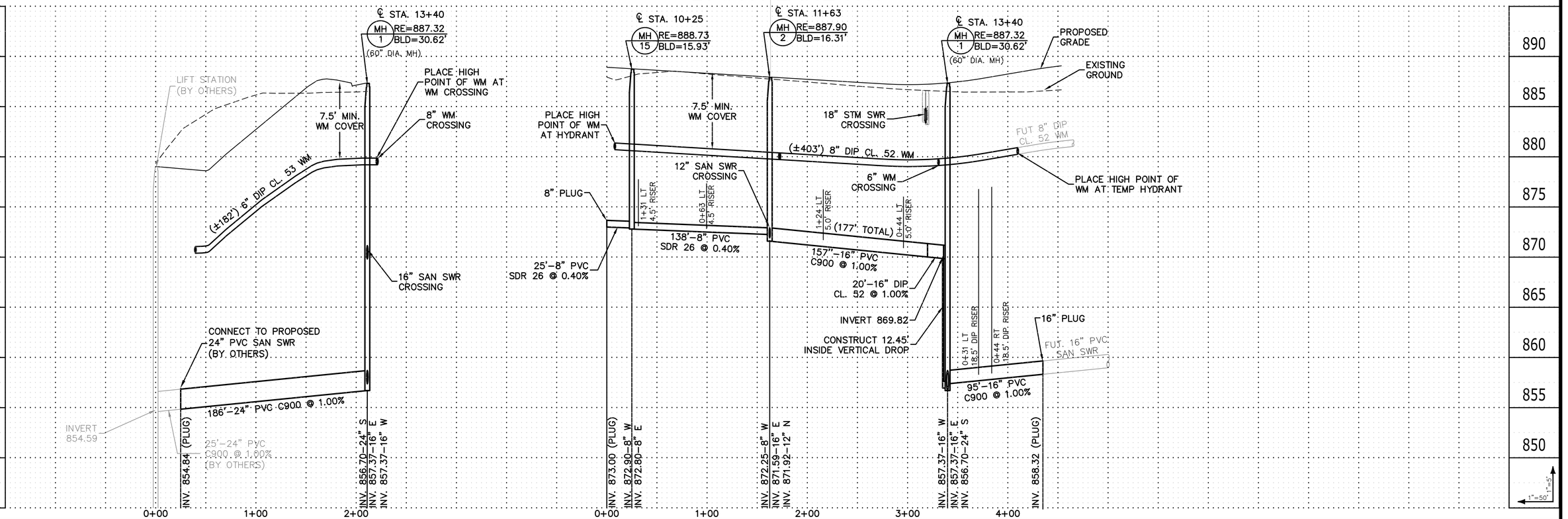
1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).



BENCHMARKS

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170TH LANE NW



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TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

4 of 19

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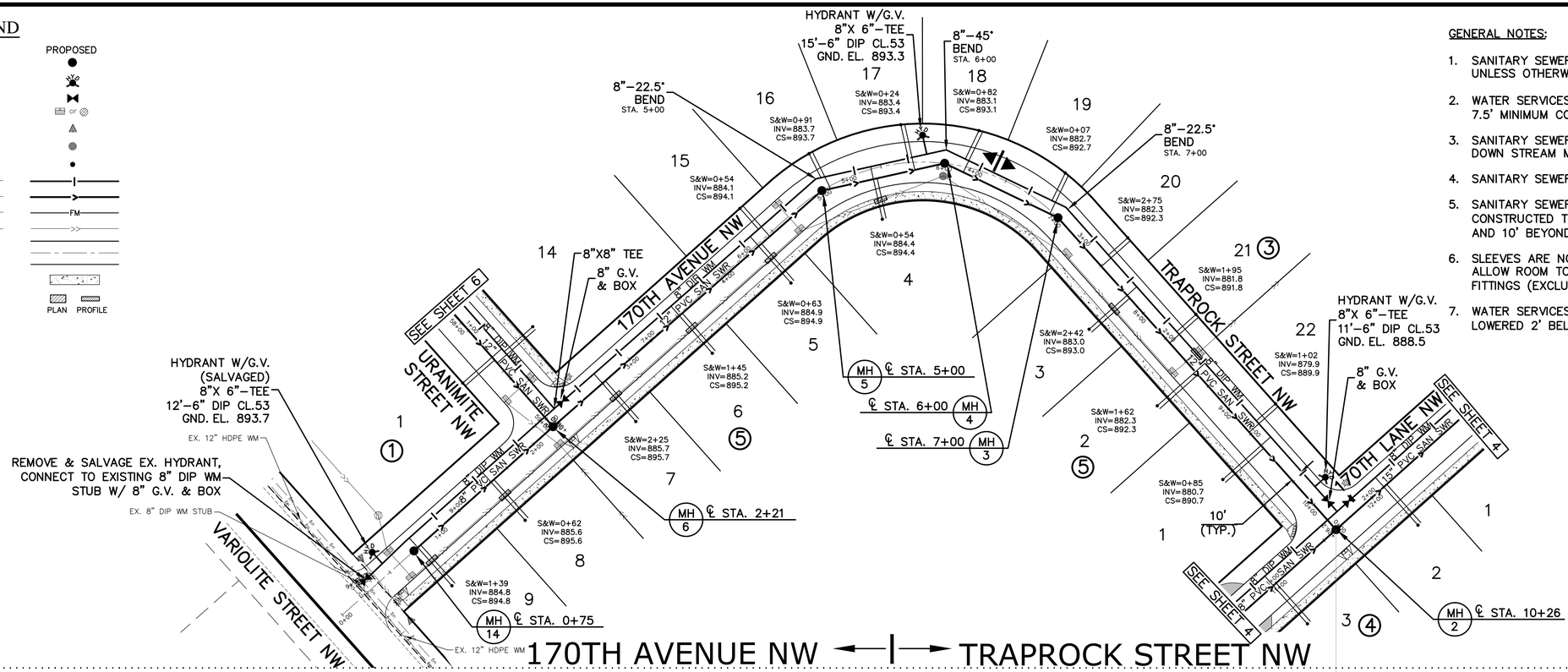
#9461

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN PROFILE

GENERAL NOTES:

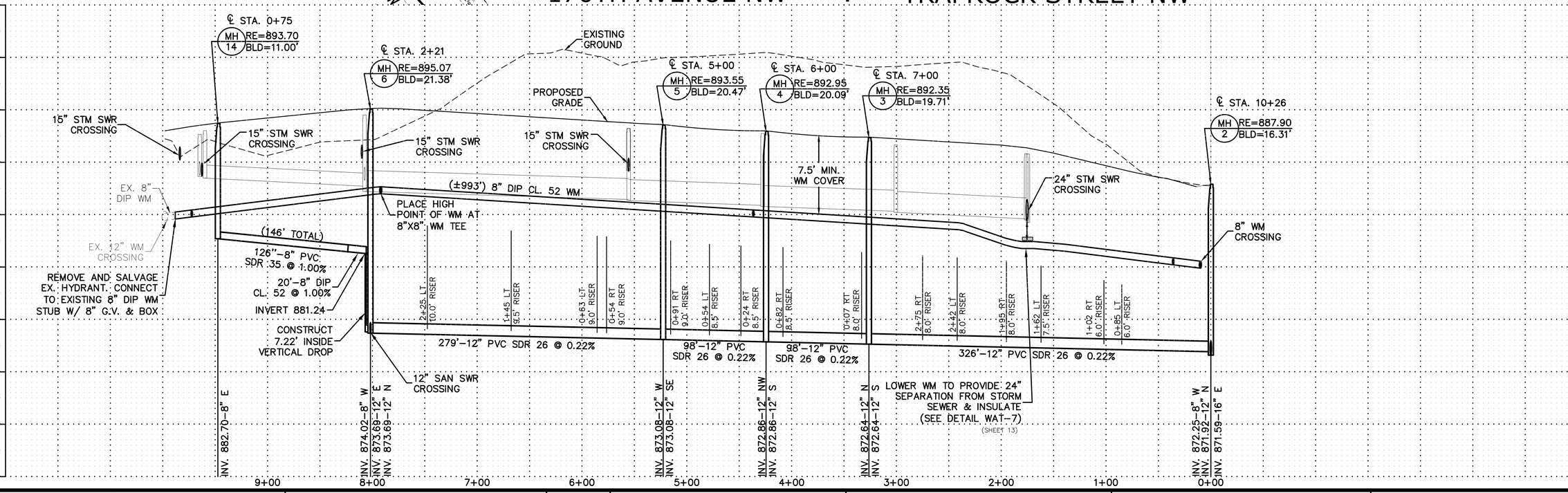
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6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).
7. WATER SERVICES FOR LOTS 3-9, BLOCK 5 SHALL BE LOWERED 2' BELOW THE STORM SEWER & INSULATED.



BENCHMARKS

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2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

170TH AVENUE NW ← | → TRAPROCK STREET NW



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SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

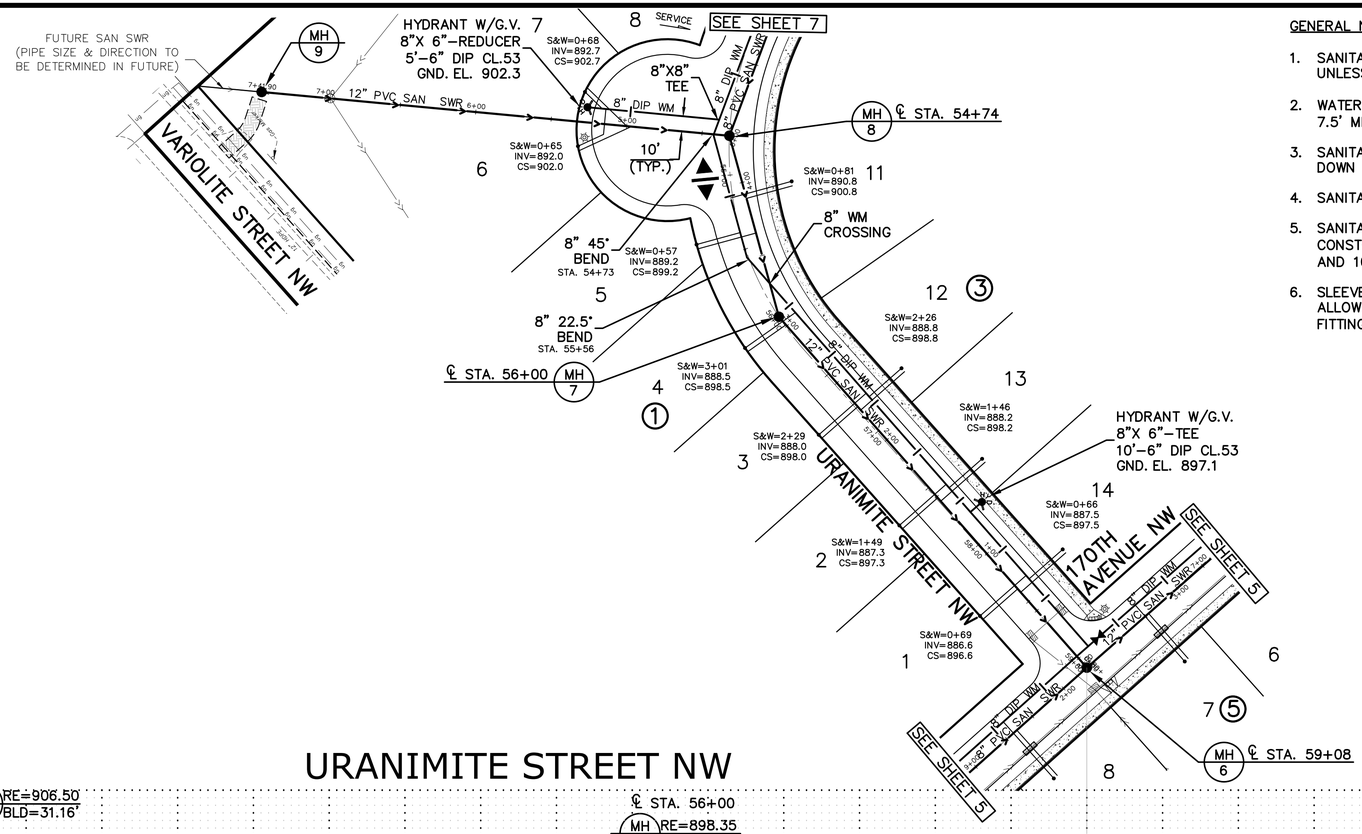
TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

5 of 19

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#9461



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	CB or DCB	CB or DCB
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		

PROFILE PLAN

GENERAL NOTES:

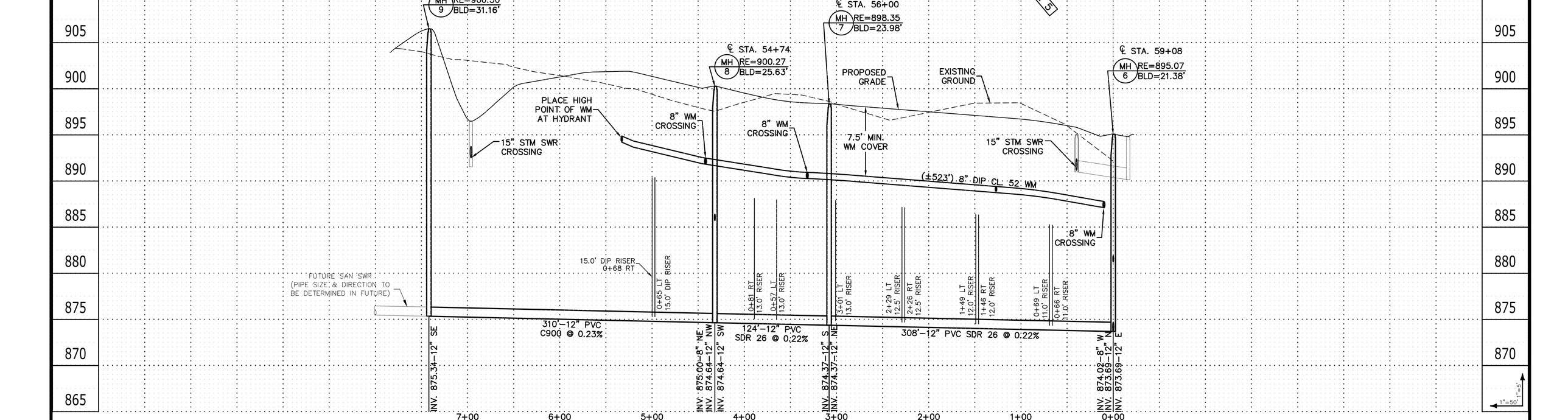
1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).

0 25 50 100
(IN FEET)

BENCHMARKS

1. Anoka County Benchmark No. 3077 – Elevation 901.84 ft. (NAVD88)
2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

URANIMITE STREET NW



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ENGINEERING
SURVEYING
ENVIRONMENTAL
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TROTT BROOK CROSSING
1ST ADDITION
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

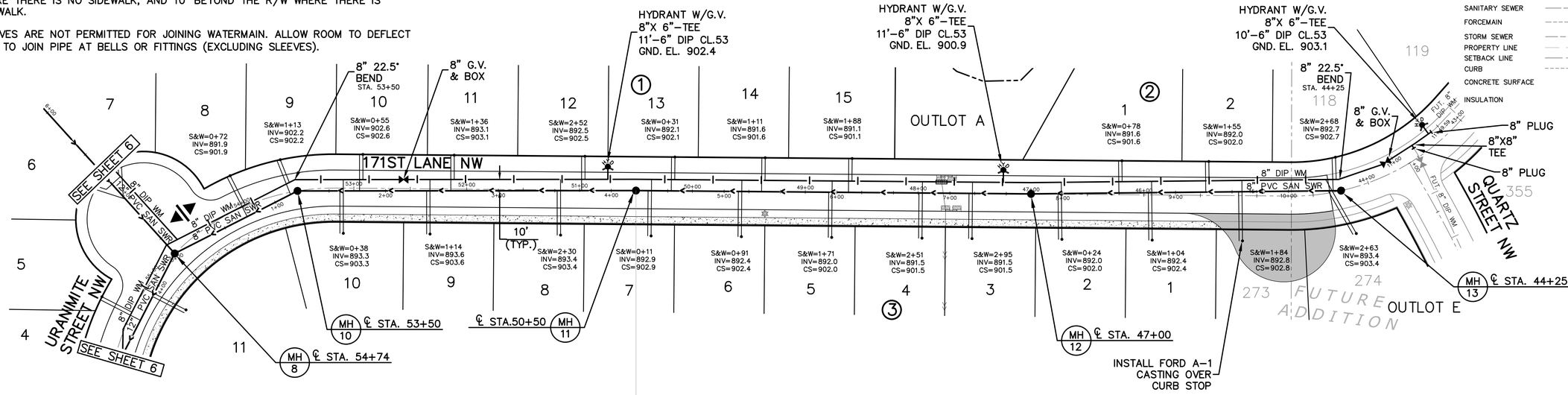
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#9461

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LEGEND

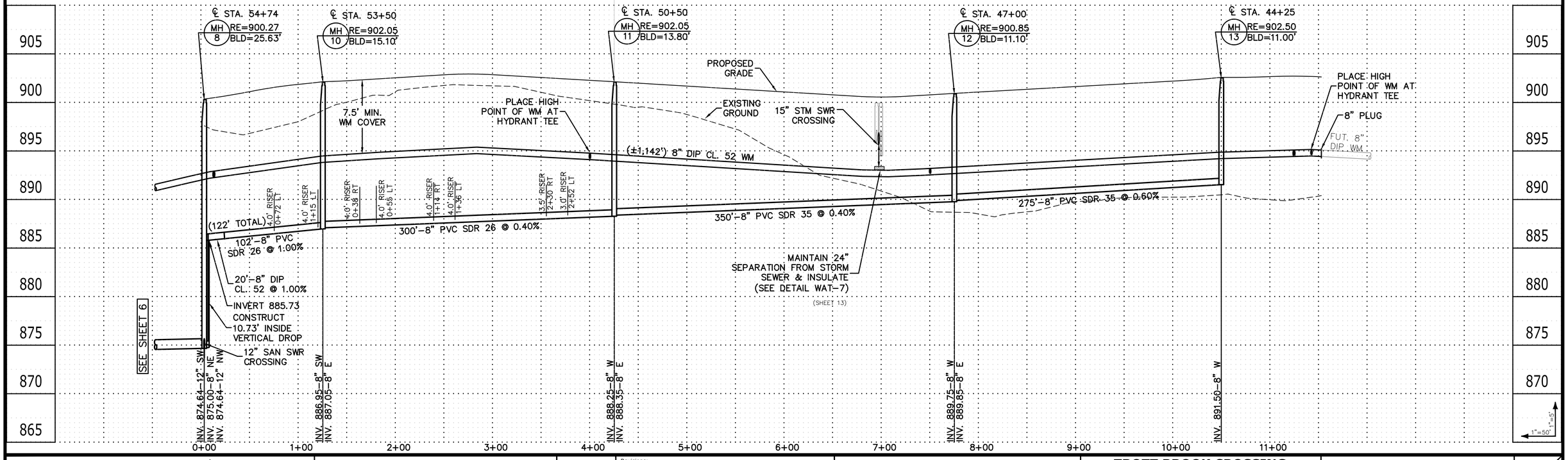
	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	
FIRE HYDRANT	FH	
GATE VALVE	GV	
CATCH BASIN		
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN / PROFILE

0 25 50 100 (IN FEET)

BENCHMARKS

1. Anoka County Benchmark No. 3077 – Elevation 901.84 ft. (NAVD88)
2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

171ST LANE NW



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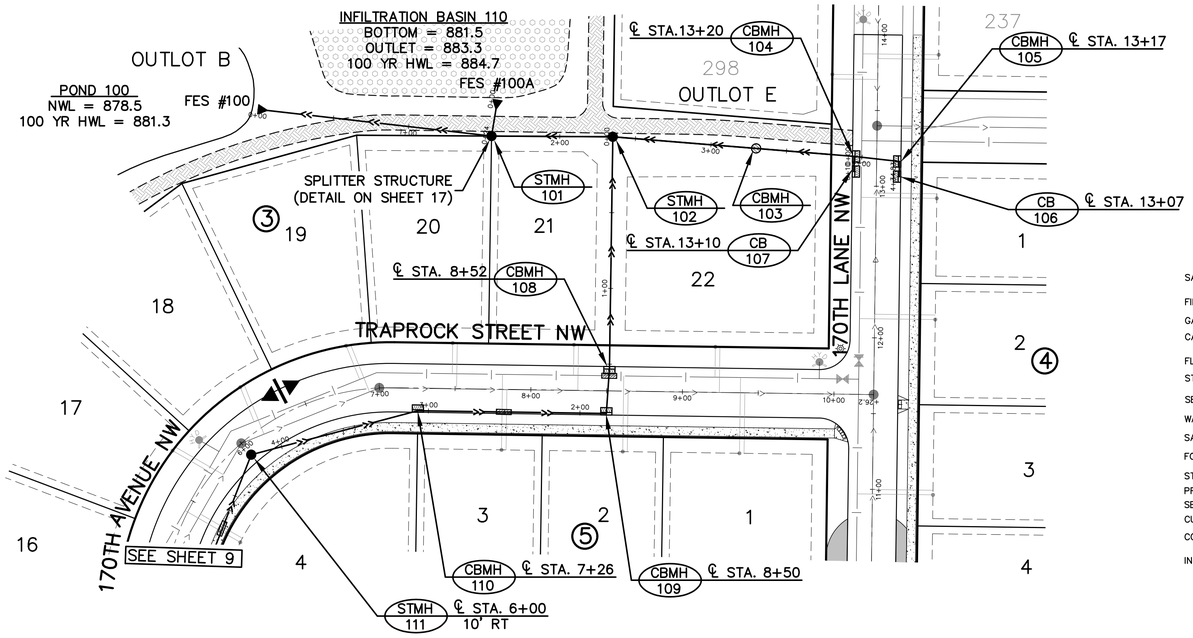
TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

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#9461



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
	PLAN	PROFILE

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH–101	84" DIA.	R–1733
STMH–102	72" DIA.	R–1733
CBMH–103	48" DIA.	R–2570
CBMH–104	48" DIA.	R–3067
CBMH–105	48" DIA.	R–3067
CB–106	24"X36"	R–3067
CB–107	24"X36"	R–3067
CBMH–108	48" DIA.	R–3067
CBMH–109	60" DIA.	R–3067
CBMH–110	48" DIA.	R–3067
STMH–111	48" DIA.	R–1733

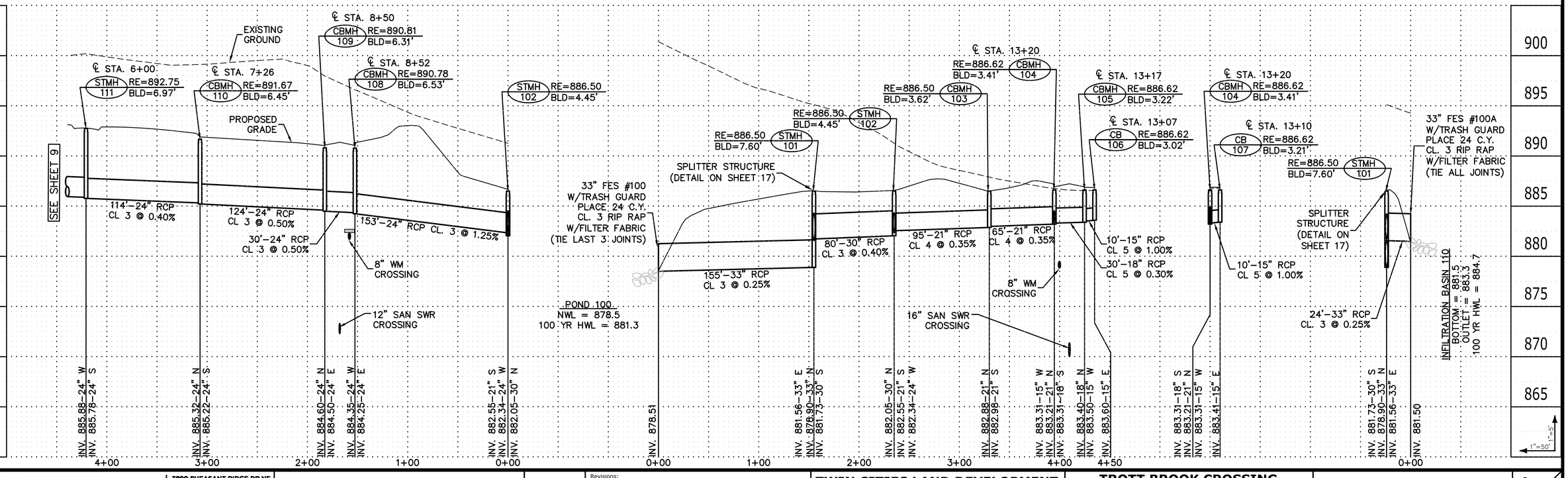
GENERAL NOTES:

1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R–3067 SHALL HAVE BICYCLE SAFE GRATED BACK

0 25 50 100
(IN FEET)

BENCHMARKS

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Ramsey, Minnesota

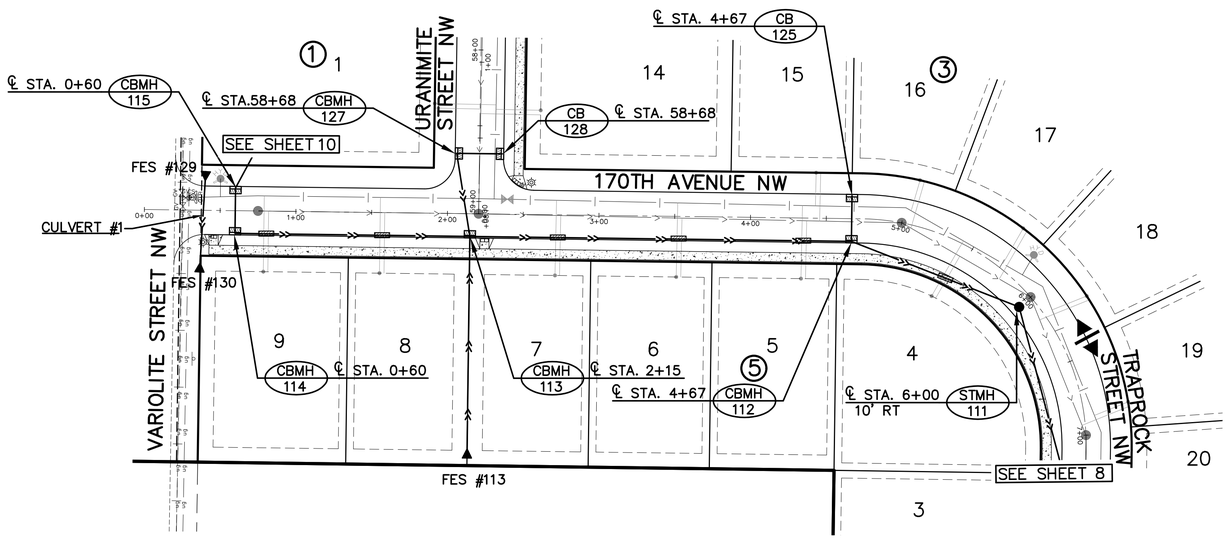
STORM SEWER

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#9461

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	●
FIRE HYDRANT	FH	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	●
SERVICE	SRV	•
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN PROFILE



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH–112	60" DIA.	R–3067
CBMH–113	48" DIA.	R–3067
CBMH–114	48" DIA.	R–3067
CBMH–115	48" DIA.	R–3067
CB–125	24"X36"	R–3067
CBMH–127	48" DIA.	R–3246–R
CB–128	24"X36"	R–3246–R

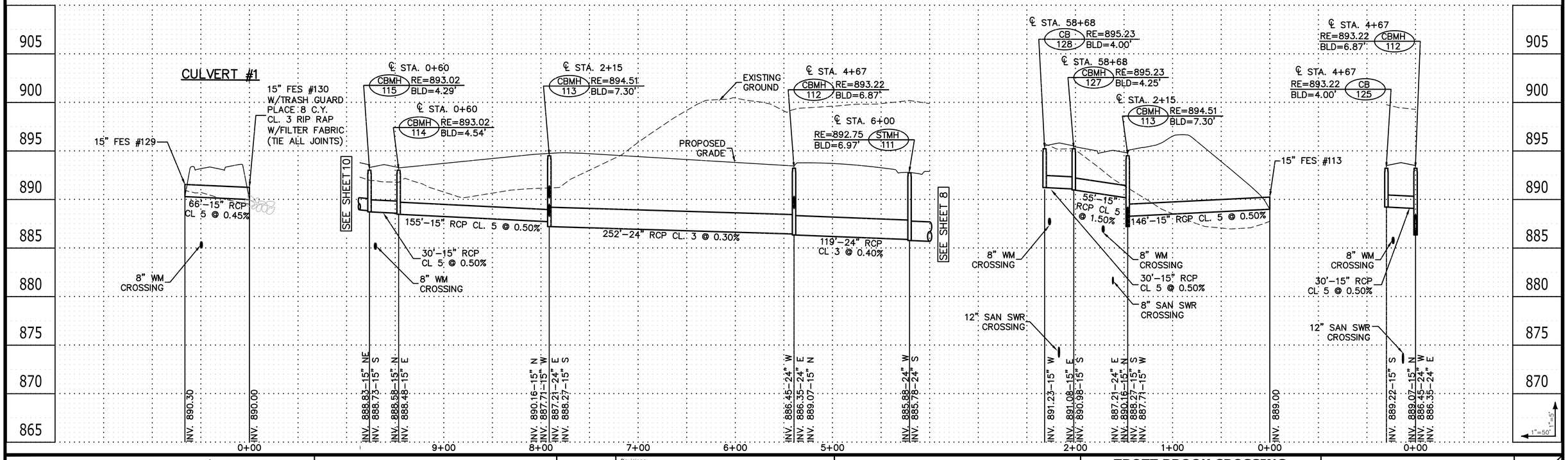
GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R–3067 SHALL HAVE BICYCLE SAFE GRATED BACK

N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Anoka County Benchmark No. 3077 – Elevation 901.84 ft. (NAVD88)
2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)



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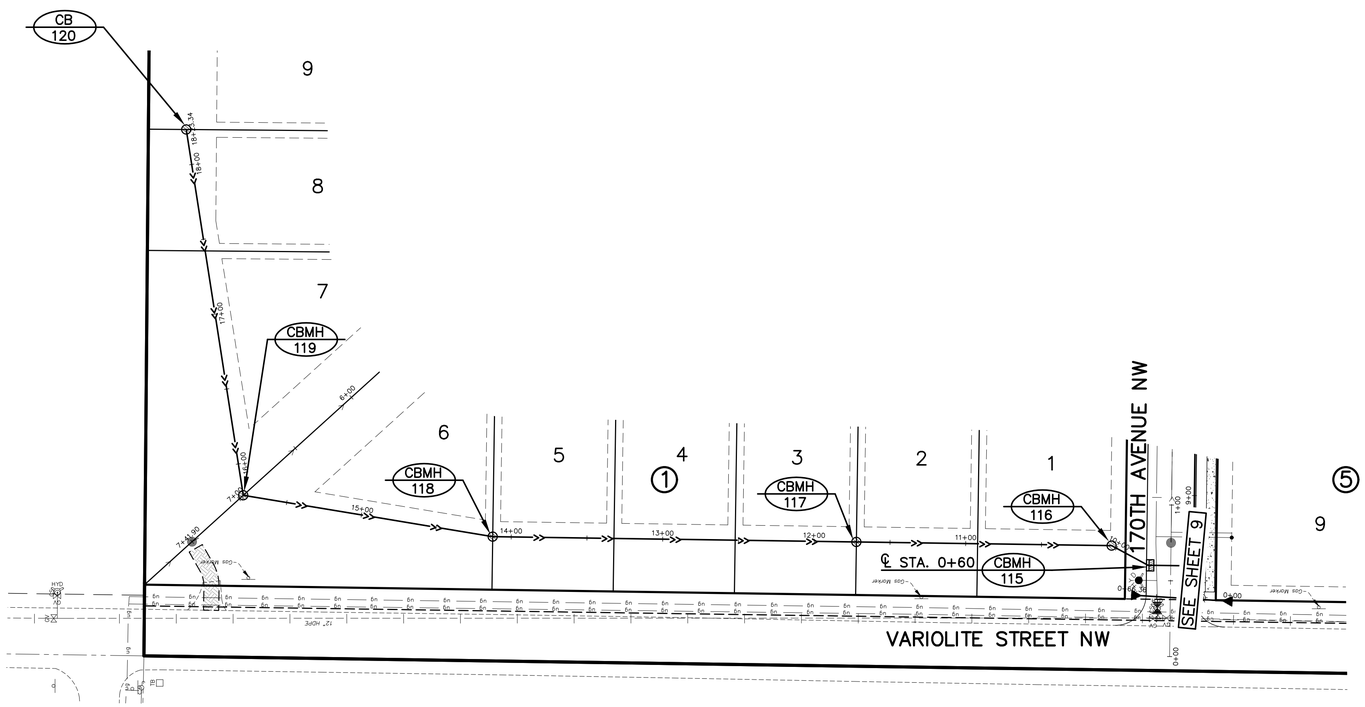
STORM SEWER

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#9461

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN PROFILE



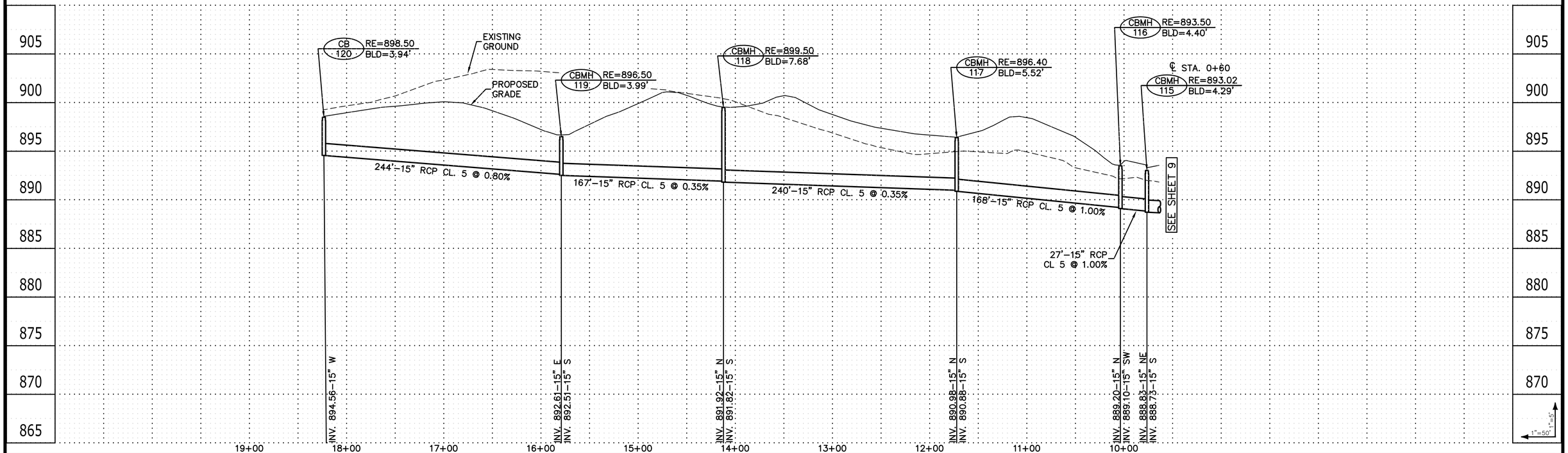
STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH–116	48" DIA.	R–2570
CBMH–117	48" DIA.	R–2570
CBMH–118	48" DIA.	R–2570
CBMH–119	48" DIA.	R–2570
CB–120	27" DIA.	R–2570

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R–3067 SHALL HAVE BICYCLE SAFE GRATED BACK

N
0 25 50 100
(IN FEET)

BENCHMARKS

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TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

STORM SEWER

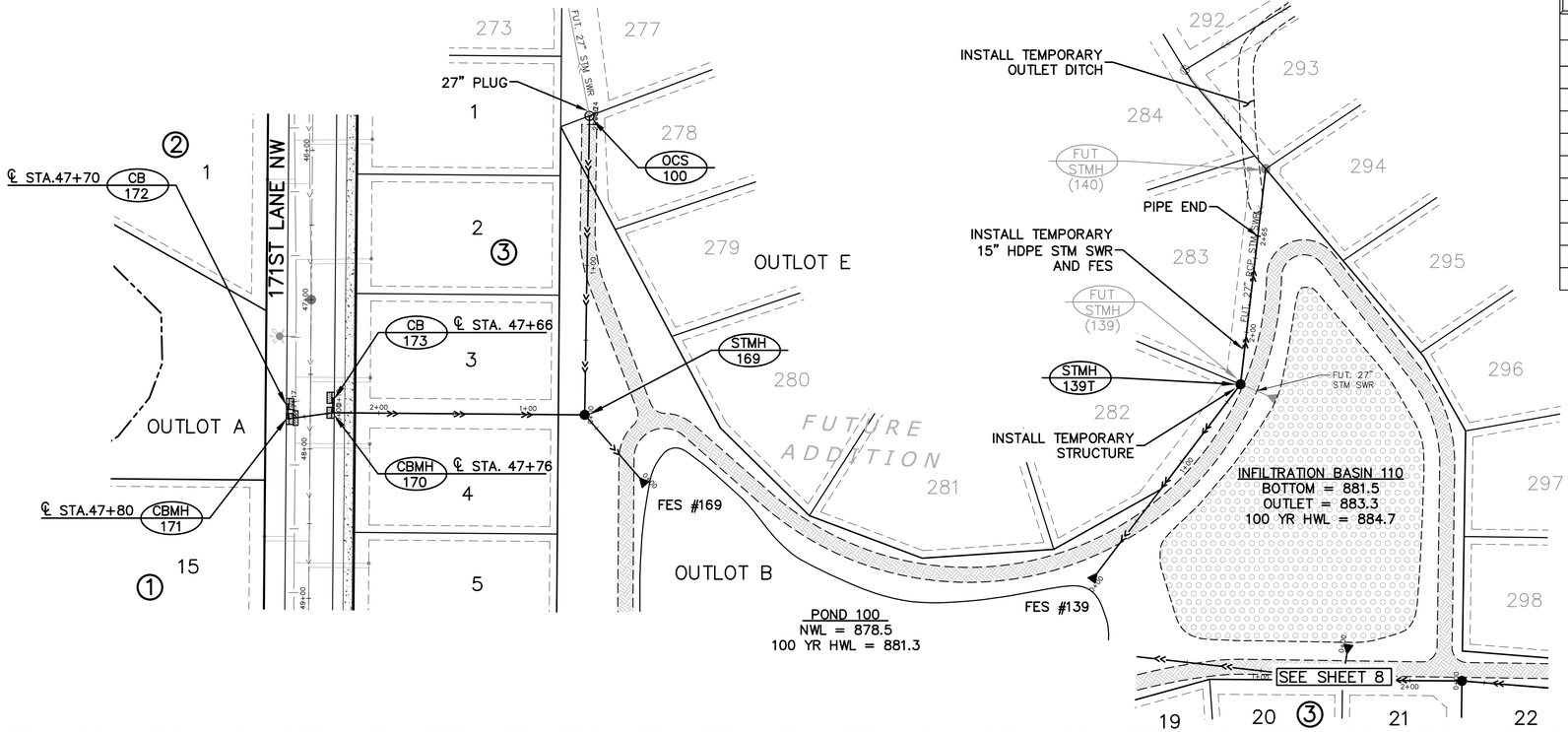
10 of 19

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#9461

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	●
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	●
SERVICE	SRV	●
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION	PLAN PROFILE	



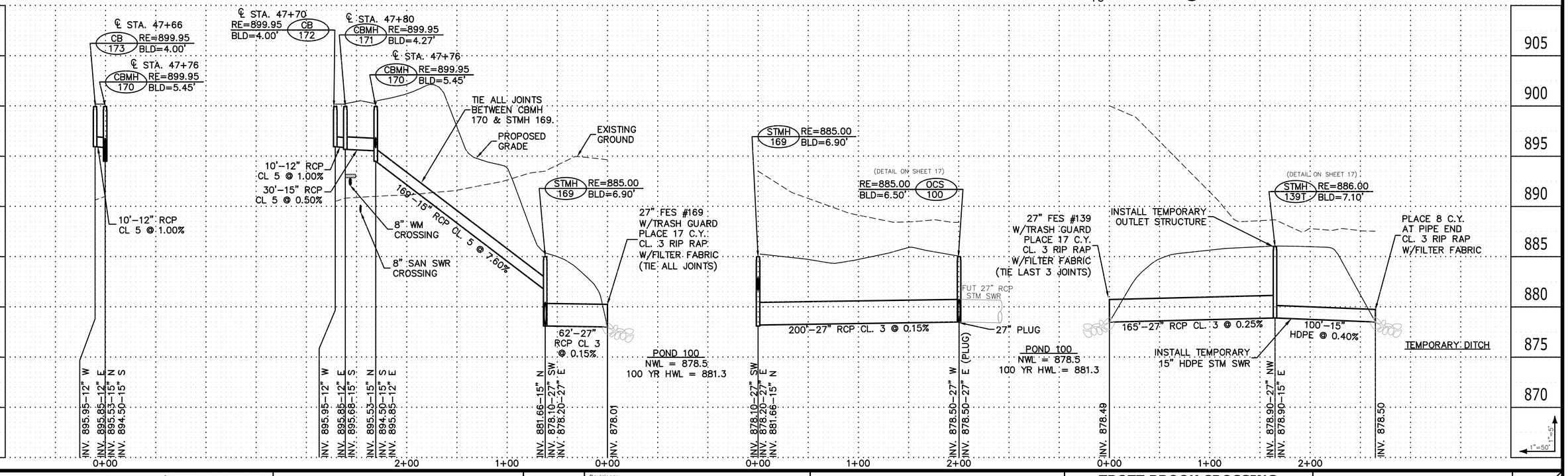
STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
OCS–100	(SEE DETAIL SHEET ##)	
STMH–139T	48" DIA.	R–1733
STMH–169	48" DIA.	R–1733
CBMH–170	48" DIA.	R–3067
CBMH–171	48" DIA.	R–3067
CB–172	24"X36"	R–3067
CB–173	24"X36"	R–3067

GENERAL NOTES:
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2. R–3067 SHALL HAVE BICYCLE SAFE GRATED BACK

0 25 50 100
(IN FEET)

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TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

STORM SEWER

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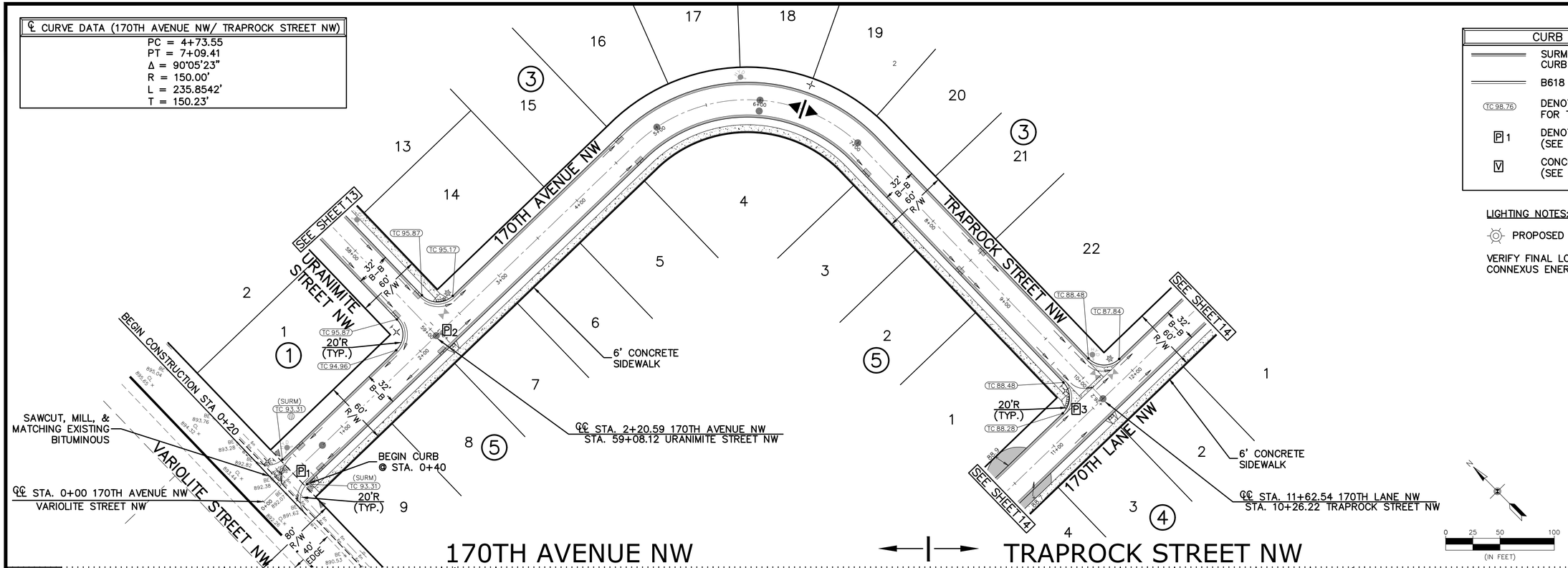
℄ CURVE DATA (170TH AVENUE NW/ TRAPROCK STREET NW)
PC = 4+73.55
PT = 7+09.41
Δ = 90°05'23"
R = 150.00'
L = 235.8542'
T = 150.23'

CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
TC 98.76	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL 18–19)
V	CONCRETE VALLEY GUTTER. (SEE DETAIL 16)

LIGHTING NOTES:

PROPOSED LIGHT LOCATION.

VERIFY FINAL LOCATION W/ CITY/ CONNEXUS ENERGY

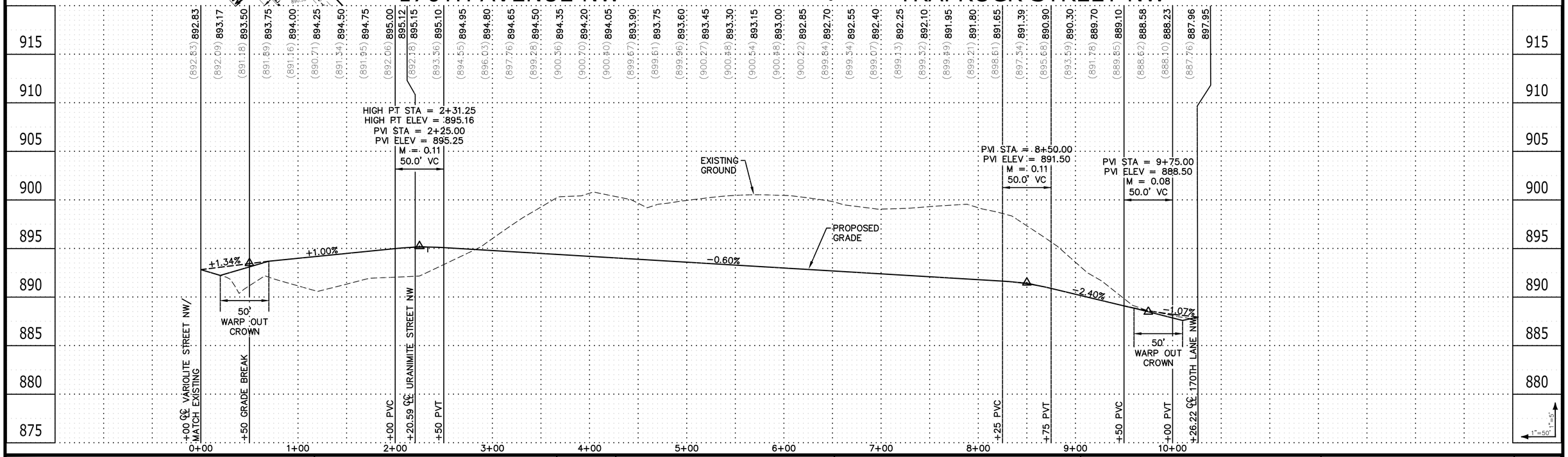


0 25 50 100 (IN FEET)

BENCHMARKS

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170TH AVENUE NW ←—| —→ TRAPROCK STREET NW



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Ramsey, Minnesota

STREET CONSTRUCTION

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#9461

℄ CURVE DATA (URANIMITE STREET NW/ 171ST LANE NW)	
PC = 42+99.67	PC = 53+16.16
PT = 44+70.56	PT = 56+29.10
Δ = 48°57'13"	Δ = 89°39'01"
R = 200.00'	R = 200.00'
L = 170.8807'	L = 312.9390'
T = 91.05'	T = 198.78'

CURB TYPES LEGEND

- SURMOUNTABLE CONCRETE CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- (TC 98.76) DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
- P1 DENOTES PEDESTRIAN RAMP. (SEE DETAIL 18–19)
- V CONCRETE VALLEY GUTTER. (SEE DETAIL 16)

LIGHTING NOTES:

PROPOSED LIGHT LOCATION.

VERIFY FINAL LOCATION W/ CITY/ CONNEXUS ENERGY

URANIMITE STREET NW

171ST LANE NW

170TH AVENUE NW

℄ STA. 2+20.59 170TH AVENUE NE
STA. 59+08.12 URANIMITE STREET NW

6' CONCRETE SIDEWALK

OUTLOT A

OUTLOT E

END CONSTRUCTION 44+35

INSTALL FORD A–1 CASTING OVER CURB STOP

TEMPORARY CUL–DE–SAC

SEE SHEET 12

SEE SHEET 12

N

0 25 50 100
(IN FEET)

BENCHMARKS

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2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

PVI STA = 58+25.00
PVI ELEV = 896.60
M = 0.06
50.0' VC

PVI STA = 55+50.00
PVI ELEV = 898.80
M = 0.08
50.0' VC

PVI STA = 54+00.00
PVI ELEV = 901.80
M = 0.09
50.0' VC

HIGH PT STA = 52+00
HIGH PT ELEV = 902.92
PVI STA = 52+00.00
PVI ELEV = 903.00
M = 0.08
50.0' VC

LOW PT STA = 47+75.00
LOW PT ELEV = 900.52
PVI STA = 47+75.00
PVI ELEV = 900.45
M = 0.08
50.0' VC

PROPOSED GRADE

EXISTING GROUND

-1.78% -0.80% -2.00% -0.60% +0.60% -0.60% -0.60%

50' WARP OUT ½ CROWN

℄ 170TH AVENUE NW

+08.12 +50 PVT +00 PVC +75 PVT +25 PVC +25 PVT +75 PVC +25 PVT +75 PVC +00 PVT +50 PVC +35 END CONSTRUCTION

59+00 58+00 57+00 56+00 55+00 54+00 53+00 52+00 51+00 50+00 49+00 48+00 47+00 46+00 45+00 44+00

920 915 910 905 900 895 880 875 870

1" = 50'
5'

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

STREET CONSTRUCTION

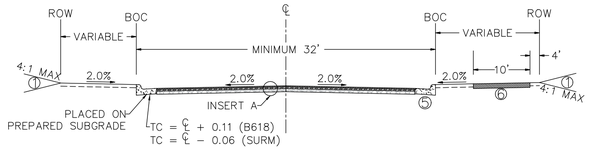
13 of 19

Save Date: 03/07/23 F:\jobs\9461 - 9480\9461 - trott brook\cad c3d\engineering\final plans\utility\1st addition\9461_street.dwg

#9461

32' – URBAN STREET

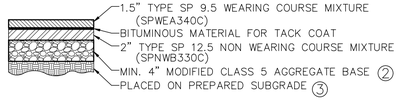
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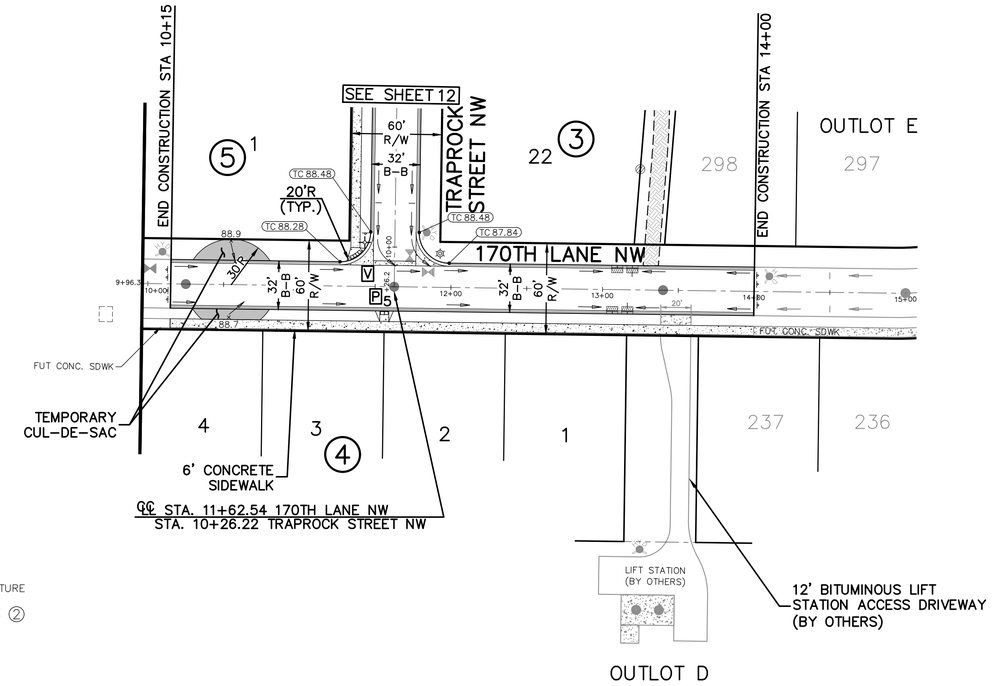


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO–6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR–26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR–1.
6. BITUMINOUS TRAIL. SEE CITY PLATE No. PARK–1.

INSERT A:



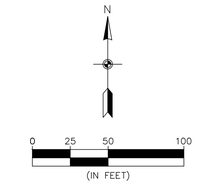


CURB TYPES LEGEND	
═══	SURMOUNTABLE CONCRETE CURB & GUTTER
═══	B618 CONCRETE CURB & GUTTER
TC 98.76	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P 1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL 18–19)
V	CONCRETE VALLEY GUTTER. (SEE DETAIL 16)

LIGHTING NOTES:

PROPOSED LIGHT LOCATION.

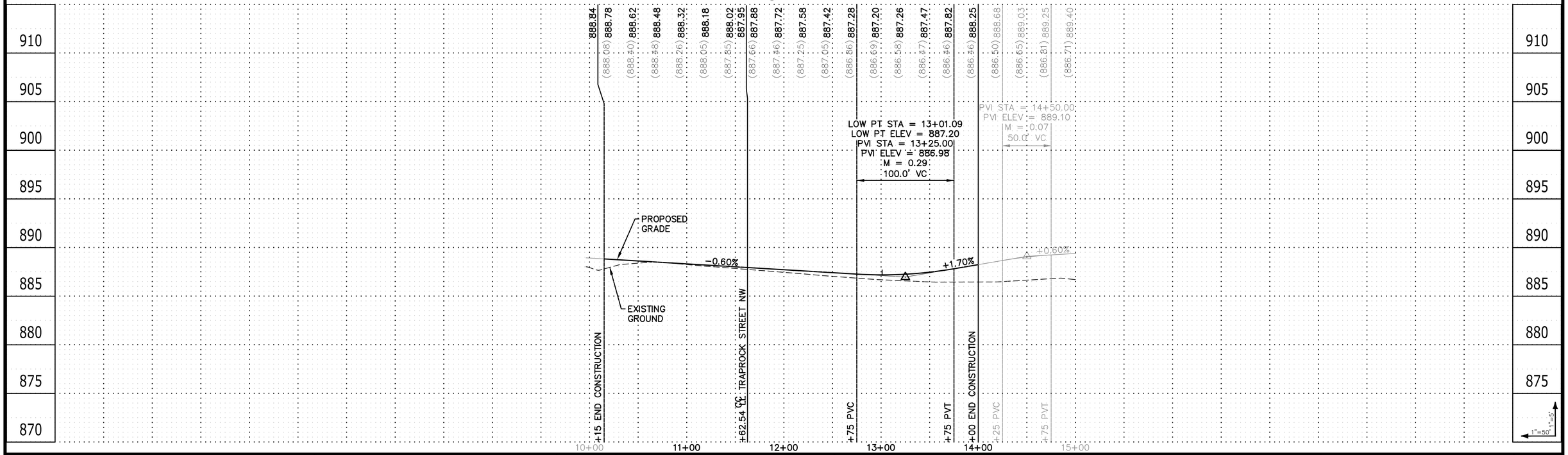
VERIFY FINAL LOCATION W/ CITY/ CONNEXUS ENERGY



BENCHMARKS

1. Anoka County Benchmark No. 3077 – Elevation 901.84 ft. (NAVD88)
2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

170TH LANE NW



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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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

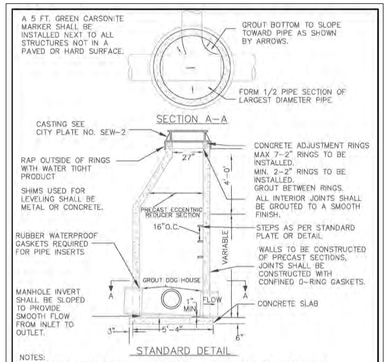
TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
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TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

STREET CONSTRUCTION

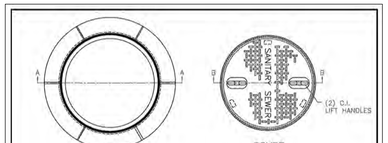
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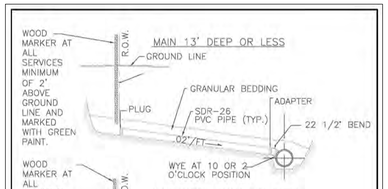
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



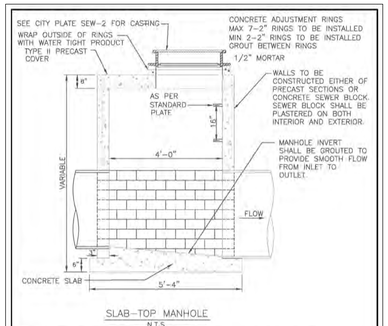
NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 - 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW-2



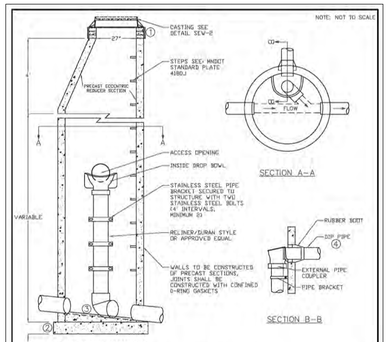
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



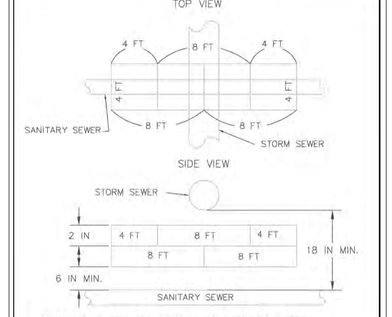
NOTE:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GARDE ON ALL SERVIVES STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	SLAB-TOP MANHOLE
		CITY PLATE No. SEW-4



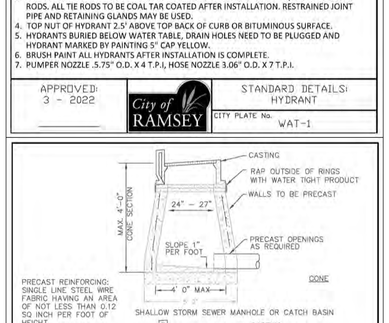
NOTES:
① CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT.
② 5" BASE FOR ALL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. A REINFORCEMENT WITH 6"X6" & 10"X10" MESH
③ MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS.
④ DUCTILE IRON PIPE FROM TEE TO UNDISTURBED SOIL.
5. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
6. CONDUCTIVITY IS REQUIRED ON ALL TRACE WIRE.
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	INSIDE DROP MANHOLE
		CITY PLATE No. SEW-5



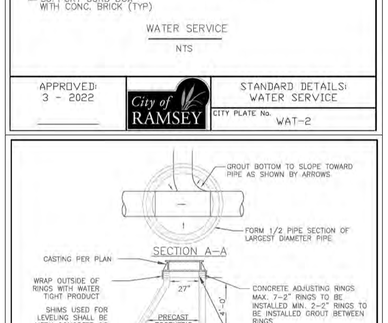
NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6

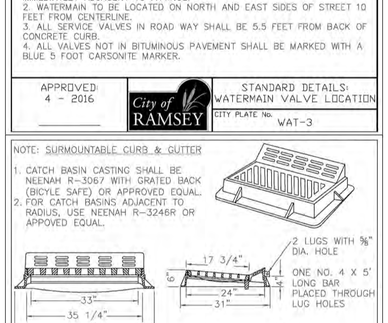


NOTES:
1. HYDRANT SHALL BE 5-1/4" W867 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5' CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1

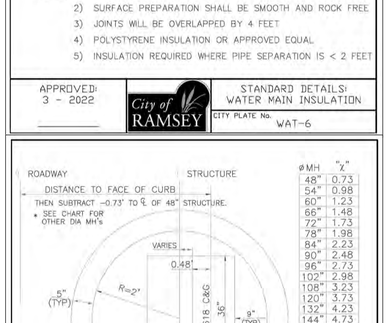


APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2



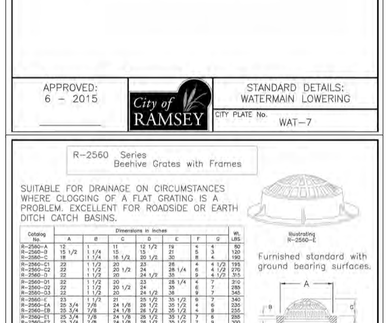
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

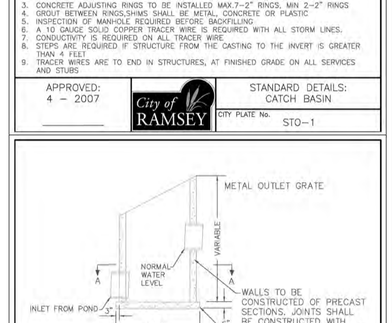
APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	WATER MAIN INSULATION
		CITY PLATE No. WAT-6



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

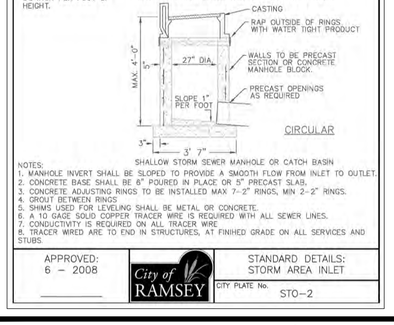
NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED:		STANDARD DETAILS:
6 - 2015	City of RAMSEY	WATERMAIN LOWERING
		CITY PLATE No. WAT-7



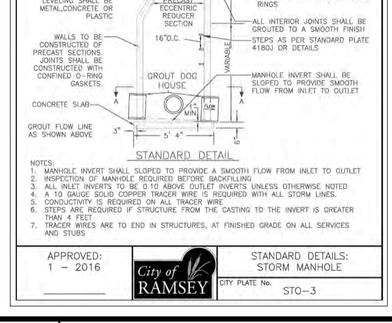
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING.
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 - 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1



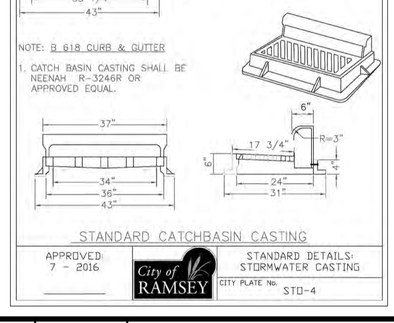
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 - 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2

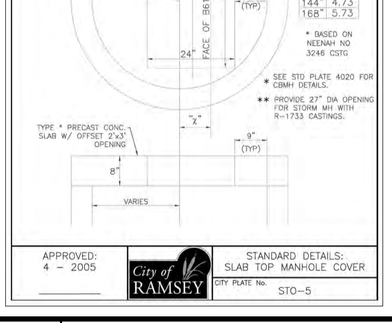


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

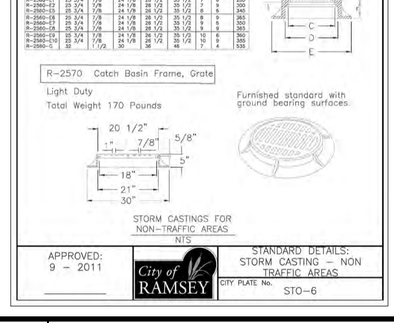
APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3



APPROVED:		STANDARD DETAILS:
7 - 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

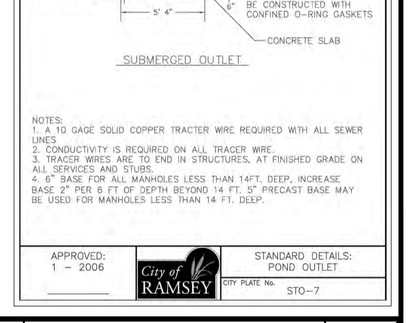


APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5



Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12		11	12 1/2	19	6	6	82
R-2560-B	18 1/2	1 1/4	17	18 1/2	25	6	4	140
R-2560-C	18	1 1/4	16 1/2	18 1/2	30	6	4	195
R-2560-D1	22	1 1/2	20	22	28	4	4 1/2	195
R-2560-D2	22	1 1/2	20 1/2	24	28 1/4	4	4 1/2	270
R-2560-D	22	1 1/2	20	24 1/2	30	5	4 1/2	315
R-2560-D1	22	1 1/2	20	22	28 1/4	4	7	310
R-2560-D2	22	1 1/2	20 1/2	24	28	6	7	285
R-2560-D	22	1 1/2	20	24 1/2	30	5	7	340
R-2560-D3	23	1 1/2	21	25 1/2	31 1/2	5	7	340
R-2560-EA	23 3/4	7/8	24 1/8	26 1/2	31 1/2	4	6	235
R-2560-EB	23 3/4	7/8	24 1/8	26 1/2	31 1/2	4	8	235
R-2560-E1	25 3/4	7/8	24 1/8	26 1/2	31 1/2	7	6	288
R-2560-E2	25 3/4	7/8	24 1/8	26 1/2	31 1/2	7	8	300
R-2560-E	25 3/4	7/8	24 1/8	26 1/2	31 1/2	5	6	300
R-2560-D8	29 3/4	7/8	24 1/8	26 1/2	31 1/2	8	6	363
R-2560-E7	29 3/4	7/8	24 1/8	26 1/2	31 1/2	9	6	350
R-2560-D6	25 3/4	7/8	24 1/8	26 1/2	31 1/2	9	6	383
R-2560-C9	23 3/4	7/8	24 1/8	26 1/2	31 1/2	10	6	360
R-2560-C10	23 3/4	7/8	24 1/8	26 1/2	31 1/2	10	6	385
R-2560-C11	32	1 1/2	30	32	38	10	7.5	535

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6



NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 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

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

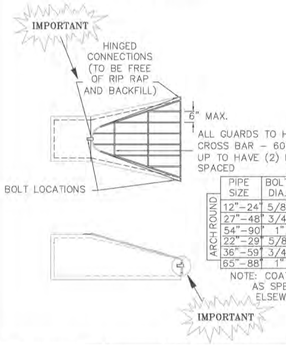
TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

TROTT BROOK CROSSING
1ST ADDITION
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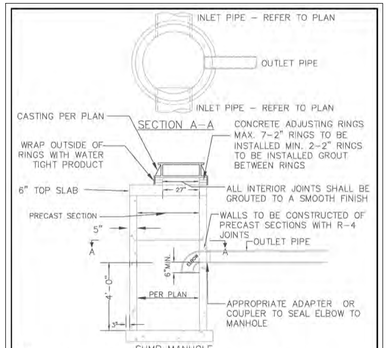
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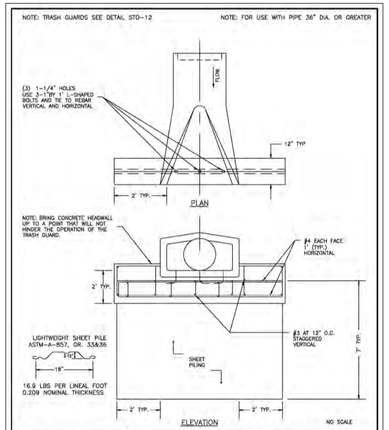


APPROVED: 2 – 2006 | City of RAMSEY | STANDARD DETAILS: TRASH GUARD | CITY PLATE No. STO–8

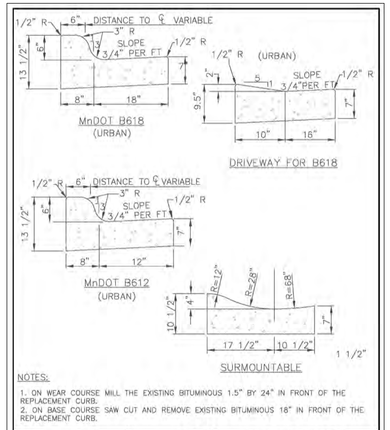


NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: SUMP MANHOLE | CITY PLATE No. STD–9

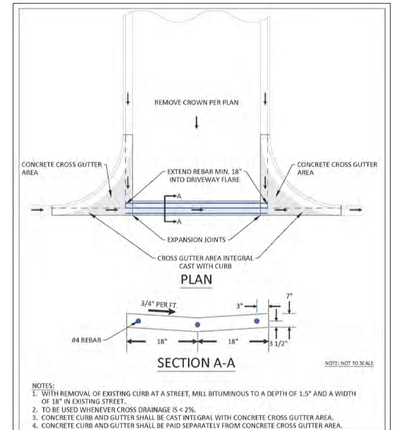


APPROVED: 9 – 2016 | City of RAMSEY | STANDARD DETAILS: STORM SEWER PILING & CONCRETE END SECTION | CITY PLATE No. STO–10



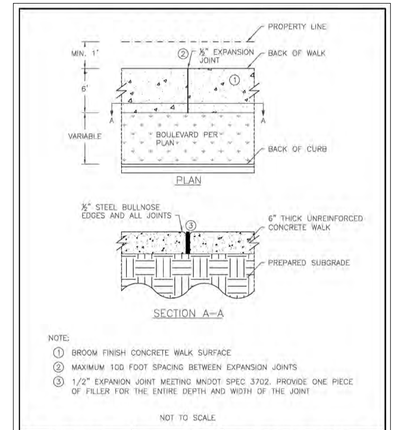
NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: CURB AND GUTTER | CITY PLATE No. STR–1



NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

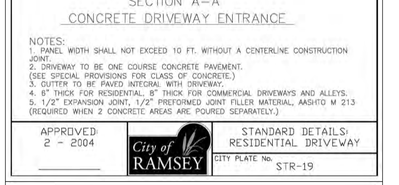
APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: CROSS GUTTER | CITY PLATE No. STR–2



NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 10Ø FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

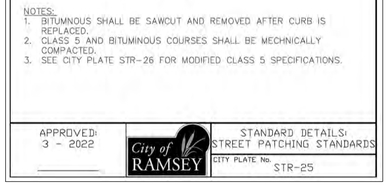
APPROVED: 10 – 2015 | City of RAMSEY | STANDARD DETAILS: CONCRETE SIDEWALK | CITY PLATE No. STR–3



SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 – 2004 | City of RAMSEY | STANDARD DETAILS: RESIDENTIAL DRIVEWAY | CITY PLATE No. STR–19



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

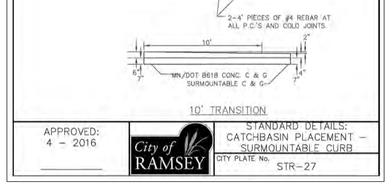
APPROVED: 3 – 2022 | City of RAMSEY | STANDARD DETAILS: STREET PATCHING STANDARDS | CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

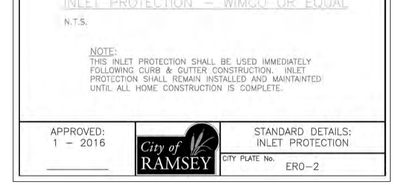
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003 | City of RAMSEY | STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS | CITY PLATE No. STR–26



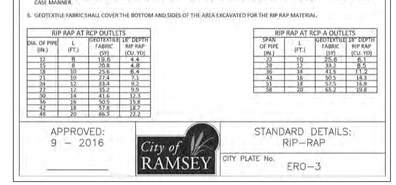
APPROVED: 4 – 2016 | City of RAMSEY | STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB | CITY PLATE No. STR–27



INLET PROTECTION – WIMCO OR EQUAL
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: INLET PROTECTION | CITY PLATE No. ERO–2



NOTES:
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, DISKED MATTING, GABRIC, OR MATTING SUCH AS EXCLUSIOR SMALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKETTING 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 36" 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	RIP RAP (CU. YD)
12	8	19.3	4.4
15	8	20.6	4.8
18	10	23.6	6.4
21	10	27.6	7.1
24	12	33.4	9.3
27	12	35.7	9.9
30	14	43.0	12.2
36	14	47.8	13.7
42	18	57.6	18.7
48	20	66.3	22.2

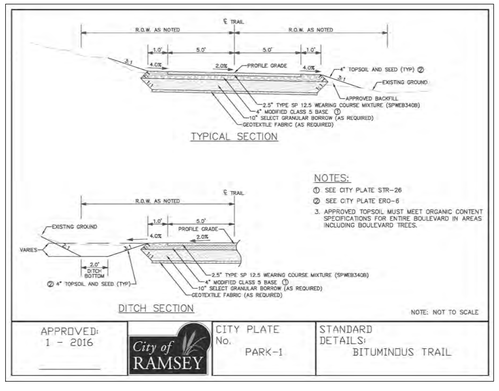
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC	18" DEPTH RIP RAP (CU. YD)
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

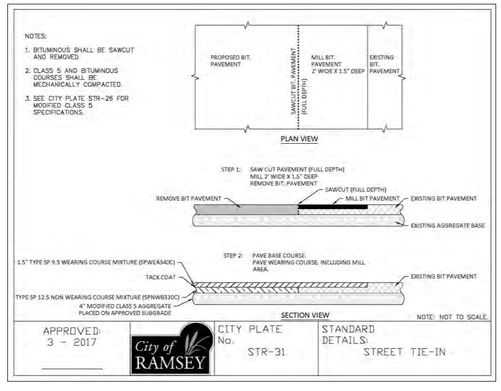
APPROVED: 9 – 2016 | City of RAMSEY | STANDARD DETAILS: RIP–RAP | CITY PLATE No. ERO–3

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019 | City of RAMSEY | STANDARD DETAILS: TOPSOIL REQUIREMENTS | CITY PLATE No. ERO–6



APPROVED: 1 – 2016 | City of RAMSEY | CITY PLATE No. PARK–1 | STANDARD DETAILS: BITUMINOUS TRAIL



APPROVED: 3 – 2017 | City of RAMSEY | CITY PLATE No. STR–31 | STANDARD DETAILS: STREET TIE–IN

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

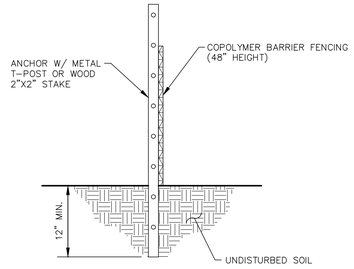
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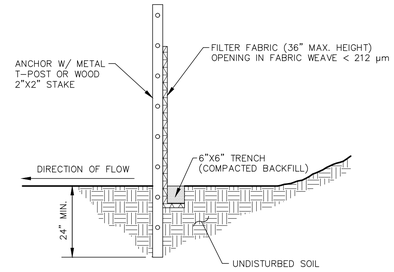
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

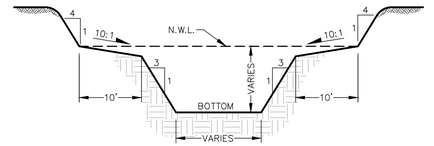
SILT FENCE



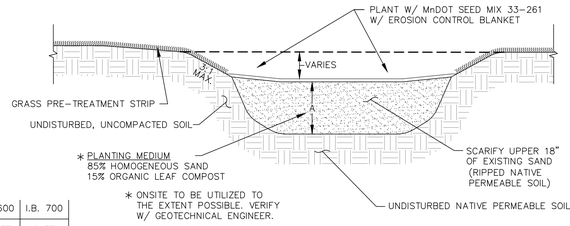
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TYPICAL POND SECTION



INFILTRATION BASIN

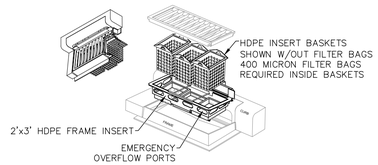


* ONSITE TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

	I.B. 110	I.B. 400	I.B. 600	I.B. 700
A. DEPTH	1.5 FT.	1.5 FT.	1.5 FT.	1.0 FT.

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

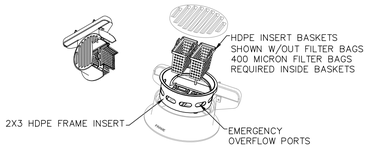
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



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– DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

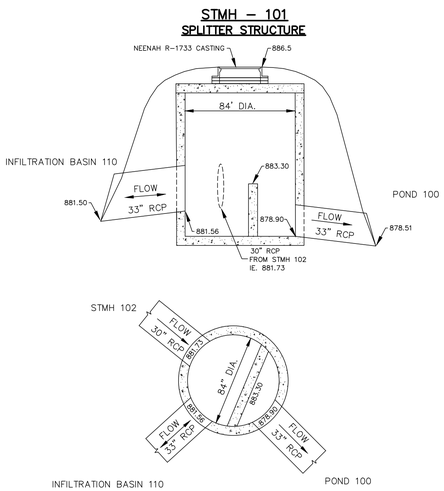
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

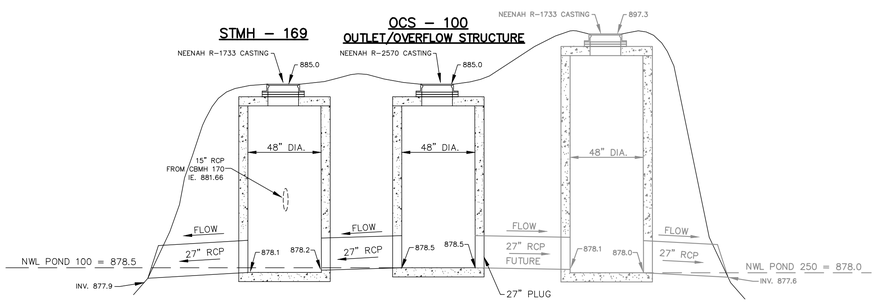
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SPLITTER STRUCTURE



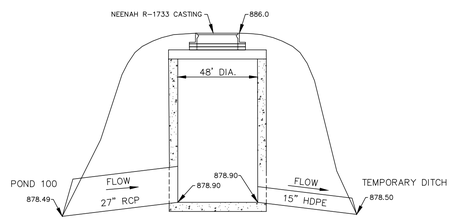
FUTURE STMH – 100A

STMH – 169

OCS – 100
OUTLET/OVERFLOW STRUCTURE



STMH – 139T
TEMPORARY OUTLET STRUCTURE



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

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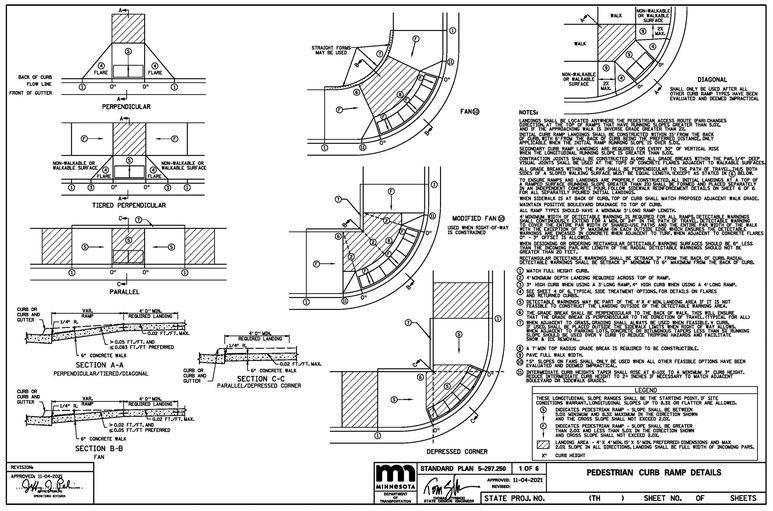
TROTT BROOK CROSSING
1ST ADDITION
Ramsey, Minnesota

DETAILS

17 of 19

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NOTES:

LANDINGS SHALL BE LOCATED AWTHERE THE PEDESTRIAN ACCESS ROUTE YEARS CHANGES DIRECTION, AT THE TOP AND BOTTOM OF CURB RAMPS, AND AT OTHER LOCATIONS AS NEEDED TO PROVIDE THE REQUIRED LANDING WIDTH AND LENGTH. LANDINGS SHALL BE DESIGNED AND CONSTRUCTED WITH A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED BEGINNING AT THE BACK OF THE CURB RAMP FLARE AND SHALL BE AT LEAST AS WIDE AS THE CURB RAMP (EXCLUSIVE OF THE FLARES) AND THE LENGTH SHALL BE AT LEAST 4' LONG.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHERE THE LONGITUDINAL SLOPE OF THE SIDEWALK IS GREATER THAN 5%.

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL CURB BREAKS WITHIN THE PUBLIC RIGHT-OF-WAY. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT THE BACK OF CURB AND GUTTER AT ALL CURB RAMPS.

ALL CURB RAMPS SHALL BE CONSTRUCTED SUCH THAT THE RUNNING SLOPE IS PERPENDICULAR TO THE FLOW OF TRAFFIC IN THE STREET.

TO ENSURE INITIAL RAMPS AND WIDTH LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE SHALL BE THICKENED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. THE SUBSEQUENT CONCRETE PAVEMENT REPLACEMENT SHALL NOT EXTEND INTO THE INITIAL LANDINGS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHERE THE ROADWAYS IS 4-WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPE TO REDUCE RUNNING SLOPE AND CROSS SLOPE FROM THE TOP OF CURB TO THE FLAT.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

A MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONSIST OF A PATTERN OF TRUNCATED DOMES AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE NEAREST THE STREET IS LOCATED AT THE BACK OF THE CURB RAMP FLARE AND EXTENDS TO THE BACK OF CURB RAMP. DETECTABLE WARNINGS SHALL BE CONSTRUCTED WITH A MINIMUM 24" DEPTH IN THE DIRECTION OF TRAVEL.

WHEN EXTENDING OR CONSTRUCTING CURB RAMPS ALONG ROADWAYS WITH A CURB, THE DETECTABLE WARNING SHALL BE LOCATED SUCH THAT THE DISTANCE FROM THE BACK OF CURB TO THE NEAREST EDGE OF THE DETECTABLE WARNING SURFACE IS NO LESS THAN 7.5" AND NO GREATER THAN 9.5". THE DISTANCE FROM THE BACK OF CURB TO THE DETECTABLE WARNING SHOULD BE AS GREATER THAN 9.5" WHERE POSSIBLE.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

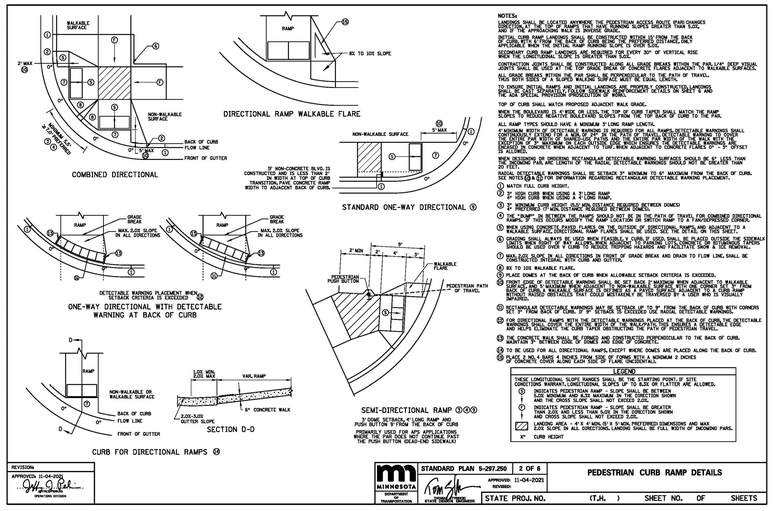
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WHEN EXTENDING OR CONSTRUCTING CURB RAMPS ALONG ROADWAYS WITH A CURB, THE DETECTABLE WARNING SHALL BE LOCATED SUCH THAT THE DISTANCE FROM THE BACK OF CURB TO THE NEAREST EDGE OF THE DETECTABLE WARNING SURFACE SHALL BE PLACED 15" MINIMUM TO 19" MAXIMUM FROM THE NEAREST EDGE OF THE DETECTABLE WARNING. THE DISTANCE FROM THE BACK OF CURB TO THE DETECTABLE WARNING SHALL BE AS GREATER THAN 9.5" WHERE POSSIBLE.

1. WATCH FULL HEIGHT CURB.
2. 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3. 5" HIGH CURB WHEN USING A 5'-LONG RAMP. 6" HIGH CURB WHEN USING A 4'-LONG RAMP.
4. SEE SHEET 2 OF 6 FOR TYPICAL SIDE TREATMENT OPTIONS. FOR DETAILS ON FLARES SEE RESTRICTED CURB.
5. DETECTABLE WARNINGS ARE BY PART OF THE 4' X 4' MIN. LANDING AREA. IF IT IS NOT POSSIBLE TO PLACE THE DETECTABLE WARNING ON THE LANDING, PLACE IT ON THE RAMP.
6. GRADE BREAK SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL. 1.5% MAX. SLOPE ALLOWED (2% ALLOWED FOR EXISTING CONDITIONS) IN THE DIRECTION OF TRAVEL TO DRAIN WATER ACCUMULATION AT THE BOTTOM OF THE RAMP.
7. RAMP LENGTH AND SLOPE SHALL BE CONSTRUCTED SUCH THAT THE CROSS SLOPE OF THE SIDEWALK OR CROSSWALK WHERE THE RAMP IS LOCATED DOES NOT EXCEED 2.0%.
8. WITH EXISTING OR CONSTRAINED CURB OR VERTICAL-FACED BARRIER, SHOULD BE AT LEAST 2' WIDE WHEN ADJACENT TO CONCRETE FLARES AND AT LEAST 4' WIDE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 3' IS LESS THAN THE MINIMUM, EVEN IF LOCATION OF VERTICAL-FACED BARRIER SHOULD BE AT LEAST 4' WIDE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 3' IS LESS THAN THE MINIMUM, EVEN IF LOCATION OF VERTICAL-FACED BARRIER SHOULD BE AT LEAST 4' WIDE WHEN ADJACENT TO TURF.
9. A 1" MIN TO 2" MAX TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
10. CAN SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
11. INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO A MINIMUM 3" CURB HEIGHT. INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO A MINIMUM 3" CURB HEIGHT. SEE SHEET 3 OF 6 FOR DETAILS.
12. CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO MATCH ADJACENT ROADWAY GRADE.

LEGEND

	THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT AT SITE CONDITIONS WARRANT. LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.
①	INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.00 MINIMUM AND 8.33 MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
②	INDICATES CROSS SLOPE RANGE – NO SLOPE GREATER THAN 8.33 AND LESS THAN 5.00 IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
	LANDING AREA – 4' X 4' MIN.(5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
3"	CURB HEIGHT



NOTES:

LANDINGS SHALL BE LOCATED AWTHERE THE PEDESTRIAN ACCESS ROUTE YEARS CHANGES DIRECTION, AT THE TOP AND BOTTOM OF CURB RAMPS, AND AT OTHER LOCATIONS AS NEEDED TO PROVIDE THE REQUIRED LANDING WIDTH AND LENGTH. LANDINGS SHALL BE DESIGNED AND CONSTRUCTED WITH A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED BEGINNING AT THE BACK OF THE CURB RAMP FLARE AND SHALL BE AT LEAST AS WIDE AS THE CURB RAMP (EXCLUSIVE OF THE FLARES) AND THE LENGTH SHALL BE AT LEAST 4' LONG.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHERE THE LONGITUDINAL SLOPE OF THE SIDEWALK IS GREATER THAN 5%.

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL CURB BREAKS WITHIN THE PUBLIC RIGHT-OF-WAY. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT THE BACK OF CURB AND GUTTER AT ALL CURB RAMPS.

ALL CURB RAMPS SHALL BE CONSTRUCTED SUCH THAT THE RUNNING SLOPE IS PERPENDICULAR TO THE FLOW OF TRAFFIC IN THE STREET.

TO ENSURE INITIAL RAMPS AND WIDTH LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE SHALL BE THICKENED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. THE SUBSEQUENT CONCRETE PAVEMENT REPLACEMENT SHALL NOT EXTEND INTO THE INITIAL LANDINGS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHERE THE ROADWAYS IS 4-WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPE TO REDUCE RUNNING SLOPE AND CROSS SLOPE FROM THE TOP OF CURB TO THE FLAT.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

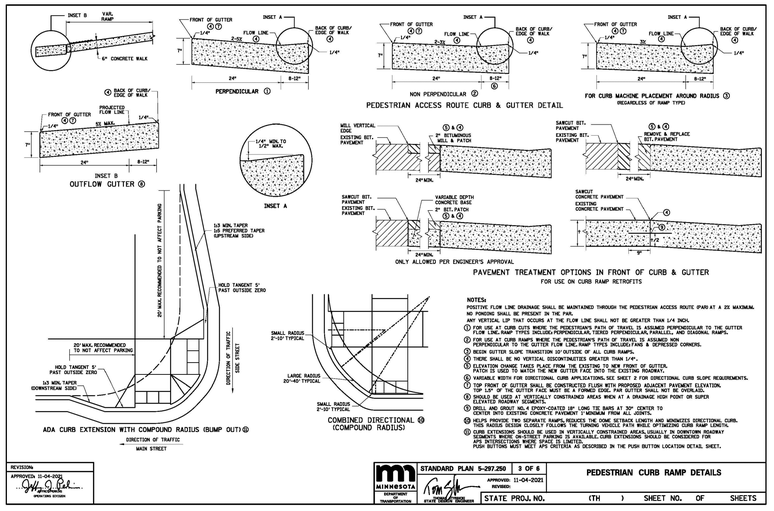
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1. WATCH FULL HEIGHT CURB.
2. 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3. 5" HIGH CURB WHEN USING A 5'-LONG RAMP. 6" HIGH CURB WHEN USING A 4'-LONG RAMP.
4. SEE SHEET 2 OF 6 FOR TYPICAL SIDE TREATMENT OPTIONS. FOR DETAILS ON FLARES SEE RESTRICTED CURB.
5. DETECTABLE WARNINGS ARE BY PART OF THE 4' X 4' MIN. LANDING AREA. IF IT IS NOT POSSIBLE TO PLACE THE DETECTABLE WARNING ON THE LANDING, PLACE IT ON THE RAMP.
6. GRADE BREAK SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL. 1.5% MAX. SLOPE ALLOWED (2% ALLOWED FOR EXISTING CONDITIONS) IN THE DIRECTION OF TRAVEL TO DRAIN WATER ACCUMULATION AT THE BOTTOM OF THE RAMP.
7. RAMP LENGTH AND SLOPE SHALL BE CONSTRUCTED SUCH THAT THE CROSS SLOPE OF THE SIDEWALK OR CROSSWALK WHERE THE RAMP IS LOCATED DOES NOT EXCEED 2.0%.
8. WITH EXISTING OR CONSTRAINED CURB OR VERTICAL-FACED BARRIER, SHOULD BE AT LEAST 2' WIDE WHEN ADJACENT TO CONCRETE FLARES AND AT LEAST 4' WIDE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 3' IS LESS THAN THE MINIMUM, EVEN IF LOCATION OF VERTICAL-FACED BARRIER SHOULD BE AT LEAST 4' WIDE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 3' IS LESS THAN THE MINIMUM, EVEN IF LOCATION OF VERTICAL-FACED BARRIER SHOULD BE AT LEAST 4' WIDE WHEN ADJACENT TO TURF.
9. A 1" MIN TO 2" MAX TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
10. CAN SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
11. INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO A MINIMUM 3" CURB HEIGHT. INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO A MINIMUM 3" CURB HEIGHT. SEE SHEET 3 OF 6 FOR DETAILS.
12. CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO MATCH ADJACENT ROADWAY GRADE.

LEGEND

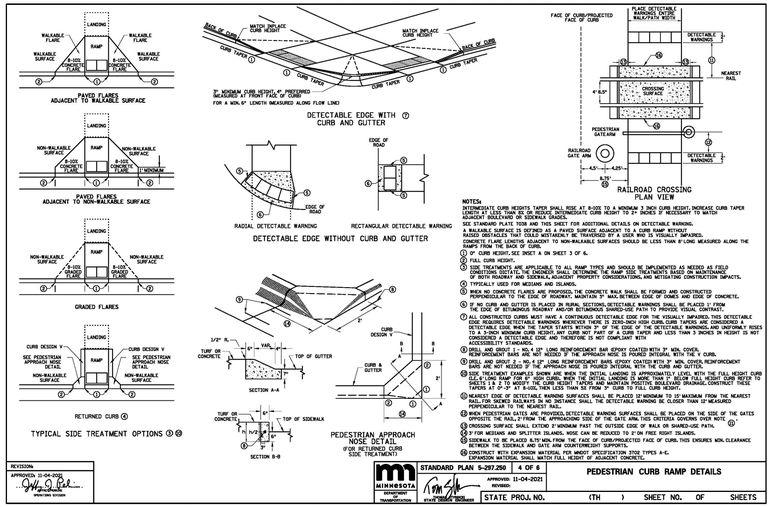
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②	INDICATES CROSS SLOPE RANGE – NO SLOPE GREATER THAN 8.33 AND LESS THAN 5.00 IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
	LANDING AREA – 4' X 4' MIN.(5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
3"	CURB HEIGHT



NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMAL NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

1. FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
2. FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FAN & DEPRESSED CORNERS.
3. BEGIN GUTTER SLOPE TRANSITION OUTSIDE OF ALL CURB RAMPS.
4. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
5. ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
6. VARIABLE WIDTH OF ADDITIONAL CURB AND GUTTER/SIDEWALK SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
7. TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION.
8. SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHICH AT A GRADUAL HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
9. DRILL AND GROUT #6 X EPOXY-COATED 12" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.
10. THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
11. TO BE CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3720 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.
12. USE AN APPROVED TYPE F 0.4 INCH THICK DEBONDING MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.



NOTES:

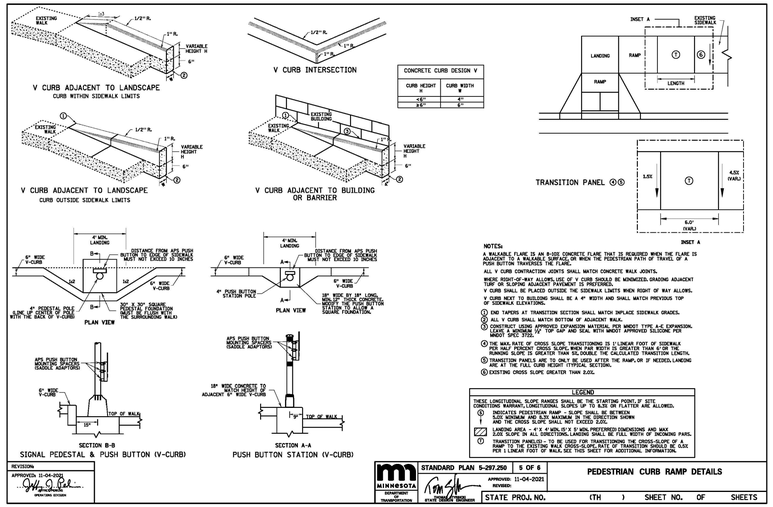
INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 0.25% TO A MINIMUM 3" INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AS NEEDED TO ACHIEVE 0.25% SLOPE. INCREASE CURB HEIGHT TO 6" INCHES 3" NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE T608 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT HANDRAILS OR OTHER OBJECTS THAT SUBSTANTIALLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

SLOPES WITHIN THE LENGTH ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 6'-LONG MEASURED ALONG THE RAMP FROM THE NON-WALKABLE SURFACE.

1. 0" CURB HEIGHT, SEE SHEET A ON SHEET 3 OF 6.
2. FULL CURB HEIGHT.
3. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
4. TYPICALLY USED FOR MEDIANS AND ISLANDS.
5. WHEN DETECTABLE WARNING IS PLACED ON THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED WITH THE DETECTABLE WARNING TO PROPERLY MAINTAIN 5" MAX BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
6. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 3' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHOULDER PAVEMENT TO PROVIDE VISUAL CONTRAST.
7. ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRING DETECTABLE WARNINGS WHENEVER THERE IS NO CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 2" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A HEIGHT OF 3" OR GREATER WITHIN A LENGTH OF 24" OR LESS. CURB TAPERS WITH LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE, AND THEREFORE IS NOT COMPLIANT WITH ADA ACCESSIBILITY STANDARDS.
8. DRILL AND GROUT 3 – NO. 4 (#) 12" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, EPOXY-ENCAPSULATED BARS ARE REQUIRED TO BE USED WHEN CONSTRUCTING WITH TYPE A-E EXPANSION.
9. DRILL AND GROUT #6 X 12" LONG EPOXY COATED REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER REINFORCEMENT BARS ARE NOT REQUIRED TO BE USED WHEN CONSTRUCTING WITH TYPE A-E EXPANSION MATERIAL.
10. SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (5" AT 4'-LONG RAMP TOP OF HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 2" BELOW THE FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0.25% AT 5.00% THEN LESS THAN 5% FROM 5.00% TO FULL CURB HEIGHT.
11. NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 15" MINIMUM TO 19" MAXIMUM FROM THE NEAREST EDGE OF THE DETECTABLE WARNING. THE DISTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 19" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
12. WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 3' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS OMITTING GOVERNS OVER NOTE 10.
13. CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
14. 3' FOR MEDIANS AND SPLITTER ISLANDS. WIDE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
15. SIDEWALK TO BE PLACED 8.75" MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
16. CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3720 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.



NOTES:

A WALKABLE FLARE IS AN 8:33E CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONSTRUCTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, INSIDE OF V CURB SHOULD BE MONUMENTS GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

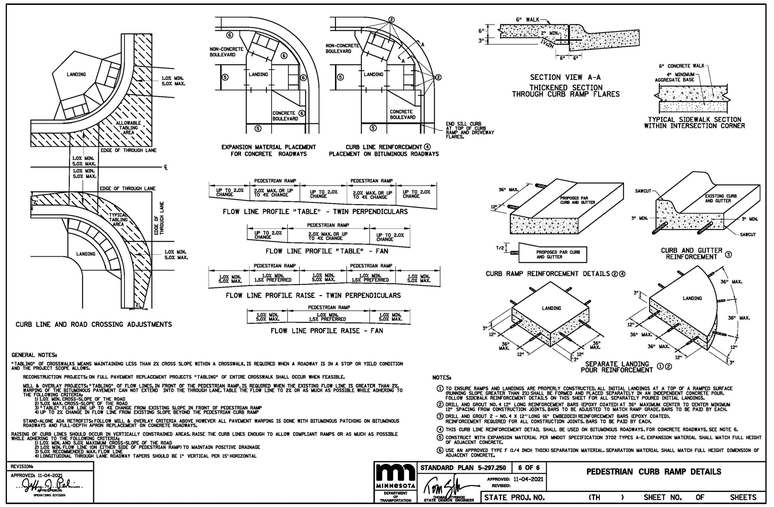
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. EXPANSION MATERIAL SHALL MATCH TOP OF TOP AND SIDE WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3724.
4. THE MAX RATE OF CROSS SLOPE TRANSITIONING IS 1:LINEAR FOOT OF SIDEWALK PUSH BUTTON STATION SHALL BE LOCATED WITHIN 10" OF THE OPERATOR FROM A FIXED OBJECT TO ALLOW FOR WHEELCHAIR MANEUVERING AND ACCESS TO THE PUSH BUTTON.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR 3' NECKED, LANDING ARE AT THE FULL SURFACE HEIGHT TYPICAL SECTION.
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

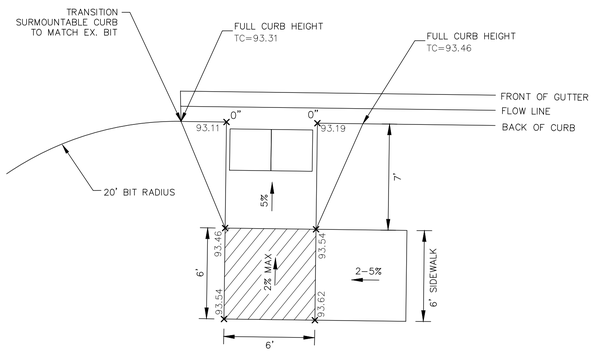
LEGEND

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3"	CURB HEIGHT


LANDING
LOS MAX.
ELLIMABLE TABLONG ANGLE
EDGE OF THROUGH LANE
TYPICAL CROSS SLOPE
CROSS OF THROUGH LANE
CURB LINE AND ROAD CROSSING ADJUSTMENTS
NON-CONCRETE BOULEVARD
CONCRETE BOULEVARD
EXPANSION MATERIAL PLACEMENT FOR CONCRETE ROADWAYS
CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS
END 45:1 CURB (2' TOP OF CURB RAMP AND ORDINARY FLARES)
SECTION VIEW A-A
THICKENED SECTION THROUGH CURB RAMP FLARES
6" WALK
6" MIN. AGGREGATE BASE
6" CONCRETE WALK
6" MINIMUM AGGREGATE B

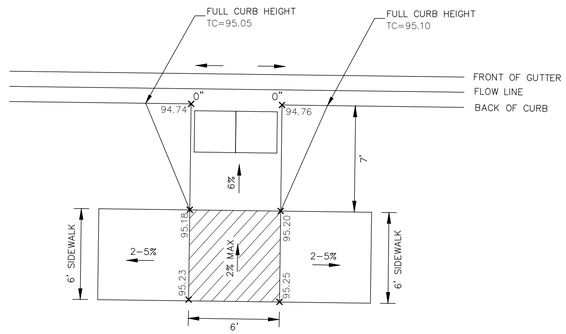
PEDESTRIAN RAMP #1

170TH AVENUE NW
2 TRUNCATED DOMES
1" = 5'



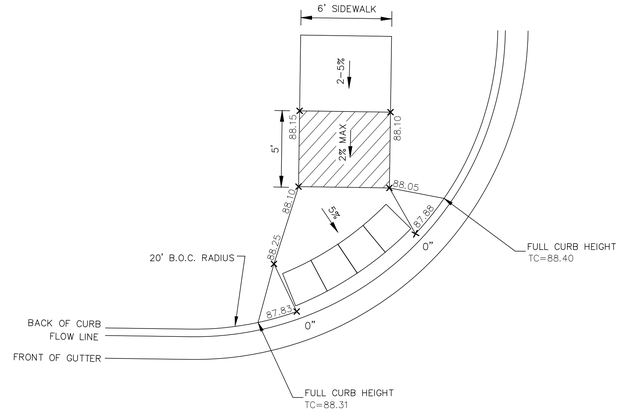
PEDESTRIAN RAMP #2

170TH LANE NW/ URANIMITE STREET NW
2 TRUNCATED DOMES
1" = 5'



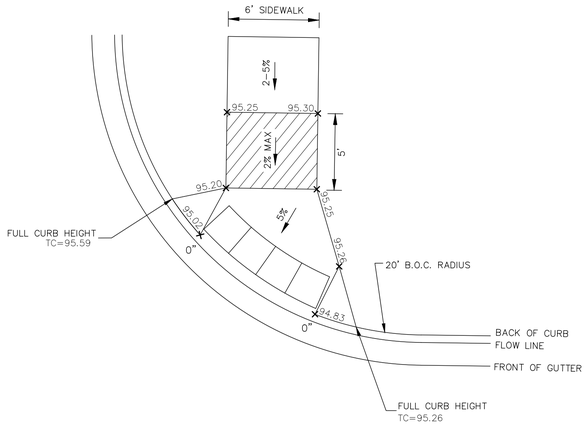
PEDESTRIAN RAMP #3

170TH LANE NW/ TRAPROCK STREET NW
4 TRUNCATED DOMES
1" = 5'



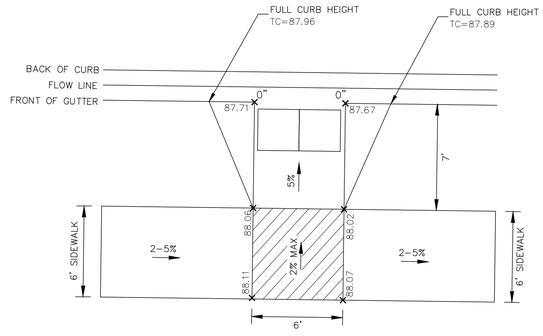
PEDESTRIAN RAMP #4

170TH AVENUE NW/ URANIMITE STREET NW
4 TRUNCATED DOMES
1" = 5'



PEDESTRIAN RAMP #5

170TH LANE NW
2 TRUNCATED DOMES
1" = 5'



NOTE: CONTRACTOR SHALL FIELD VERIFY/ADJUST ALL ELEVATIONS TO MATCH ACTUAL CURB GRADES.

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

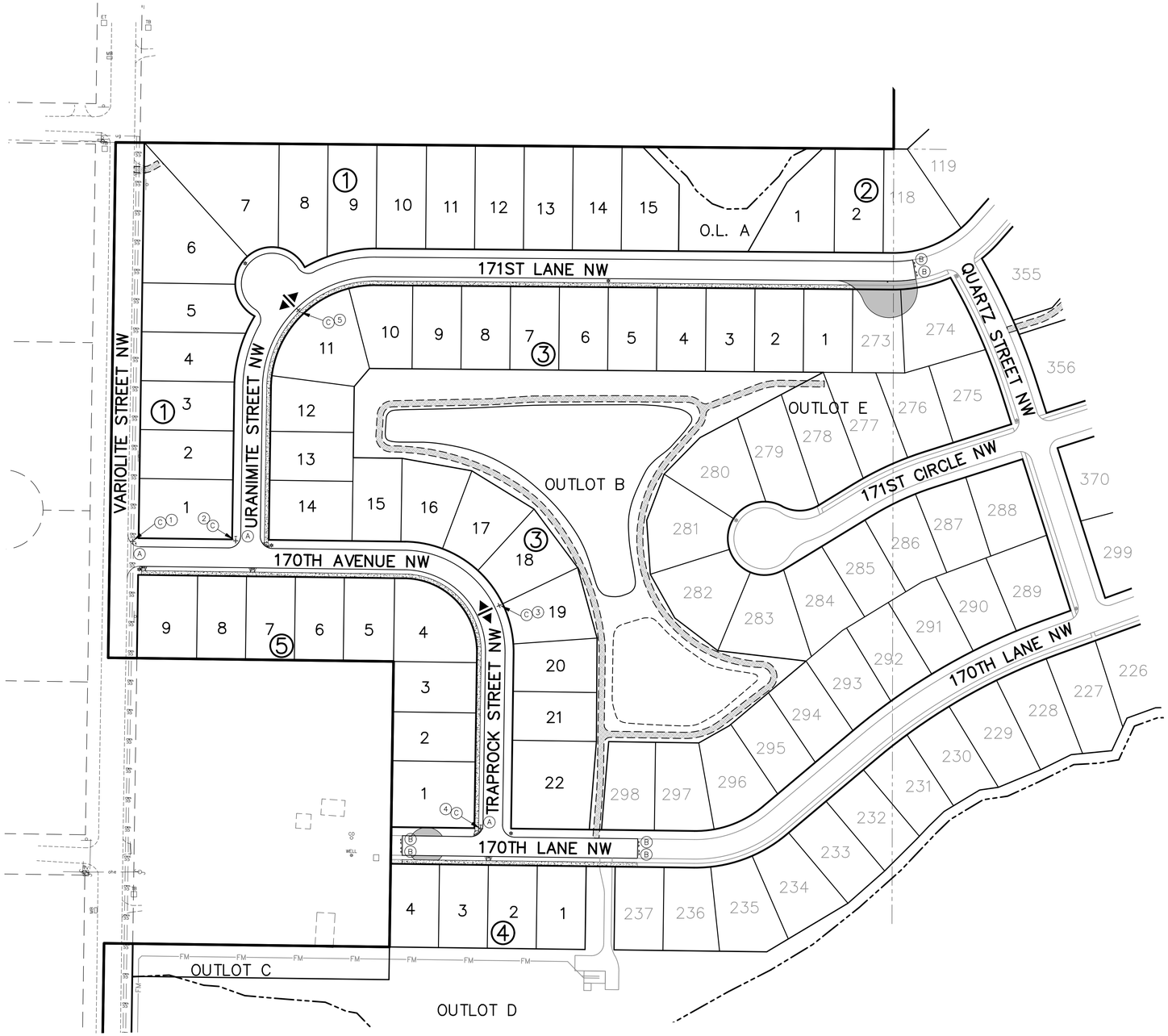
TROTT BROOK CROSSING
1ST ADDITION
Ramsey, Minnesota

DETAILS

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SIGN SCHEDULE				
REFERENCE	SIGN	SIGN NO.	SIZE	QUANTITY
(A)	STOP	R1-1	30" x 30"	3
(B)		TYPE III BARRICADES		6
(C)		STREET SIGN		5

LIGHTING NOTES:

PROPOSED LIGHT LOCATION.

VERIFY FINAL LOCATION W/ CITY/ CONNEXUS ENERGY

STREET NAME SIGNS	
NAMES	QUANTITY
(1) 170th Ave NW / Variolite St NW	1
(2) 170th Ave NW / Uranimite St NW	1
(3) Traprock St NW / 170th Ave NW	1
(4) 170th Ln NW / Traprock St NW	1
(5) Uranimite St NW / 171st Ln NW	1

N

0 50 100 200

(IN FEET)

BENCHMARKS
1. Anoka County Benchmark No. 3077 – Elevation 901.84 ft. (NAVD88)
2. Anoka County Benchmark No. 3078 – Elevation 867.97 ft. (NAVD88)

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/18/23 License #: 25063

Drawn: GJS
Designed: BJK
Date: 1/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

TROTT BROOK CROSSING
1ST ADDITION
Ramsey, Minnesota

SIGNING & STRIPING PLAN

S1 of S1

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#9461

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.

2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.

3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.

5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'

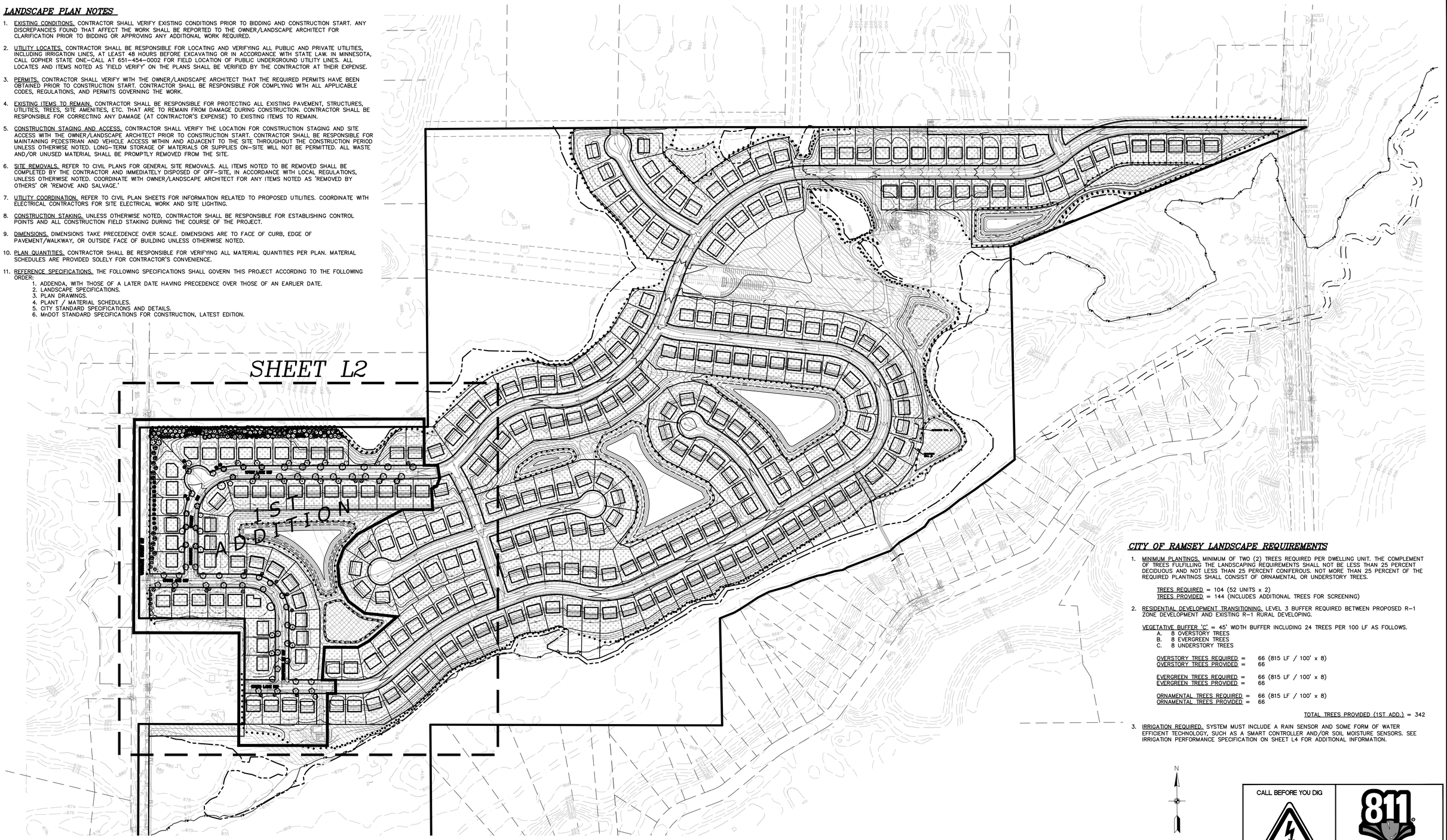
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.

8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.

9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.

11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 L1 OVERALL LANDSCAPE PLAN

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

1. MINIMUM PLANTINGS. MINIMUM OF TWO (2) TREES REQUIRED PER DWELLING UNIT. THE COMPLEMENT OF TREES FULFILLING THE LANDSCAPING REQUIREMENTS SHALL NOT BE LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS. NOT MORE THAN 25 PERCENT OF THE REQUIRED PLANTINGS SHALL CONSIST OF ORNAMENTAL OR UNDERSTORY TREES.

   TREES REQUIRED = 104 (52 UNITS x 2)
   TREES PROVIDED = 144 (INCLUDES ADDITIONAL TREES FOR SCREENING)

2. RESIDENTIAL DEVELOPMENT TRANSITIONING. LEVEL 3 BUFFER REQUIRED BETWEEN PROPOSED R-1 ZONE DEVELOPMENT AND EXISTING R-1 RURAL DEVELOPING.

   VEGETATIVE BUFFER 'C' = 45' WIDTH BUFFER INCLUDING 24 TREES PER 100 LF AS FOLLOWS.
   A. 8 OVERSTORY TREES
   B. 8 EVERGREEN TREES
   C. 8 UNDERSTORY TREES

   OVERSTORY TREES REQUIRED = 66 (815 LF / 100' x 8)
   OVERSTORY TREES PROVIDED = 66

   EVERGREEN TREES REQUIRED = 66 (815 LF / 100' x 8)
   EVERGREEN TREES PROVIDED = 66

   ORNAMENTAL TREES REQUIRED = 66 (815 LF / 100' x 8)
   ORNAMENTAL TREES PROVIDED = 66

   TOTAL TREES PROVIDED (1ST ADD.) = 342

3. IRRIGATION REQUIRED. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. SEE IRRIGATION PERFORMANCE SPECIFICATION ON SHEET L4 FOR ADDITIONAL INFORMATION.

N

0 100 200 400
(IN FEET)

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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/18/23 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
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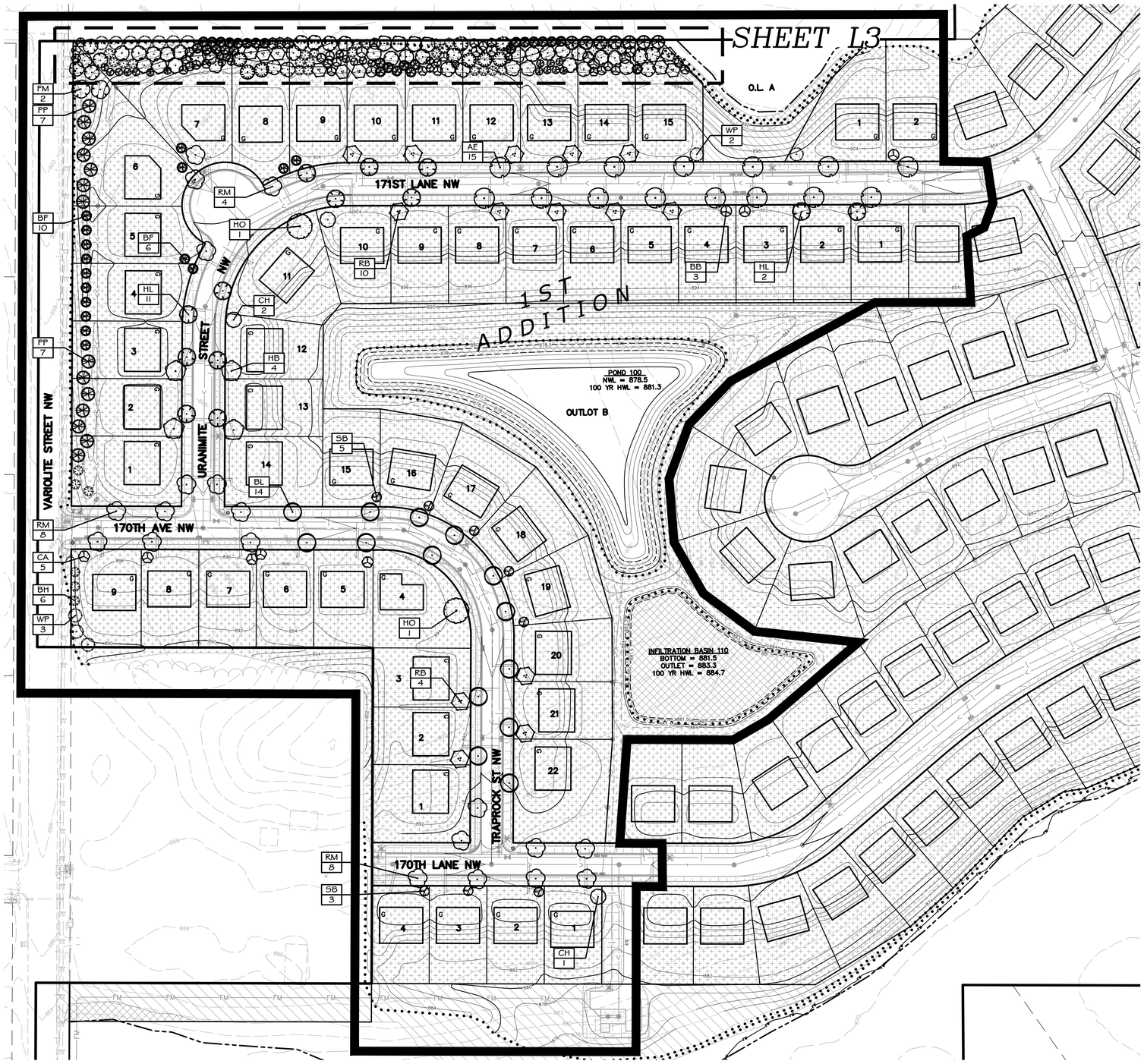
TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

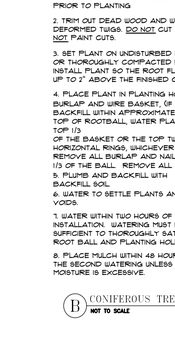
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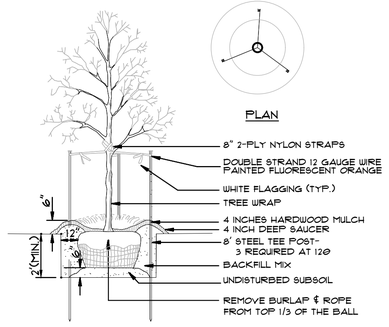
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1 L2 LANDSCAPE PLAN ENLARGEMENT





NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), NTAGT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TUNE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1½" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-1" ROLLED STEEL POSTS (MNDOT 340) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE KEY

TREES	CODE	COMMON NAME
	RM	Northwood Red Maple
	FM	Sienna Glen Maple
	RB	River Birch Multi-Trunk
	HB	Common Hackberry
	HL	Northern Acclaim Thornless Honey Locust
	KC	Kentucky Coffeetree
	WO	Swamp White Oak
	PO	Northern Pin Oak
	RO	Red Oak
	HO	Heritage Oak
	BL	Boulevard Linden
	AE	American Elm
CONIFEROUS TREES	CODE	COMMON NAME
	BF	Balsam Fir
	BH	Black Hills Spruce
	PP	Ponderosa Pine
	WP	White Pine
	CH	Canadian Hemlock
ORNAMENTAL TREES	CODE	COMMON NAME
	SB	Autumn Brilliance Serviceberry
	BB	Blue Beech
	HT	Thornless Hawthorn
	CA	Prairifire Crabapple
	JL	Japanese Tree Lilac
GROUND COVERS	CODE	COMMON NAME
	TI	MnDOT Seed Mix 25-151
	TII	MnDOT Seed Mix 33-261
	TIII	MnDOT Seed Mix 25-141
	TIV	MnDOT Seed Mix 35-241

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SUITE 100
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TEL 763.489.7900
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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/18/23 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/18/23

Revisions:
1. 3/1/23 per City Comments

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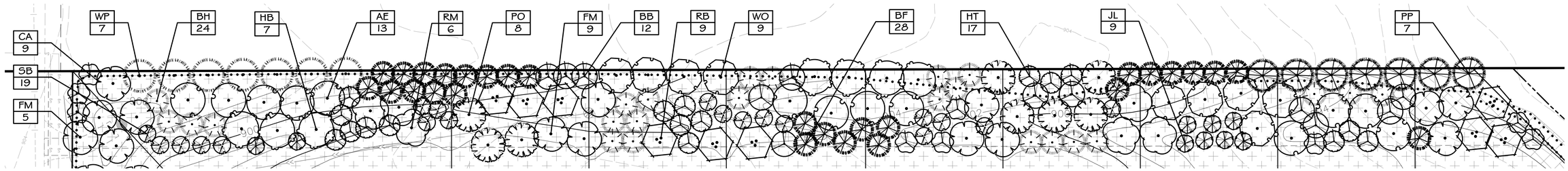
TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L2 of 3

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1 L3 LANDSCAPE PLAN ENLARGEMENT – DENSITY TRANSITION PLANTINGS

0 15 30 60
(IN FEET)

PLANT SCHEDULE 1ST ADDITION

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	26	Acer rubrum `Northwood`	Northwood Red Maple	2" Cal.	B&B
	FM	16	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	RB	23	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	7` Ht.	B&B
	HB	11	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	HL	13	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	WO	9	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	PO	8	Quercus ellipsoidalis	Northern Pin Oak	2" Cal.	B&B
	HO	2	Quercus x macdanielii `Clemons` TM	Heritage Oak	2" Cal.	B&B
	BL	14	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	28	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	44	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	30	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	PP	21	Pinus ponderosa	Ponderosa Pine	6` Ht.	B&B
	WP	12	Pinus strobus	White Pine	6` Ht.	B&B
	CH	3	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	27	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	BB	15	Carpinus caroliniana	Blue Beech	1.5" Cal.	B&B
	HT	17	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	14	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
	JL	9	Syringa reticulata White Flowers	Japanese Tree Lilac	1.5" Cal.	B&B

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE I MULCH AT A RATE OF 2000 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/18/23 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/18/23

Revisions:
1. 3/1/23 per City Comments

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Highway, Suite 100
Golden Valley, Minnesota 55422

TROTT BROOK CROSSING 1ST ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L3 of 3

Save Date: 03/01/23 F:\jobs\9461 - 9480\9461 - trott brook\cad c3d\landscape\final plans\1st addition\9461_landscape_1st.dwg

#9461

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR TROTT BROOK CROSSING (FIRST PLAT)

This Development Agreement (hereinafter the "Agreement") is dated as of this 28th day of March, 2023 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and TCLD Fund 1 Trott Brook LLC, a Minnesota limited liability company under the laws of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property in multiple phases and plat the same as Trott Brook Crossing First Addition (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing

the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

d. Public Parkland. Park dedication will be satisfied with a combination of land and cash contributions described further in this Agreement.

e. Lift Station. Land will be deeded to the **CITY** for use as a sanitary sewer lift station.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Carlson McCain, as revised dated March 1, 2023. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Lot grading.
h. Trail development.
i. Sidewalks.
j. Electricity.
k. Cable with 911 capabilities.
l. Natural gas.
m. Boulevard sodding (final) or temporary boulevard seeding.
n. Water shut off boxes.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format within thirty (30) days after completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guaranty noted in Section 12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners and provide the necessary documentation.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** or **PERMITTEE's** builder applies for a building permit to construct improvements on a lot within the Plat.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must substantially complete the Stage I Improvements (other than the final lift of bituminous) within eighteen months (18) months after the recording of the Plat, subject to delays, outside the control of the **PERMITTE**, which are the direct or indirect result of strikes, other labor shortages or troubles, material shortages, severe or prolonged bad weather, acts of God, fire or other casualty, litigation or other administrative procedures commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts or requirements of any federal, state, or local governmental unit (other than the **CITY** acting in its contractual capacity under this Agreement) which results in delays.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guaranty to lapse, expire or otherwise terminate, as to all or certain specified Stage I Improvements.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems reasonably appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of the applicable Stage I Improvements.

10. Stage II Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping (if required by Plans).
    b. Street lights per agreement with Connexus Energy
    c. Street and traffic control signs. The **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
    d. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must substantially complete the construction of the Stage II Improvements within eighteen (18) months after the date upon which the Plat is recorded, subject to delays, outside the control of the **PERMITTE**, which are the direct or indirect result of strikes, other labor shortages or troubles, material

shortages, severe or prolonged bad weather, acts of God, fire or other casualty, litigation or other administrative procedures commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts or requirements of any federal, state, or local governmental unit (other than the **CITY** acting in its contractual capacity under this Agreement) which results in delays.

PERMITTEE must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**. As-built plans will be provided to the **CITY** within thirty (30) days of completion.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:

    a. Lot grading
    b. Mailboxes

    (the "Required Private Improvements").

12. Financial Guaranty for Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall provide a financial guaranty in the form of a non-expiring or auto-renewing letter of credit to the **CITY** guaranteeing the construction of the Stage I Improvements and Stage II Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($2,876,237.00),** which amount is 125% of the **PERMITTEE's** Engineer's estimated cost of the Stage I Improvements. Upon completion of all or a portion of the Stage I Improvements, acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guaranty as each portion (ie, storm sewer) of the project is at least half completed with proper documentation. Only one reduction may be requested and processed per calendar month.

13. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of **($115,049.00)**, which amount is 5% of the **CITY** Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion all or a portion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of **$575,247.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of a Letter of Credit or alternative approved by the **CITY** Finance Director, approved as to form by the **CITY**, or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty after all off-lot landscaping is

installed to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **$17,820.00**. [# plantings (198 trees) x cost/planting ($300/tree x 30% average non-survival rate, (zero shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the **PERMITTEE** shall request a final inspection by the **CITY** to determine that all such plantings that have been planted in accordance with the Plans have either survived or have been replaced. Upon approval of this final inspection, the landscape maintenance guaranty shall be returned to the **PERMITTEE**. Subject to the provisions of Section 24, in the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the landscape maintenance guaranty for payment. Only the City Council shall have the authority to direct replacement of the plantings and draw upon the landscape maintenance guaranty. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets resulting from the construction of the Stage I Improvements. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements, subject to the provisions of Section 24. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within thirty (30) days of the date of the invoice. The **CITY** will only plow snow from roadways after the first lift of pavement is installed.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Storm Management Fees, and Street Signage Fees.

18. Payment for Sanitary Sewer Oversizing/Overdepth. The **PERMITTEE** will be constructing sanitary sewer in an oversized and/or deeper manner in order to serve properties outside of the Plat. The **CITY** agrees to reimburse the **PERMITTEE** for all costs incurred for the oversizing/overdepth work upon completion of the work and acceptance by the **CITY** as outlined in **Exhibit C**.

19. Deeds. The **PERMITTEE** must provide warranty deeds to the **CITY** for properties deeded for park dedication or other purposes required under the terms of this Agreement within two weeks of recording of the Plat. The City Attorney shall review and approve a draft of the deed(s) prior to recording. Each parcel to be conveyed shall have its own deed.

20. Access Easement. The **PERMITTEE** must provide an access easement to the **CITY** extending from 173rd Avenue NW to Lot 1, Block 6 (Park Dedication Area) in lieu of having direct street frontage at the time of platting. It is understood that a future phase of

platting will create public roadway access to the site and therefore this easement may be temporary.

21. Grading on **CITY** property. The **PERMITTEE** will be grading on a portion of Lot 1, Block 6 (Park Dedication Area) after it is deeded to the **CITY**. A separate temporary grading agreement shall be required.

22. The Park Dedication Area shall be free of junk and debris. All structures to include the house, barn, and outbuildings shall be reasonably intact, secure, and complete, and will be empty and clean, free of any furniture, junk, debris, or the like.

23. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) provided the **CITY** Building Official with a Certificate of Survey; (b) the financial guaranty described in Section 12 to the **CITY**; and (c) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY.**

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the boulevard sod and landscaping that are required as a part of the Stage I Improvements, weather permitting.

c. Model Home Permits. Model homes shall be located on Lots 2, 3, 4, 5, and 6, Block 1. Building permits for the model homes shall not be issued until after sanitary sewer services are available to each lot and are subject to standard building permit review by the **CITY's** Building Inspections Division. The following conditions apply:

i. No parking loading, unloading, or staging of any vehicles, equipment, or materials is allowed on Variolite Street NW or any existing residential street to the west.
ii. If there are any conflicts between the activities of the homebuilder and the street/utility contractor, the street/utility contractor shall be given priority.
iii. The **CITY's** building inspectors shall have access to each home for normal scheduled inspections. If access is not provided, the **PERMITTEE** shall forfeit the inspection and pay the normal reinspection fee.
iv. Model homes will not be open to the public until water and sanitary sewer (with the exception of the lift station) are operational to each model home and 170th Avenue NW and Uranimite Street NW have the base course of pavement installed. The PERMITTEE may provide portable restrooms in lieu of operational water and sanitary sewer.
v. Temporary driveways must be removed and ditches restored.

24. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Agreement, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30) days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** reasonably incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30-day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments.

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief.

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults.

d. The **CITY** may draw upon any required portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use any required portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use any required portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; and (iii) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 24 (d).

25. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **United States Post Office**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. This prohibition includes the idling of any vehicles. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the

entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses reasonably incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within the thirty (30) day billing period. Failure to pay the **CITY'S** expenses within the thirty (30) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs reasonably incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Homeowners' Association Documents. The **PERMITTEE** will record the homeowners' association documents prior to issuance of any building permits for lots within the Plat. These documents shall include ownership and general maintenance of the common areas including the outlots for wetlands and storm water basins as required for purposes of the Plat.

m. Completion. Upon request by **PERMITTEE**, the **CITY** covenants to provide a recordable Certificate of Completion within a reasonable period of time following the request, upon the completion of the requisite subdivision improvements required by this Agreement, payment of all costs and fees required hereby and compliance with all terms of this Agreement.

n. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
TCLD Fund 1 Trott Brook, LLC
Attn: Tracey Rust
4800 Olson Memorial Highway, Suite 100
Golden Valley, MN 55422

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

TCLD Fund 1 Trott Brook, LLC

By:_____,
Benjamin Schmidt
Its President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Benjamin Schmidt, President of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma,
Its Mayor

By:_____
Brian Hagen,
Its City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2023, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

This document reviewed by:
HKB Law, P.A.
4501 Allendale Dr.
St. Paul, MN 55127

EXHIBIT A

Legal Description of the Subject Property

Lots 1 through 15 (inclusive), Block 1, Trott Brook Crossing;
Lots 1 and 2, Block 2, Trott Brook Crossing;
Lots 1 through 22 (inclusive), Block 3, Trott Brook Crossing;
Lots 1 though 4 (inclusive), Block 4, Trott Brook Crossing;
Lots 1 through 9 (inclusive), Block 5, Trott Brook Crossing;
Lot 1, Block 6, Trott Brook Crossing; and
Outlots A, B, D, E, F, G, H, and I, Trott Brook Crossing, Anoka County, Minnesota

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EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication Fee requirements. **PERMITTEE** must pay a Park Dedication Fee of **$234,000.00** (52 units x $**4,500.00** per unit). The **PERMITTEE** acknowledges that these fees are established for 2023 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded. In lieu of fees on the first 165 lots in the Trott Brook Crossing development (this phase and future phases), a deed will be provided for the parkland parcels.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$78,000.00** (**52** units x **$1,500.00** per unit). The **PERMITTEE** acknowledges that these fees are established for 2023 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded. It is noted that in future phases, the PERMITTEE will be constructing trails that will be credited towards trail development fees at that time.

3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$70,148.00** (52 units x $1,349.00). The **PERMITTEE** acknowledges that these fees are established for 2023 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$104,468.00** (52 units x $2,009.00 per unit). The **PERMITTEE** acknowledges that these fees are established for 2023 and the PERMITEE will be charged the rate charged is in effect when the Plat is recorded.

5. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$27,768.00** (52 units x $534.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

6. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of $245.00 per sign. **PERMITTEE** must pay a Street Sign Fee of **$3,430.00** ($245.00 x 5 street name signs; $245.00 x 6 type-III barricade signs; $245.00 x 3 stop signs).

7. Development Fees for the Outlots. The **PERMITTEE** acknowledges that development fees are not being collected for any Outlots planned for future redevelopment. The **PERMITTEE** acknowledges that development fees will be due upon replatting of any of such Outlots. The rate in effect at the time said future plat(s) is recorded will be collected.

[The remainder of this page is intentionally left blank]

EXHIBIT C

Fees Payable to the Permittee

1. The **PERMITTEE** will be constructing sanitary sewer in an oversized and/or deeper manner in order to serve properties outside of the Plat. The **PERMITTEE** estimates this work will cost **$271,337.66**. These costs will be verified through submittal of copies of the invoices to the City Engineer following completion of the work.

2. The **CITY** will reimburse the **PERMITTEE** for all costs incurred for the oversizing/overdepth work upon completion of the work and acceptance by the **CITY**.

[The remainder of this page is intentionally left blank]

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

RESOLUTION #23-060

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR "TROTT BROOK CROSSING"

WHEREAS, TCLD Fund 1 Trott Brook LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the property generally located between Nowthen Boulevard and Variolite Street NW, north of Trott Brook, and south of 173rd Avenue NW and legally described as:

That part of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota lying northerly of the centerline of Trott Brook.

and

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South, along the West line of said Northeast Quarter of the Northwest Quarter, 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

and

The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

and

The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East, along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

and

The Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota.

(the 'Subject Property'); and

WHEREAS, The Park and Recreation Commission reviewed the proposal's park dedication on October 14, 2021; and

WHEREAS, the Planning Commission held a public hearing on the preliminary plat on October 28, 2021; and

WHEREAS, the City Council met on November 9, 2021 and held another Public Hearing; and

WHEREAS, the Environmental Policy Board reviewed the project on December 13, 2021; and

WHEREAS, the City Council reviewed and approved an environmental assessment worksheet (EAW) and made a negative declaration on the need for an environmental impact statement (EIS) through Resolution #21-347 on December 14, 2021; and

WHEREAS, the City Council approved a Comprehensive Plan Amendment (CPA) to re-guide the Subject Property from Low Density Residential (LDR) to Urban Residential Low (URL) through Resolution #22-009 adopted January 11, 2022; and

WHEREAS, the City Council adopted Resolution #22-010 approving the preliminary plat on January 11, 2022; and

WHEREAS, the City Council adopted Resolution #22-252 approving a grading agreement on November 7, 2022; and

WHEREAS, the proposed final plat is consistent with the approved preliminary plat; and

WHEREAS, the City Council reviewed the Final Plat of Trott Brook Crossing, a 53-lot phase (52 single-family lots and one park lot) of the overall approved preliminary plat, on March 28, 2023.

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

1. That the Ramsey City Council hereby grants Final Plat approval for Trott Brook Crossing contingent upon the following conditions:
    a. Conformance with Staff review comments and approval of plans by the City Engineer.
    b. Execution of Development Agreement.
    c. Approval as to legal form by City Attorney.
    d. All conditions set forth in the above-described resolutions must be met.
2. That the Ramsey City Council hereby approves the Development Agreement for Trott Brook Crossing (First Addition) and authorizes the Mayor and City Administrator to sign it.

CC Regular Session **5. 7.**

Meeting Date: 03/28/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

~~Adopt Resolution #23-062 Ordering Requests for Proposals for Topographic Surveys, Geotechnical Evaluations and Utility Testing for 2024 Capital Improvement Program Projects -~~ This case was moved to the Regular Agenda to be considered as case 7.3

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-062 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

Background:

The current 2023 through 2032 10-Year Capital Improvement Program (CIP) proposes street reconstruction or pavement overlays of the following subdivisions in 2024:

- IP 24-01 Barthel's Rum River & White Pines Estates Street Reconstructions
- IP 24-02 Halls Dover Acres Street Reconstructions
- IP 24-03 Rodeo Hills Estates & Valley View Acres Street Reconstructions
- IP 24-04 Ford Brook Estates 3rd Street Reconstructions
- IP 24-05 MSA Xkimo Street Reconstruction
- IP 24-06 2024 MSA Pavement Overlay Improvements
- IP 24-07 2024 Neighborhood Pavement Overlay Improvements
- IP 24-10 Section 01 Unplatted (North of CR 27) Street Reconstructions
- IP 24-11 MSA Alpine Drive Reconstruction
- IP 24-12 Juniper Wood 1st – 3rd Street Reconstructions

Staff will use this information as design aids for the improvement projects. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, used as the base for designing the project. Geotechnical reports inform Staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Also included in geotechnical reports are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations. Televising sewer pipes informs Staff of the condition of the pipes, and locates existing damage. This allows Staff to include fixing damaged pipes into the construction plans, which is more cost effective than doing repairs as standalone projects, or as change orders during the project.

A summary of the proposed design request for proposals and a 2024 Pavement Management Program Map are attached to this case for reference.

Notification:

No notifications are required with this case.

Observations/Alternatives:

Observations:
Staff preliminarily reviewed the proposed projects for 2024, and determined the majority of plans and specifications can be produced in-house. As called out in the attached summary, four of the projects include engineering design services. Staff feels three of these projects will likely be combined together due to proximity, relatively small project size of two of the projects, and similar project scope and potential impacts.

Alternatives:
Motion to adopt Resolution #23-062 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

Funding Source:

Funding for these services would come from a combination of Municipal State Aid Funds, Pavement Management Funds, and the respective Utility Funds.

Recommendation:

Staff recommends adopting Resolution #23-062 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

On March 21, 2023 the Ramsey Public Works Committee recommended City Council approval of ordering requests for proposals for 2024 Capital Improvement Program project topographic surveys, geotechnical services, utility testing and engineering services.

Action:

Adopt Resolution #23-062 ordering requests for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

Attachments

Res 23-062
2024 PMP RFP Summary
2024 PMP Project Map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/23/2023 10:34 AM
Brian Hagen	Brian Hagen	03/23/2023 02:02 PM
Form Started By: Joe Feriancek		Started On: 03/20/2023 02:41 PM
Final Approval Date: 03/23/2023		

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

RESOLUTION #23-062

RESOLUTION ORDERING REQUEST FOR PROPOSALS FOR TOPOGRAPHIC SURVEYS, GEOTECHNICAL EVALUATIONS AND UTILITY TESTING FOR 2024 CAPITAL IMPROVEMENT PROGRAM PROJECTS

WHEREAS, the Current 2023 through 2032 10-Year Capital Improvement Program (CIP) proposed streets reconstruction of the following subdivisions in 2024:

Barthel's Rum River & White Pines Estates Street Reconstructions
Halls Dover Acres Street Reconstructions
Rodeo Hills Estates & Valley View Acres Street Reconstructions
Ford Brook Estates 3rd Street Reconstructions
MSA Xkimo Street Reconstruction
2024 MSA Pavement Overlay Improvements
2024 Neighborhood Pavement Overlay Improvements
Section 01 Unplatted (North of CR 27) Street Reconstructions
MSA Alpine Drive Reconstruction
Juniper Wood 1st – 3rd Street Reconstructions

WHEREAS, topographic surveys, geotechnical evaluations, televising of sanitary and storm sewers, and leak testing of watermain is required to accurately evaluate and design proposed 2024 Capital Improvement program projects; and

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

1) That the Ramsey City Council hereby orders the City Engineer to request proposals for said services.

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 March, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

2024 Pavement Management Projects
Design Request for Proposals

Project No.	Project Name	Miles	Project Cost (CIP Level)	Necessary Preliminary Design Proposals	Notes
24-01	Barthel's Rum River & White Pines Estates Street Reconstructions	1.35	$ 1,277,606.00	Topographic Survey	FDR plus 50% subsoil corrections (Barthels Streets)
				Geotechnical Report	
24-02	Halls Dover Acres Street Reconstructions	0.98	$ 859,717.00	Topographic Survey	FDR
				Geotechnical Report	
24-03	Rodeo Hills Estates & Valley View Acres Street Reconstructions	1.18	$ 1,237,565.00	Engineering Design Services (Outsource)	FDR plus 50% subsoil corrections
				Topographic Survey	Connection to City of Nowthen
				Geotechnical Report	
24-04	Ford Brook Estates 3rd Street Reconstructions	0.42	$ 783,922.00	Engineering Design Services (Outsource)	Full Reconstruction plus subsoil corrections
				Topographic Survey	Connection to City of Nowthen
				Geotechnical Report	
24-05	MSA Xkimo Street Reconstruction	0.29	$ 483,285.00	Engineering Design Services (Outsource)	Trunk Highway 47 to 142nd Avenue
				Topographic Survey	Full Reconstruction
				Geotechnical Report	TH 47 Impacts
				Sanitary Sewer & Storm Sewer Televising	
				Watermain Leak Testing	
24-06	2024 MSA Pavement Overlay Improvements	0.14	$ 48,606.00	Topographic Survey	Mill & Overlay
24-07	2024 Neighborhood Pavement Overlay Improvements	2.98	$ 929,907.00	Topographic Survey	Mill & Overlay
24-10	Section 01 Unplatted N/O CR 27 Street Reconstructions	0.35	$ 373,296.00	Engineering Design Services (Outsource)	Full Reconstruction
				Topographic Survey	Connection to City of Nowthen
				Geotechnical Report	
24-11	MSA Alpine Drive Reconstruction	0.68	$ 1,314,878.00	Topographic Survey	Full Reconstruction
				Geotechnical Report	Puma Street to 400 ft west of Armstrong Boulevard
24-12	Juniper Woods 1st - 3rd Street Reconstructions	0.74	$ 575,498.00	Topographic Survey	FDR
				Geotechnical Report	
				Sanitary Sewer & Storm Sewer Televising	
				Watermain Leak Testing	
	2024 Pavement Management Program Totals	**9.11**	**$ 7,884,280.00**		

2024 Proposed Pavement Management Program Projects

IP 24-03
RODEO HILLS &
VALLEY VIEW ACRES
STREET RECONSTRUCTIONS

IP 24-04
FORD BROOK ESTATES 3RD
STREET RECONSTRUCTIONS

IP 24-10
FORD BROOK ESTATES 3RD
STREET RECONSTRUCTIONS

IP 24-01
BARTHEL'S RUM RIVER ACRES &
WHITE PINES ESTATES
STREET RECONSTRUCTIONS

IP 24-02
HALLS DOVER ACRES
STREET RECONSTRUCTIONS

IP 24-07
2024 NEIGHBORHOOD OVERLAY IMPROVEMENTS
(ORCHARD HILLS TOWNHOMES)

IP 24-07
2024 NEIGHBORHOOD OVERLAY IMPROVEMENTS
(TOWN CENTER GARDENS 1ST, 2ND & 3RD)

IP 24-11
MSA - ALPINE DRIVE (PUMA ST / CSAH 83)
RECONSTRUCTION

IP 24-12
JUNIPER WOODS 1ST, 2ND & 3RD
STREET RECONSTRUCTIONS

IP 24-05
MSA - XKIMO STREET (TH 47 TO 142ND AVE)
RECONSTRUCTION

IP 24-07
2024 NEIGHBORHOOD OVERLAY IMPROVEMENTS
(GATEWAY INDUSTRIAL PARK 1ST & 2ND)
(SECTION 27 UNPLATTED)

IP 24-06
2024 MSA OVERLAY IMPROVMENTS
(McKINLEY STREET)

Legend

- 2024 MSA Recon.
- 2024 MSA Overlay
- 2024 Overlay
- 2024 Reconstruction
- Streets
- Municipal Boundary
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

CC Regular Session **5. 8.**

Meeting Date: 03/28/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-063 Approving Plans and Specifications and Award of Contract for 2023 Pavement Rejuvenation Improvements, Improvement Project #23-09

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-063 approving plans and specifications and award of contract for 2023 Pavement Rejuvenation Improvements, Improvement Project #23-09.

Background:

Rejuvenator Use History:

In 2019, the City Council indefinitely suspended seal coat improvements due to observed issues of pavement stripping under seal coat, which causes approximately the top inch of pavement to strip away from underlying pavement. These areas of stripping originally show as small spots in the surface of the pavement, but quickly migrate across the pavement into large sections.

In alignment with many other metro cities confronted with these same pavement issues, Staff feels pavement rejuvenators will provide the greatest overall benefit at the lowest cost. The City is proposing to use Reclamite, a maltene-based petroleum product with the ability to penetrate into asphalt pavement and restore reactive components (maltenes) that have been lost due to the natural process of oxidation.

Reclamite has been used nationally for more than 50 years and is proven to add 5 to 7 years of service life to pavements. The application is intended to be performed on pavements 5 years old or less, though several cities are completing pilot project applications on pavement sections older than 5 years. Staff will continue to monitor such applications and adjust future projects within the City of Ramsey based on observed results.

Future Considerations:

Regional contractors have taken note of metro Cities moving away from seal coating and toward pavement rejuvenators. In 2020 a new product was released by Flint Hills Resources called Replentify. Replentify was tested by other metro cities in 2021 and 2022. Staff is aware comparison testing is being performed by other metro cities which shows promising results that both products improve pavement performance, though more data is needed to confirm the added benefits of Reclamite over Replentify. At this time, Staff recommends continuing to observe how this new product performs in other cities before beginning to use the product in Ramsey.

2021 & 2022 Rejuvenator Review

In 2021 and 2022, the City treated 2.56 miles and 9.00 miles of pavement respectively. This spring, Staff visually inspected several of the treated streets and found they had held up well. In general, Staff observed the treated streets to have less additional cracks in the pavement than non-treated pavement. When viewed up close, the pavement appears to show less exposed aggregate than non-treated segments.

2023 Proposed Rejuvenator Improvements

A map and street segment summary of the proposed 2023 Pavement Rejuvenator Improvements is attached to this case. The project proposes to treat 4.04 miles (87,850 square yards) of bituminous pavement across 5 MSA street segments within the City. Due to a larger crack seal improvement program in 2023, Staff focused on MSA street

segments to use MSA maintenance funding. The pavements selected are 6 years old or less and include both reconstructed and overlay street segments.

Staff has been in contact with Corrective Asphalt Materials (CAM) who is the sole source provider in Minnesota for Reclamite. A proposal for the work is attached to this case. Though not anticipated, based upon the bid results of the 2023 Crack Seal Improvements, bid opening scheduled for April 3, 2023, Staff may adjust the street segments included in the project to match available funding.

Notification:

Upon Council awarding a contract for construction, letters will be mailed to affected property owners to inform them of the project, to provide contact information in case they have questions, concerns or any special needs, and to provide them with the address to the project webpage, which will be updated by Engineering Staff as new information is available throughout the project.

Observations/Alternatives:

Observations:

Staff has had preliminary discussions on the proposed project schedule with CAM, and anticipates the work will occur in July / August of 2023.

Funding Source:

Per the attached proposal from CAM the proposed construction costs of this project is $93,710.60. With 5% indirect costs, the proposed project costs are $98,396.16. Funds are proposed to come from Municipal State Aid maintenance funds. If favorable Crack Seal bids make funds from the $200,000 budgeted for crack seal improvements available, those could be spent on additional pavement rejuvenation of non-MSA streets within the City.

Recommendation:

Staff recommends adopting Resolution #23-063 approving plans and specifications and award of contract for 2023 Pavement Rejuvenation Improvements, Improvement Project #23-09.

Action:

Adopt Resolution #23-063 approving plans and specifications and award of contract for 2023 Pavement Rejuvenation Improvements, Improvement Project #23-09.

Attachments

23-09 Project Map

23-09 Street Summary

CAM 2023 Proposal

CAM Reclamite Brochure

Res 23-063

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/23/2023 10:23 AM
Brian Hagen	Brian Hagen	03/23/2023 02:02 PM
Form Started By: Joe Feriancek		Started On: 03/20/2023 02:40 PM
Final Approval Date: 03/23/2023		

IP 23-09
2023 Pavement Rejuvenator Improvements

STOP 150 EAST OF ARMSTRONG BLVD

STOP 600' WEST OF RAMSEY BLVD

Legend

- 2023 Pavt Rejuvenator
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

MATERIALS ESTIMATE
CITY OF RAMSEY
2023 PAVEMENT REJUVENATOR IMPROVEMENTS
Updated 3/3/2023

PROGRAM	SUBDIVISION	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)	Construction Year	Overlay Year	Reconstruciton Year	2021 PASER
REJ	MSA	156TH LANE (JUNIPER RIDGE DR / W EOP REILLEY ESTATES)	NO	0.20	1079	33266	3696	0	0.0	1976	2021		9
REJ	MSA	ALPINE DRIVE (100' EAST OF ARMSTRONG BLVD / VARIOLITE ST)	YES	0.66	3487	113430	12603	0	0.0	2001		2017	9
REJ	MSA	RIVERDALE DRIVE (FELDSPAR ST / 150' WEST OF SUNFISH LAKE BLVD)	YES	0.56	2981	93866	10430	0	0.0	1989		2021	10
REJ	MSA	RIVERDALE DRIVE (TRAPROCK ST / 600' WEST OF RAMSEY BLVD)	YES	0.36	1900	70300	7811	0	0.0	2017			9
REJ	MSA	VARIOLITE STREET (ALPINE DR / 173RD AVE)	YES	2.25	11859	477354	53039	0	0.0	1981		2020	10

LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)
4.04	**21,306**	**788,216**	**87,580**	**0**	**0**

Corrective Asphalt Materials

Mailing Address:
300 Daniel Boone Trail
South Roxana, IL 62087
Phone: 618-254-3855
Fax: 618-254-2200
Locations:
300 Daniel Boone Trail, South Roxana, IL 62087
43W630 Wheeler Road, Sugar Grove, IL 60554

March 9, 2023
Joe Feriancek
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Email: Jferiancek@ci.ramsey.mn.us

RE: 2023 Reclamite Project

Dear Mr. Feriancek,
Corrective Asphalt Materials, LLC, (CAM) thanks you for the opportunity to bid the City of Ramsey Reclamite project. Please accept the following as our formal proposal to apply Reclamite Maltene Based Rejuvenating Agent to selected asphalt pavement.

- **Apply Reclamite to approximately 87,580 SY of selected asphalt pavement.**
- **CAM's responsibilities:**
  - **Furnish and apply Reclamite**
  - **Furnish and apply limestone screenings**
  - **Post sweeping of limestone screenings**
  - **All traffic control and signage related to project**
  - **No Parking signs as necessary**
  - **Handle any complaints or issues that may arise from application**

- **City of Ramsey's Responsibilities:**
  - **Resident Notifications**
  - **Provide location for offloading of street sweepings.**

- **Unit Price: $1.07 / SY** **Total Price $93,710.60**

Price good for 30 days. Payment Net 30

Mike Sumrall, Operations Manager will be contacting you to schedule the project.
Info: mike@cammidwest.com, Cell: 630-465-4142.

Billing Information (please fill out upon acceptance)

Name: _____ Address: _____

Phone Number: _____ _____

Again, thank you for the opportunity. We look forward to providing our professional services.

Sincerely,

Colleen West
Business Development
Corrective Asphalt Materials, LLC

Mike Sumrall
Operations Manager
Corrective Asphalt Materials, LLC

APPROVED BY:_____
Sign Date

Corrective Asphalt Materials

The Science of Proactive Asphalt Rejuvenation

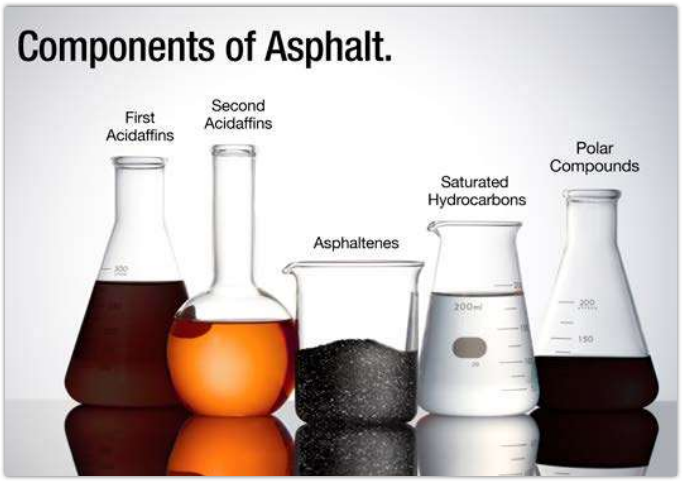
Airports • Roadways
Utilities • Parking Areas

Reclamite®
Petroleum Maltene-Based Rejuvenating Agent

What is Reclamite?

According to the National Center for Pavement Preservation "a true asphalt rejuvenator is a maltene-based petroleum product which has the ability to absorb or penetrate into an asphaltic concrete pavement and restore those reactive components (maltenes) that have been lost from the asphalt cement binder due to the natural process of oxidation."

Reclamite comprises the same maltene fractions as the asphalt binder. Reclamite is refined from a naphthenic (wax free) base that seals and preserves the surface "in-depth".





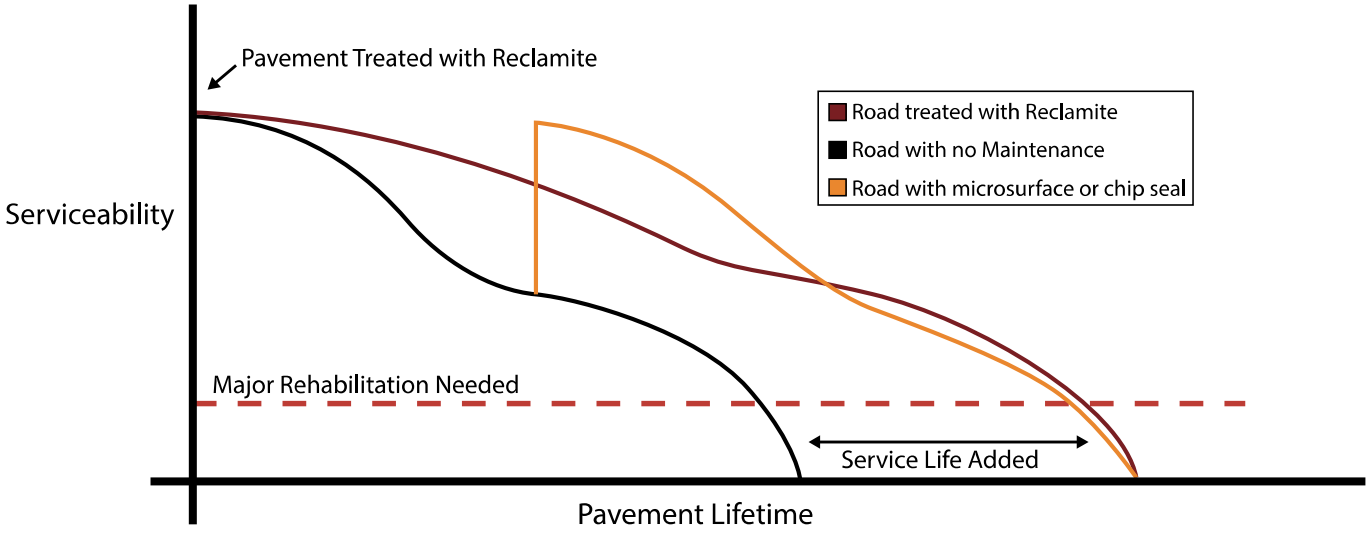
How does it work?

Reclamite has been used for more than 50 years and is proven to add 5-7 years service life to pavements. It penetrates, rejuvenates and seals the surface by replenishing the lost maltene fraction in the asphalt binder. Maltene is necessary to make the surface durable and flexible. Reclamite fluxes with the asphalt binder, restoring the aggregate/asphalt bond.

Reclamite prevents raveling and stripping and, by densifying the pavement's surface, it helps address compaction issues, reduces surface permeability, and prevents air and moisture intrusion. It adjusts viscosity and penetration values. It does not contain degreasers, solvents or creosotes.

When should Reclamite be used?

Reclamite is a "top-of-the-curve" application. Apply to newer pavement (less than six years old in northern climates, less than ten years old in southern climates) that shows minimal signs of surface deterioration.

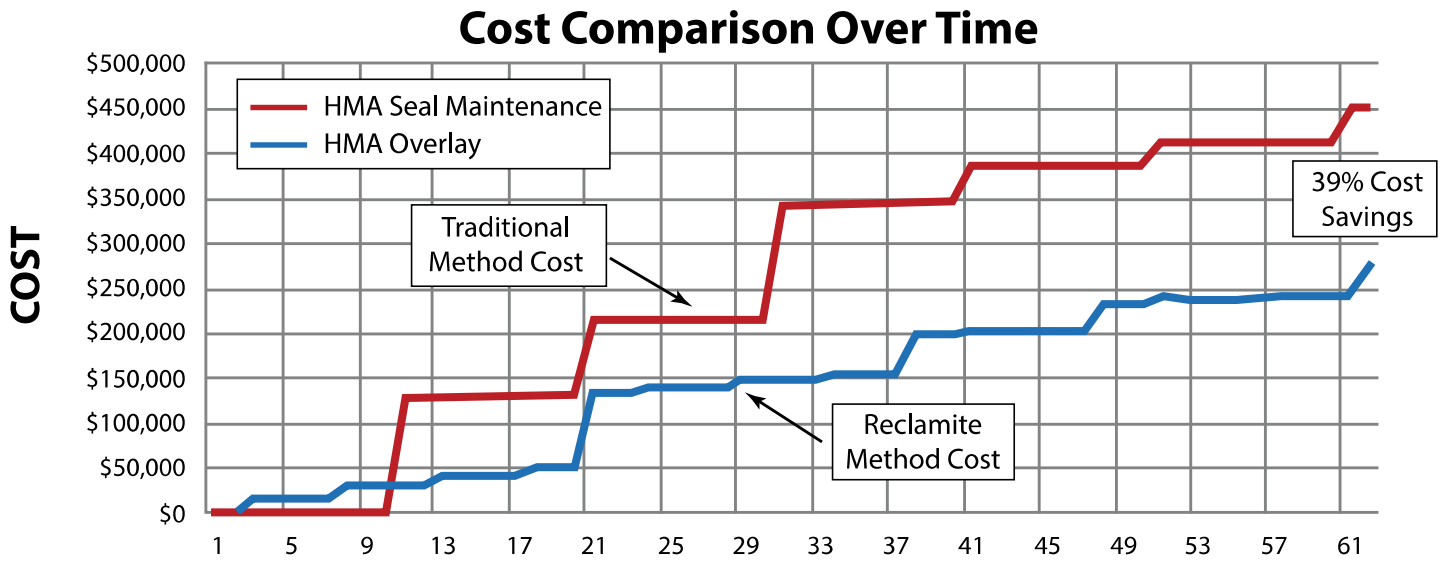


How is Reclamite applied?

Reclamite is sprayed like a fog seal. The emulsion is diluted with water to 60 percent Reclamite. Application rates average between .05-.08 gallons per square yard. It is applied in one pass, has a 20-45 minute cure time and leaves no surface coating. Then a light coating of sand or limestone screening is applied (1-2 pounds per square yard). The screenings are swept between 1-2 days after application. Striping is not compromised and remains visible throughout the application process.



Application of Reclamite



Source: Town of Avon, Indiana Preservation Study. Schneider Engineering Case Study Presented at Purdue University www.youtube.com/watch?v=dYIDAA2Ey4k

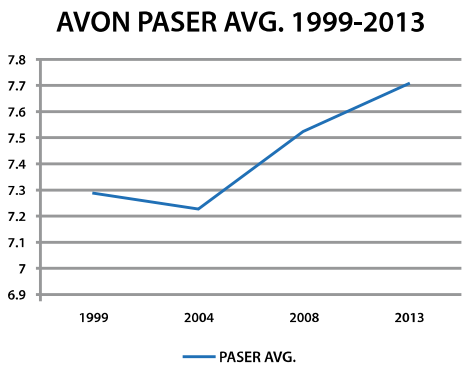
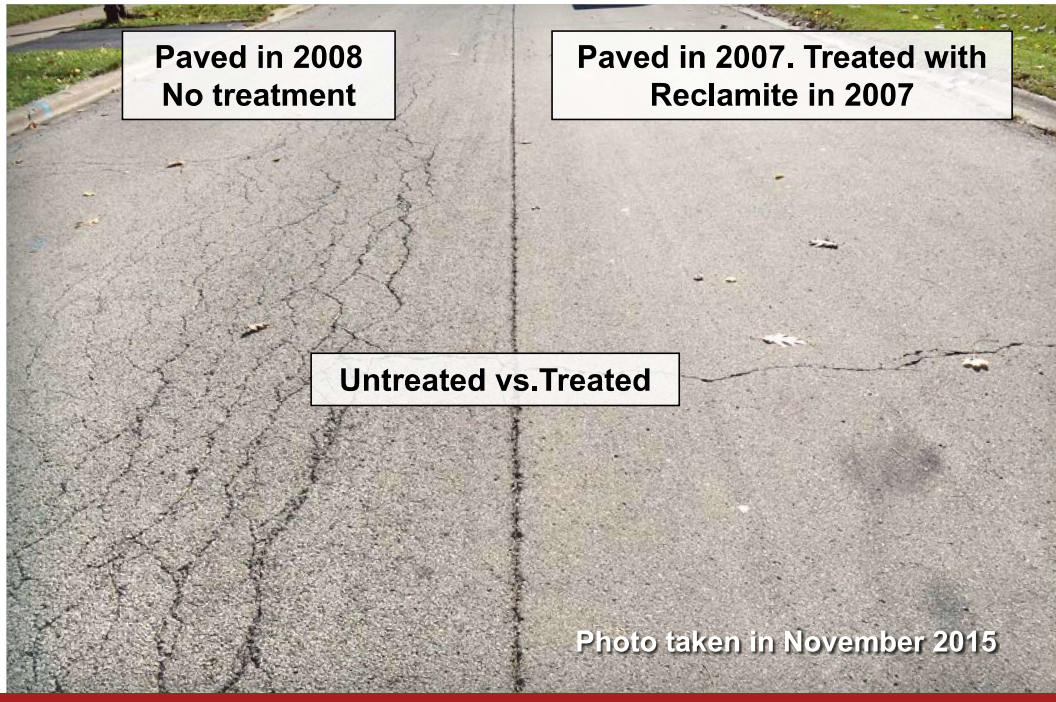


Chart shows average Paser ratings increasing after Reclamite program was initiated



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

RESOLUTION #23-063

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARD OF CONTRACT FOR 2023 PAVEMENT REJUVENATION IMPROVEMENTS, IMPROVEMENT PROJECT #23-09

WHEREAS, the City of Ramsey budgeted $200,000 for crack seal and pavement rejuvenation improvements in 2023 and is estimated to use the entire $200,000 budgeted funds; and

WHEREAS, the City of Ramsey proposes to use Municipal State Aid maintenance funds to apply pavement rejuvenation to Municipal State Aid streets, for the purpose of maintaining these streets as cost-effective as possible; and

WHEREAS, Engineering Staff received a proposal from Corrective Asphalt Materials (CAM) in the amount of $98,710.60 to apply Reclamite to 87,850 square yards of bituminous pavement on numerous street segments within the City, and their proposal 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 28th day of March, 2023

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 9.**

Meeting Date: 03/28/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-064 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-064 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Background:

City Improvement Project #23-07 proposes to overlay the streets within the Alpine Meadows, Highlands at River Park, Highlands at River Park 2nd, Highlands at River Park 3rd, and Highlands at River Park 4th subdivisions. The streets total approximately 9,658 lineal feet (1.83 miles) in length, and are 32-feet wide urban sections. A street segment summary is attached to this case for reference.

Project History

- 2022 – 2031 Capital Improvement Program – listed as street overlay for 2023
- Resolution #22-250, adopted November 7, 2022; City Council awarded a proposal to Bolton & Menk, Inc. for topographic survey of the project area.
- November 15, 2022; Public Works Committee gave recommendation for City Council authorization to prepare plans and specifications for the improvement project.
- Resolution #22-288; City Council ordered the City Engineer to prepare plans and specifications for the improvement project.

Pavement History

The streets within the subdivisions were built between 2002 and 2004. Pavement maintenance has included 2 crack seal / seal coat improvements, Alpine Meadows received an additional crack seal improvement. 2021 PASER values were between 6 and 8 for the street segments. Ground Penetrating Radar (GPR) was performed on some of the street segments within the project area, and are summarized in the street segment summary.

Proposed Improvements

Based on Staff review of the existing pavement conditions, mill and overlay improvements to the existing pavement is appropriate. The proposed mill and overlay depths will vary between 1 and 2 inches, dependent upon existing pavement thicknesses.

Staff review found the existing pedestrian ramps within the project area did not meet current ADA requirements, therefore all pedestrian ramps within the project area will need to be removed and replaced. The concrete curb and gutter in the project area were found to generally be in good condition, and only spot repairs are proposed.

Minor repairs to the existing storm sewer structures are proposed with this project, the majority of which are grouting the existing adjustment rings and pipe inverts. Some storm sewers catch basins will require resetting due to settling.

Build Process

- Install traffic control measures
    - These are maintained throughout the project
- Project removals (spot curb and gutter, pedestrian ramps)
- Place new concrete curb and gutter and pedestrian ramps (5 to 7-day cure time)
- Mill existing pavement
- Finish structure adjustments, storm sewer catch basin repairs
- Restore the boulevard in any impacted areas
    - 4 inches topsoil, turf
- Place new bituminous pavement
    - Remove traffic control measures as allowed

Preliminary Schedule Remaining

- Council Approves Plans and Specifications / Authorizes Ad for Bids
    - March 28, 2023
- Staff Receives Bids
    - April 21, 2023
- Council Awards Contract to the lowest responsible bidder
    - April 25, 2023
- Contractor begins construction
    - May 2023
- Contractor Substantially Completes construction
    - June 30, 2023
- Contractor Final Completion (project clean up, punch list created)
    - July 28, 2023

Staff proposes to open bids on April 21, 2023, and to present the bid results to City Council on April 25, 2023 for award of a construction contract to the lowest responsible bidder.

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements. Plans are available upon request from the City Engineer.

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, March 31, and again on Friday, April 7, 2023, both in the City's official newspaper, the Anoka Union Herald, and in Finance & Commerce.

Observations/Alternatives:

Motion to adopt Resolution #23-064 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Stormwater Utility Funds.

Staff has completed an estimate based on the final plans and anticipated 2023 construction costs, with a total estimated project cost of $696,500, which includes 14-percent indirect costs for administrative, engineering, finance, and legal costs.

- Street Construction Costs $594,200
- Storm Sewer Costs $16,800

- Indirect Costs $85,500
- Total Estimated Project Costs $696,500

Recommendation:

Staff recommends adopting Resolution #23-064 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Action:

Adopt Resolution #23-064 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Attachments

Res 23-064

23-07 Title Sheet

23-07 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/23/2023 10:13 AM
Brian Hagen	Brian Hagen	03/23/2023 02:02 PM
Form Started By: Joe Feriancek		Started On: 03/20/2023 10:28 AM
Final Approval Date: 03/23/2023		

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #23-064

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BID FOR IMPROVEMENT PROJECT #23-07, 2023 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous street segments in 2023 as identified within the 2023 – 2032 Capital Improvement Program; and

WHEREAS, funding for this improvement is proposed to come from the Pavement Management Funds and Storm Water Fund with a total estimated project costs of $696,500.

WHEREAS, pursuant to Ramsey City Council Resolution #22-250, adopted November 7th, 2022, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-288 adopted December 13, 2022, the City Council ordered the City Engineer to prepare plans and specifications for improvement project 23-07, 2023 Neighborhood Pavement overlays Improvements; and

WHEREAS, the City Staff has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer for the making of such improvements and authorizes the advertisement of bids for the same improvements as City Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember __, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

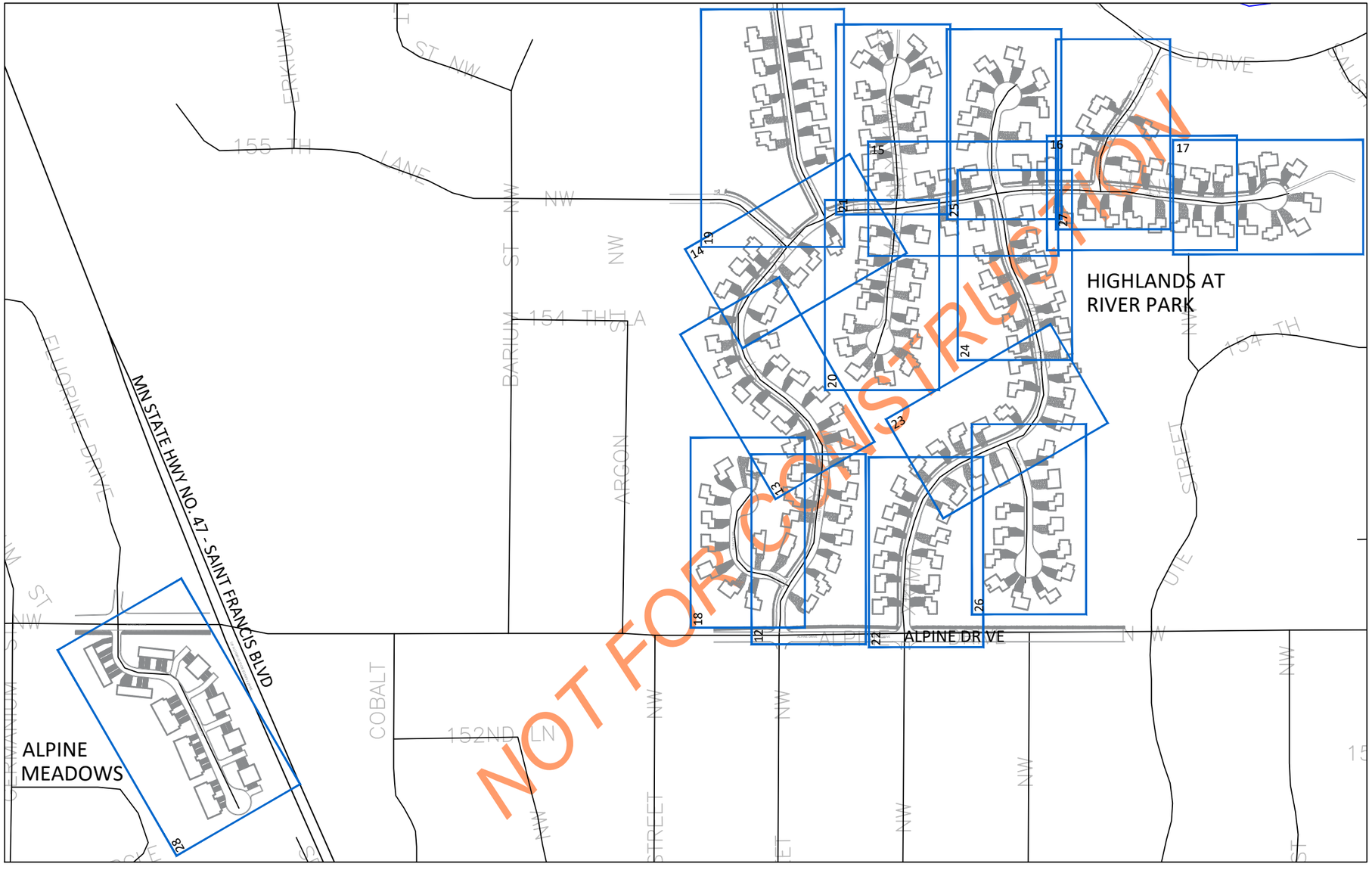
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of March, 2023.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 23-07



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 28 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STATEMENT OF ESTIMATED QUANTITIES
3	CITY DETAILS
4 - 5	PED RAMP DETAILS
6 - 11	MNDOT PED RAMP DETAILS
12- 27	MILL AND OVERLAY HIGHLANDS AT RIVER PARK
28	MILL AND OVERLAY ALPINE MEADOWS

LEGEND

- SAN — ADJUST FRAME AND RING CASTING
- STORM — ADJUST STORM FRAME AND RING CASTING
- ADJUST VALVE BOX
- GROUT CATCH BASIN
- HYDROSEED
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- FULL-DEPTH BITUMINOUS PAVEMENT PATCH
- REMOVE CONCRETE WALK
- REMOVE BITUMINOUS TRAIL
- REMOVE & REPLACE CONCRETE DRIVEWAY
- REMOVE & REPLACE VALLEY GUTTER
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- SAWCUT FULL DEPTH

0 200 400 600
SCALE (FEET)

N

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

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.

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095
LIC. NO.

DATE 03/21/23

DATE	REVISION

Mar 21, 2023 - 1:05pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\23-07 2023 Neighborhood Overlay Improvements\Plan Drawings\23-07 Title Sheet.dwg

IP 23-07 2023 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2021 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Alpine Meadows	Fluorine Street	Alpine Dr / S EOP	847	Urban	Conc.	8	2002	SC 2007	SC 2014	CS 2021			2.5*	4.0*	6.5*
	Alpine Meadows Total Length		*847*	*0.16 mi.*									**GPR not available, depth based off asbuilts*		
Highlands at River Park	155th Lane	W EOP / Yakima Court	731	Urban	Conc.	8	2002	SC 2008	SC 2018				3.5*	6.0*	9.5*
	155th Lane	Yakima Court / E EOP	124	Urban	Conc.	8	2002	SC 2008	SC 2018				3.5*	6.0*	9.5*
	South Yakima Court	155th Ln / CDS	502	Urban	Conc.	8	2002	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Yakima Street	155th Ln / N EOP	730	Urban	Conc.	8	2002	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Yakima Street	Alpine Dr / 155th Ln	1537	Urban	Conc.	8	2002	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Highlands at River Park Total Length		*3624*	*0.69 mi.*									**GPR not available, depth based off asbuilts*		
Highlands at River Park 2nd	155th Lane	E EOP / W EOP	446	Urban	Conc.	8	2003	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Waco Court	Xkimo St / CDS	476	Urban	Conc.	8	2003	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Xkimo Street	Alpine Dr / Waco Crt	836	Urban	Conc.	7	2003	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Xkimo Street	Waco Crt / 155th Ln	920	Urban	Conc.	7	2003	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Yakima Court	155th Ln / N EOP	517	Urban	Conc.	8	2003	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Highlands at River Park 2nd Total Length		*3195*	*0.61 mi.*									**GPR not available, depth based off asbuilts*		
Highlands at River Park 3rd	155th Lane	Waco St / CDS	663	Urban	Conc.	8	2003	SC 2008	SC 2018				3.8	5.6	9.4
	155th Lane	Waco St / E EOP	133	Urban	Conc.	6	2003	SC 2008	SC 2018				3.8	5.6	9.4
	Waco Street	155th Ln / N EOP	350	Urban	Conc.	8	2003	SC 2008	SC 2018				3.5	7.3	10.8
	Xkimo Court	155th Ln / CDS	386	Urban	Conc.	8	2003	SC 2008	SC 2018				4.1	5.3	9.4
	Highlands at River Park 3rd Total Length		*1532*	*0.29 mi.*											
Highlands at River Park 4th	Zuni Court	Yakima St / CDS	460	Urban	Conc.	8	2004	SC 2008	SC 2018				3.5*	6.0*	9.5*
	Highlands at River Park 4th Total Length		*460*	*0.09 mi.*									**GPR not available, depth based off asbuilts*		
2023 Neighborhood Overlay Total Length			9658	1.83 mi.											

CC Regular Session **5. 10.**

Meeting Date: 03/28/2023

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #23-066 Appointing and Re-appointing Board and Commission Members

Purpose/Background:

The purpose of this case is to appoint and re-appoint members to the City's Boards and Commissions.

The City Council is responsible for appointing board and commission members to the Economic Development Authority (EDA), the Environmental Policy Board (EPB), the Park and Recreation Commission and the Planning Commission. It should be noted that the Mayor, per Minnesota Statute 469.095 has authority over the EDA appointment with approval of the City Council.

Staff conducted the annual boards and commissions recruitment process for terms beginning April 1, 2023. Vacancies were advertised in the Ramsey Resident, the Anoka County Union, on the City's website, on QCTV, on the City's Facebook, and via the City's email notification system.

Board or commission members with terms set to expire on March 31, 2023, were contacted and asked if they desired reappointment or not. If yes, each member was considered by the City Council as per the attached policy.

The City Council was in agreement to re-appoint the following incumbent members to new terms beginning April 1, 2023.

- Reid Bernard to the Environmental Policy Board for a 4-year full term
- Brandon Sis to the Park and Recreation Commission for a 4-year full term
- Nathan Barten to the Park and Recreation Commission for a 4-year full term
- Eric Peters to the Planning Commission for a 4-year full term

The City Council was also in agreement to appoint the following new members to the City's boards and commissions.

- Brittany Lindahl to the Economic Development Authority for a 6-year full term
- Jessica Vikander to the Environmental Policy Board for a 2-year partial term
- Hassan Salami to the Environmental Policy Board for a 1-year partial term
- Thomas Hagerty to the Environmental Policy Board for a 1-year partial term
- Todd Arts to the Park and Recreation Commission for a 4-year full term (previously on the E.P.B.)
- Ryan Heineman to the Planning Commission for a 4-year full term (previously on the E.D.A. and City Council)

Funding Source:

Funding for the City's boards and commissions is included in the 2023 General Fund Budget; therefore, there are no additional budgetary implications associated with making the recommended appointments.

Recommendation:

1) To Re-appoint the following members, effective April 1, 2023

-Reid Bernard to the Environmental Policy Board for a 4-year full term
-Brandon Sis to the Park and Recreation Commission for a 4-year full term
-Nathan Barten to the Park and Recreation commission for a full 4-year term
-Eric Peters to the Planning Commission for a 4-year full term; and

2) Appoint the following new members, effective April 1, 2023

-Brittany Lindahl to the Economic Development Authority for a 6-year full term
-Jessica Vikander to the Environmental Policy Board for a 2-year partial term
-Hassan Salami to the Environmental Policy Board for a 1-year partial term
-Thomas Hagerty to the Environmental Policy Board for a 1-year partial term
-Todd Arts to the Park and Recreation Commission for a full 4-year term
-Ryan Heineman to the Planning Commission for a full 4-year term

Outcome/Action:

Motion to adopt resolution #23-066 to:

1) To Re-appoint the following members, effective April 1, 2023
-Reid Bernard to the Environmental Policy Board for a 4-year full term
-Brandon Sis to the Park and Recreation Commission for a 4-year full term
-Nathan Barten to the Park and Recreation commission for a full 4-year term
-Eric Peters to the Planning Commission for a 4-year full term; and
2) Appoint the following new members, effective April 1, 2023

-Brittany Lindahl to the Economic Development Authority for a 6-year full term
-Jessica Vikander to the Environmental Policy Board for a 2-year partial term
-Hassan Salami to the Environmental Policy Board for a 1-year partial term
-Thomas Hagerty to the Environmental Policy Board for a 1-year partial term
-Todd Arts to the Park and Recreation Commission for a full 4-year term
-Ryan Heineman to the Planning Commission for a full 4-year term

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Attachments

Resolution
Policy
Statute

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/23/2023 02:05 PM
Form Started By: Colleen Lasher		Started On: 03/21/2023 09:16 AM
Final Approval Date: 03/23/2023		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-066

RESOLUTION APPOINTING AND RE-APPOINTING BOARD AND COMMISSION MEMBERS

WHEREAS, there are open seats on the City's boards and commissions as of April 1, 2023; and

WHEREAS, the vacancies were advertised in the Ramsey Resident, the Anoka County Union, on the City's website, on QCTV, on the City's Facebook, and via the City's email notification system; and

WHEREAS, the City Council conducted interviews on March 14, 2023 and on March 21, 2023; and

WHEREAS, the City Council agreed by consensus to the following appointments to the boards and commissions, as follows:

Environmental Policy Board	*Reid Bernard	4-year full term (04-01-23 to 03-31-27)
	Jessica Vikander	2-year partial term (04-01-23 to 03-31-25)
	Hassan Salami	1-year partial term (04-01-23 to 03-31-24)
	Thomas Hagerty	1-year partial term (04-01-23 to 03-31-24)
Park and Recreation Commission	*Brandon Sis	4-year full term (04-01-23 to 03-31-27)
	*Nathan Barten	4-year full term (04-01-23 to 03-31-27)
	Todd Arts	4-year full term (04-01-23 to 03-31-27)
Planning Commission	*Eric Peters	4-year full term (04-01-23 to 03-31-27)
	Ryan Heineman	4-year full term (04-01-23 to 03-31-27)
Economic Development Authority	Brittany Lindahl	6-year full term (04-01-23 to 03-31-29)

*Indicates a re-appointment

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 #23-066 as follows: 1) appointing the following board and commission members effective April 1, 2023: to the Environmental Policy Board, Mr. Reid Bernard to a 4-year full term, Ms. Jessica Vikander to a 2-year partial term, Mr. Hassan Salami to a 1-year partial term, Mr. Thomas Hagerty to a 1-year partial term; and to the Park and Recreation Commission, Mr. Brandon Sis to a 4-year full term, Mr. Nathan Barten to a 4-year full term, Mr. Todd Arts to a 4-year full term; and to the Planning Commission, Mr. Eric Peters to a 4-year full term, Mr. Ryan Heineman to a 4-year full term; and to the Economic Development Authority, Ms. Brittany Lindahl to a 6-year full term.

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 March 2023.

_____
Mayor

ATTEST:

_____
City Clerk

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.

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

next annual recruitment process. Interviews

INTERVIEWS

- Staff will arrange interview times and notify applicants and the City Council of the arrangements.
- If there are more than five applicants per the total number of vacancies to be filled, 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 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.
- 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

NOTIFICATION TO APPLICANTS

After appointments have been approved, the staff will notify all applicants of the results of the process and take the necessary steps to on-board new members.

TERMS

Board and Commission members shall serve four-year terms, with the exception of members ofthe 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 willbe allowed to continue to serve until a successor is appointed.

STIPENDS FOR MEMBERS OF CITY BOARDS AND COMMISSIONS

Effective July 1, 1996, members of all City boards and commissions are eligible for stipends to cover expenses for meetings actually attended. The amount of the stipends is established by CityCouncil resolution and subject to change as deemed necessary by the City Council. Elected officials seated on a board or commission are not eligible for a stipend.

Stipends paid to members of City boards and commissions will be reported to the Internal Revenue Service as required by law.

SERVICE ON MORE THAN ONE CITY BOARD OR COMMISSION

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 appointmentsto multiple Boards or Commission."

REVISIONS

Adopted by the City Council August 13, 1996
Revised by the City Council August, 11, 1997

- Ordinance #97-10 amended City Code 2.03.02 changing terms of office for boards and commissions from two years to four years and establishing a limitation of two consecutive four-year terms, effective August 11,1997.

Revised by the City Council December 11, 2001
Revised by the City Council December 17, 2002

- Evaluation panel defined as the three members of the Personnel Committee
- The two Board/Commission representatives will have 1.5 votes each

Revised by the City Council November 25, 2003

- New application/questionnaire to be reviewed and scored by evaluation panel. Top five scorers invited to interview.

Revised by the City Council December 9, 2003

- Incumbents who wish to apply for another term will submit a letter of interest which will be reviewed by the evaluation panel. The incumbent will be reappointed or the seat will be advertised.

Revised by the City Council March 14, 2006

- Each member of the evaluation panel will receive one vote in order to avoid a tie
- Term limits are abolished.
- Members of the evaluation panel will meet in person to discuss applications for reappointment, as they dowith new applications

Revised by the City Council January 27, 2009

- Incumbents and new applicants will be considered in one collective recruitment, interview and selection process.
- Term expiration dates will be adjusted for current and future board and commission members to March 31
- Applicants will be interviewed by the full City Council (the evaluation panel) and the City Council will consult with the chair and vice chair of each board or commission regarding appointments, as deemed necessary; however, chairs and vice chairs will not vote on appointments
- If there are more than five applicants for a vacancy, the City Council will screen the applications and selectfive 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 thescores 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

- Research and complete

Council January, 2023

- TBD based on Council direction

469.095 COMMISSIONERS; APPOINTMENT, TERMS, VACANCIES, PAY, REMOVAL.

Subdivision 1. **Commissioners.** Except as provided in subdivision 2, paragraph (d), an economic development authority shall consist of either three, five, or seven commissioners who shall be appointed after the enabling resolution provided for in section 469.093 becomes effective. The resolution must indicate the number of commissioners constituting the authority.

Subd. 2. **Appointment, terms; vacancies.** (a) Three-member authority: the commissioners constituting a three-member authority, one of whom must be a member of the city council, shall be appointed by the mayor with the approval of the city council. Those initially appointed shall be appointed for terms of two, four, and six years, respectively. Thereafter all commissioners shall be appointed for six-year terms.

(b) Five-member authority: the commissioners constituting a five-member authority, two of whom must be members of the city council, shall be appointed by the mayor with the approval of the city council. Those initially appointed shall be appointed for terms of two, three, four, five, and six years respectively. Thereafter all commissioners shall be appointed for six-year terms.

(c) Seven-member authority: the commissioners constituting a seven-member authority, two of whom must be members of the city council, shall be appointed by the mayor with the approval of the city council. Those initially appointed shall be appointed for terms of one, two, three, four, and five years respectively and two members for six years. Thereafter all commissioners shall be appointed for six-year terms.

(d) The enabling resolution may provide that the members of the city council shall serve as the commissioners.

(e) The enabling resolution may provide for the appointment of members of the city council in excess of the number required in paragraphs (a), (b), and (c).

(f) A vacancy is created in the membership of an authority when a city council member of the authority ends council membership. A vacancy for this or another reason must be filled for the balance of the unexpired term, in the manner in which the original appointment was made. The city council may set the term of the commissioners who are members of the city council to coincide with their term of office as members of the city council.

Subd. 3. **Increase in commission members.** An authority may be increased from three to five or seven members, or from five to seven members by a resolution adopted by the city council following the procedure provided for modifying the enabling resolution in section 469.093.

Subd. 4. **Compensation and reimbursement.** A commissioner, including the president, shall be paid for attending each regular or special meeting of the authority in an amount to be determined by the city council. In addition to receiving pay for meetings, the commissioners may be reimbursed for actual expenses incurred in doing official business of the authority. All money paid for compensation or reimbursement must be paid out of the authority's budget.

Subd. 5. **Removal for cause.** A commissioner may be removed by the city council for inefficiency, neglect of duty, or misconduct in office. A commissioner shall be removed only after a hearing. A copy of the charges must be given to the commissioner at least ten days before the hearing. The commissioner must be given an opportunity to be heard in person or by counsel at the hearing. When written charges have been submitted against a commissioner, the city council may temporarily suspend the commissioner. If the city council finds that those charges have not been substantiated, the commissioner shall be immediately reinstated.

If a commissioner is removed, a record of the proceedings, together with the charges and findings, shall be filed in the office of the city clerk.

History: *1987 c 291 s 96*

CC Regular Session **5. 11.**

Meeting Date: 03/28/2023

Submitted For: Bruce Westby, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-070 Accepting Stabilized Full-Depth Reclamation Design Proposals for Improvement Project #23-04, 167th Avenue Reconstruction

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-070 accepting stabilized full-depth reclamation design proposals for Improvement Project #23-04, 167th Avenue Reconstruction.

Background:

The current 2022 – 2031 10-Year Capital Improvement Plan (CIP) proposes the reconstruction of 167th Avenue between Nowthen Boulevard and Trunk Highway 47 in 2023. Bolton & Menk was hired to prepare final plans and specifications for these improvements.

To meet the required MSA design standards, several pavement sections were considered. Stabilized Full-Depth Reclamation (SFDR) was determined to be the most cost-effective method of reconstruction. This process involves reclamation (grinding in-place) of the existing bituminous pavement plus a portion of the underlying aggregate base. Excess reclaimed material is then removed as needed so the new pavement will match into existing shoulders, driveways, and cross streets. The remaining material receives liquid asphalt emulsion, which is then mixed in, rolled and compacted. Once compacted, the SFDR can be opened up to traffic, and gains strength with the further compaction of vehicle traffic.

The City has recently completed an SFDR project on Sunwood Drive between Ramsey Boulevard and Bunker Lake Boulevard and Variolite Street between Alpine Drive and 173rd Avenue, both with excellent results. Stabilizing the reclamation allows for a thinner overall pavement section, avoiding the need to excavate below the existing aggregate base to make costly subgrade corrections. Staff is confident that the SFDR process will provide as long of a life for the new pavement section as a full reconstruction with subgrade corrections would, but at a significantly lower cost.

To be eligible for Municipal State Aid (MSA) funding, MSA review and approval must be complete before opening bids for these improvements. The SFDR mix design is a requirement prior to MSA final approval. Both firms indicated it will take approximately 2 months from the time authorization is given to produce the final SFDR mix design, as both field work and extensive lab work is required. Because of the design timeframe, starting this work is critical to keep the 167 th Avenue reconstruction on schedule for completion in 2023.

Quotes received for the Stabilized Full-Depth Reclamation Design are below:

STABILIZED FULL-DEPTH RECLAMATION MIX DESIGN PROPOSAL		
Project	**Braun Intertec**	**American Engineering Testing**
167th Avenue Reconstruction	$18,065.00	$20,630.00

Braun Intertec submitted the lowest total responsible quote. Based on the submitted quotes, Staff recommends accepting the proposals for stabilized full-depth reclamation mix design services from Braun Intertec.

Notification:

If City Council awards a contract for stabilized full-depth reclamation mix design, City Staff would send notification letters to residents in the impacted area, giving notice that pavement coring crews will be present, and the scope of the services being provided at this time.

Observations/Alternatives:

Observations:

Though initial project start will be delayed by several weeks using the SFDR method, the construction process will generally be less complicated and quicker than other street reconstruction methods. The ultimate project completion time is not anticipated to be delayed by using the SFDR method, and overall impacts to the traveling public during construction will be minimized.

Alternatives:

Motion to adopt Resolution #23-070 accepting stabilized full-depth reclamation design proposals for Improvement Project #23-04, 167th Avenue Reconstruction.

Funding Source:

Funding for this work is proposed to come from Municipal State Aid (MSA) Funds. Staff estimates overall project cost savings of $300,000 by using the SFDR design method.

Recommendation:

Staff recommends adopting Resolution #23-070 accepting stabilized full-depth reclamation design proposals for Improvement Project #23-04, 167th Avenue Reconstruction.

Action:

Adopt Resolution #23-070 accepting stabilized full-depth reclamation design proposals for Improvement Project #23-04, 167th Avenue Reconstruction.

Attachments

Res 23-070

Braun SFDR Proposal - IP 23-04

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/28/2023 03:33 PM
Brian Hagen	Brian Hagen	03/28/2023 04:13 PM
Form Started By: Joe Feriancek		Started On: 03/28/2023 03:14 PM
Final Approval Date: 03/28/2023		

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

RESOLUTION #23-070

RESOLUTION ACCEPTING STABILIZED FULL-DEPTH RECLAMATION DESIGN PROPOSALS FOR IMPROVEMENT PROJECT #23-04, 167TH AVENUE RECONSTRUCTION

WHEREAS, the City of Ramsey Proposes to reconstruct 167th Avenue between Nowthen Boulevard and Trunk Highway 47 in 2023 as identified within the 2022-2031 10-Year Capital Improvement Program: and

WHEREAS, pursuant to Ramsey City Council resolution #22-130, adopted June 14th, 2022, the City Council accepted and awarded the proposal to Bolten & Menk, Inc., for Topographic Survey of the project area; and

WHEREAS, pursuant to Ramsey City Council resolution #22-201, adopted August 23rd, 2022, the City Council ordered the City Engineer to prepare plans and specifications for Improvement Project #23-04; and

WHEREAS, pursuant to Ramsey City Council resolution #22-204, adopted August 23rd, 2022, the City Council accepted the proposal of Haugo Geotechnical Services to complete geotechnical evaluations for Improvement Project #23-04; and

WHEREAS, pursuant to Ramsey City Council resolution #22-270, adopted November 22nd, 2022, the City Council accepted the proposal of Bolton & Menk, Inc. to prepare final plans and specifications for Improvement Project #23-04; and

WHEREAS, the project is determined to require a stabilized full-depth reclamation mix design, which is beyond the ability of Bolton & Menk to perform; and

WHEREAS, request for proposals were submitted to two firms for the purpose of obtaining quotes for completing the proposed stabilized full-depth reclamation mix design services; and

WHEREAS, the two (2) stabilized full-depth reclamation mix design quotes received are tabulated below; and

STABILIZED FULL-DEPTH RECLAMATION MIX DESIGN PROPOSAL		
Project	**Braun Intertec**	**American Engineering Testing**
167th Avenue Reconstruction	$18,065.00	$20,630.00

WHEREAS, the quote of Braun Intertec in the total amount of $18,065.00 for said services 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:

1) The Ramsey City Council hereby authorized and directed to enter into a contract with Braun Intertec for said stabilized full-depth reclamation mix design services for and on behalf of the City of Ramsey.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28th day of March, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Braun Intertec Corporation
1826 Buerkle Road
Saint Paul, MN 55110

Phone: 651.487.3245
Fax: 651.487.1812
Web: braunintertec.com

March 28, 2023 Revised Proposal QTB174511

Zach Lingl, PE
Bolton & Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, MN 55303

Re: Revised Proposal for Pavement Material Sampling and SFDR Mix Design
167th Avenue
From Nowthen Blvd to Quicksilver St
Ramsey County, Minnesota

Dear Mr. Lingl:

Braun Intertec Corporation is pleased to present this revised proposal to complete pavement material sampling and perform an SFDR mix design for 167th Avenue in Ramsey County, Minnesota.

Background and Project Description

In October of 2022, Haugo Geotechnical Services evaluated 167th Avenue in Ramsey County, Minnesota. Based on the provided Geotechnical Report, the rural section of 167th Avenue is a 40-foot-wide roadway extending about 1-mile from Nowthen to Quicksilver Street. The roadway has 8 to 10-foot-wide shoulders.

Based on the testing performed by Haugo Geotechnical Services, on average, the segment consists of 5 1/4 to 6 1/4 inches of bituminous overlying an aggregate base layer that ranges from about 2 to 10 inches in thickness. Given thin aggregate base layer encountered in several locations, it was later decided by Bolton and Menk, Inc. to perform an 8-inch Stabilized Full Depth Reclamation (SFDR) with emulsion on this segment followed by 4 inches of bituminous overlay.

Bolton & Menk, Inc. requested that we perform pavement material sampling followed by an SFDR mix design.

Purpose

The purpose of our pavement material sampling is to obtain pavement materials and prepare a laboratory SFDR mix design.

Scope of Services

The following tasks are proposed to help achieve the stated purpose. If unfavorable or unforeseen conditions are encountered at any point during the completion of the tasks that lead us to recommend an expanded scope of services, we will contact you to discuss the conditions before resuming work.

Site Access

Based on our understanding of the existing highway alignment, we propose to utilize a trailer-mounted coring rig. Depending on roadway conditions, potential utility conflicts, and investigation requirements, our field crew will select locations throughout the proposed project as needed to obtain materials for laboratory design.

We have assumed that the fees associated with the required Right of Way (ROW) permit(s), if any, will be waived by the city.

Cores and Hand Auger Borings

We propose to complete 23, 8-inch diameter cores along the existing highway alignment. Within each corehole, underlying base material will be collected using a combination of the cuttings from hand auger borings and shoveling. Sufficient aggregate base will be collected to properly proportion the aggregate base and RAP (cores) in the design procedure.

We will backfill the coreholes and patch the surface cold bituminous patch. Over time, subsidence of core backfill may occur, requiring releveling of surface grades or replacing bituminous patches. We are not assuming responsibility for re-leveling or re-patching after we complete our fieldwork.

Traffic Control

Since coring will be performed within the roadway, traffic control will be required to alert motorists of our work and protect our field crew. Based on traffic volumes of about 2,390 vehicles per day, flaggers will be required. The cost for traffic control is included in our estimate.

Sample Review and Laboratory Testing

Bituminous cores and aggregate base samples will be returned to our laboratory in Bloomington, Minnesota. Cores will be cold-crushed and mixed with the aggregate base at the proper ratio based on the average in-place bituminous thickness and the reclamation depth of 8 inches. Next, the SFDR with emulsion mix design will be performed on the combined materials.

If after review of the materials it appears that additional testing would be required for successful completion of the design analyses, we will request authorization for the additional testing through a Change Order.

Reporting

An SFDR mix design report will be provided that includes the Engineered Emulsion type and the recommended application rate.

An electronic copy of our report will be submitted to you.

Fees

We will furnish these services on a cost plus basis in accordance with the previously discussed scope of services. The approximate cost by work type is shown in Table 1.

Table 1. Estimated Cost

Scope	167th Ave
Coring and Mobilization	$ 4,155
Traffic Control (Subcontractor)	5,000
SFDR Mix Design (assumes 1 design*)	6,500
Engineering and Project Management	2,410
Total Estimated Cost	**$18,065**

**Note that if multiple maintenance sections and/or highly variable material types and thicknesses are encountered, multiple designs may be warranted. Additional designs will require additional sampling. Additional mix designs will be billed at a rate of $6,500 per design upon approval by you.*

Our work may extend over several invoicing periods. As such, for work that is performed during the course of each invoicing period, we will submit partial progress invoices.

Schedule

We will schedule work on this project upon receipt of your written authorization. We will begin the field work within two to three weeks of authorization. We anticipate the field work for coring and hand auger boring will take about two days to complete. Once we receive the materials in our lab, the laboratory mix design will be completed which likely take about 5 to 7 weeks to complete. We anticipate we can submit the mix design report by approximately two months following project authorization.

If our proposed scope of services cannot be completed according to this schedule due to circumstances beyond our control, we may need to revise this proposal prior to completing the remaining tasks.

General Remarks

We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We appreciate the opportunity to present this proposal to you. If acceptable, please return a signed copy in its entirety.

The proposed fee is based on the scope of services described and the assumptions that our services will be authorized within 30 days and that others will not delay us beyond our proposed schedule.

We will complete the work under the conditions of the Master Services Agreement between Bolton & Menk, Inc. and Braun Intertec.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Mohammad Sabouri at 952.995.2828 or MSabouri@braunintertec.com or Neil Lund at 952.995.2284 or NLund@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION

Mohammad Sabouri, PhD, PE
Senior Engineer

Neil Lund, PE
Technical Manager/Senior Engineer

The proposal is accepted, and you are authorized to proceed.

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date

CC Regular Session **7. 1.**

Meeting Date: 03/28/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-061 Accepting Bids and Awarding Contract for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-061 accepting bids and awarding a Contract for construction of Improvement Project #21-09, Centralized Water Treatment Plant, to Magney Construction, Inc. in the amount of $31,528,500.

Background:

In early 2019, the Minnesota Department of Health detected manganese concentrations above recommended health guidelines in several of Ramsey's city wells. Since then, the following actions have been completed.

- Letters outlining the new manganese issue and the City's short and long-term plans to address the issue were mailed on 5/15/2019 to approximately 5,600 Ramsey households.
- A public meeting was conducted at City Hall on May 30, 2019, explaining manganese issues and addressing public concerns.
- Wells #5, 6 and 7 have been exclusively utilized since as these wells have the lowest concentrations of manganese. Unfortunately, these three wells also have the largest concentrations of Iron leading to increased rusty water complaints.
- Wells #1, 3, 4 and 8 have Manganese concentrations above MDH guidelines. These wells have only been utilized when water demand increases beyond the capabilities of wells #5, 6 and 7.
- A Manganese hot line was established and Staff spoke to 88 concerned residents regarding Manganese and Iron in Ramsey's municipal water supply.
- Several articles on this issue were published on Facebook and in the Ramsey Resident.
- Staff collects and tests 15 random water samples monthly and publishes the test results on the City website showing Manganese concentrations from each of the sample sites.
- SEH, Inc. completed a pilot plant study on Wells #3 and #4 to determine the best filtering process to remove Manganese and Iron from Ramsey's municipal water supply system.
- SEH, Inc. completed a water treatment plant Feasibility Study.
- SEH, Inc. prepared final plans and specifications for required raw and finished water trunk lines needed to serve the proposed water treatment plant. Final plans were advertised for bids but all bids were rejected as they significantly exceeded the engineer’s estimate.
- AE2S prepared final plans and specifications for the proposed WTP and administered the bid process.
- AE2S will provide construction administration and inspection services upon award of project.

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The proposed City of Ramsey Water Treatment Plant (WTP) project generally consists of constructing a new 10 million gallons per day (MGD) gravity filtration WTP. In general;

- Building construction consists of cast in place concrete and concrete masonry units.
- Processes include a backwash reclaim basin, conventional dual-media gravity filters, a clear well, a reservoir, general process piping ranging in size from 3 to 30-inches, numerous valves, fittings, and appurtenances.
- Chemical feed systems include chemical storage tanks, containment, and feed equipment for chlorine, permanganate, phosphate, hydrofluorosilicic acid, and polymer; high service pumps; general mechanical work including HVAC work, ductwork, drain, waste, and vent piping; and other mechanical equipment and

appurtenances.

- Electrical systems consist of electrical circuits and controls including lighting, power, instrumentation and controls, and associated conduit and wiring.
- A standby generator sized to meet emergency and load management electrical requirements.
- Sitework includes grading, seeding, influent water main, sanitary sewer, storm sewer, piping appurtenances, an asphalt access road and parking lot, and a stormwater filtration basin.

AE2S completed plans and specifications in January.

Advertisements for bids were published in the Anoka County Union Herald and in Finance & Commerce on Friday, January 27, and Friday, February 3, 2023. The project was also advertised and bid electronically through QuestCDN. Three addenda were issued while plans were advertised for bids. Three (3) bids were received and publicly opened on March 9, 2023. Attached is the project bid tabulation.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

The WTP trunk watermain improvements, which are needed to connect the six (6) municipal water wells in The COR to the WTP and to push treated water out to the water supply distribution system, are proposed to be bid in the Summer/Fall of 2023 with construction anticipated to occur in 2024. Construction of the trunk watermain improvements is estimated to take 3 to 4 months to complete. Constructing these improvements in 2024 (or early 2025) will allow the WTP to be commissioned in June of 2025 when peak water use season typically begins.

A non-mandatory pre-bid meeting was held on February 15th. Representatives from all 3 of the bidders attended. During that meeting several items were discussed including that the bidders recommended allowing more than 24 months for completion of construction from the date a contract is awarded. The bidders stated that it generally takes 3 to 4 months to execute contracts with their subcontractors and to order materials before physical construction can begin in earnest. This only leaves the contractor 20 to 21 months to construct the WTP, meaning the contractors will likely increase their bids to account for the risk of financial penalties for not meeting specified completion deadlines.

Staff discussed the contractor's comments with AE2S and an addendum was subsequently issued to include an alternate bid to extend the project completion deadline by 4 months at an overall project cost savings to the City. Below are the base bid and alternate bid project completion deadlines.

Base Bid Completion Dates:
1. Substantial Completion by May 1, 2025.
2. Final Completion by August 1, 2025

Bid Alternate No. 1 Completion Dates:
1. Substantial Completion by September 1, 2025.
2. Final Completion by December 1, 2025

On March 21, 2023, the Public Works Committee considered a recommendation to the City Council to accept the three (3) bids and award a contract for construction to the low bidder, Magney Construction, LLC. During the meeting it was discussed whether bid alternate #1 should be accepted. After discussing the amount of -$50,000 submitted by Magney Construction for bid alternate #1, and the fact that the required inspections during the additional 4 months may cost more than $50,000 and would put a strain on existing infrastructure, the Public Works Committee passed a motion to recommend City Council acceptance of bids and award of a construction Contract for Improvement Project #21-09, Centralized Water Treatment Plant, to Magney Construction, Inc., rejecting Bid Alternate #1.

Alternatives:

Alternative #1:

Motion to adopt Resolution #23-061 accepting bids and awarding a Contract for construction of Improvement Project #21-09, Centralized Water Treatment Plant, to Magney Construction, Inc. for their Base Bid and Section 01 21 00 Allowances in the amount of $31,528,500.

Alternative #2:

Motion of other.

Funding Source:

The 2023-2032 CIP lists total project costs for all required WTP improvements at $47,600,000. This includes costs for both the WTP and the trunk watermain improvements.

Currently, total project costs for all required WTP improvements are estimated at 42,500,000. The low bid submitted by Magney Construction, Inc. for construction of the WTP, minus bid alternate #1, is $31,528,500. The total estimated project cost is $34,680,000 assuming 15-percent indirect costs. Estimated project costs for the WTP trunk watermain improvements is currently $7,820,000.

Funding for all WTP project improvement costs is proposed to come from the following sources:

- $33,500,000 from sewer ($8,900,000) and water ($24,600,000) utility funds
- $9M from bonding (TBD…based on WTP trunk watermain improvements low bid)

Based on these funding amounts, Staff proposes to increase water and sewer rates by 10% in June of 2023. Staff also proposes to issue the $9M bond in December of 2023 with a 15-year term. Assuming a true interest rate of 3.9-percent, this will carry an estimated annual debt service of $798,000 resulting in a total interest payment of slightly less than $3M.

The amount of actual bonding needed will be determined after bids are received for the WTP trunk watermain improvements in late 2023. The actual bonding amount will determine how much sewer and water rates will need to increase. A 10% rate increase for sewer and water was originally calculated, but this may need to be increased based on the final bonding amount. In the meantime, construction of the WTP can be funded solely from sewer and water utility funds.

The City also recently submitted 2023 Legislative Session requests related to the WTP project including $20 million in State Bonding as well as sales and use tax exemptions (HF1177 & SF1197). Any funds received from the legislative session will have the direct result of reducing bonding needs and the possible reduction of double-digit utility rate increases. The status of these legislative requests is not yet known.

Staff also explored available grant funding opportunities. The City would not qualify as a disadvantaged City and would therefore not be eligible for a forgivable grant under the Public Facilities Authority (PFA) Drinking Water Revolving Fund (DWRF) loan program. However, Staff did place our WTP project on the 2022 DWRF Project Priority List (PPL) in hopes of receiving a low interest loan. In the end, our project did not rank high enough on the PPL to receive funds because of the City of Ramsey's excellent financial status.

AE2S is also requesting a $225,100 amendment to the attached original construction phase services contract, which was based on a construction schedule of 18-months. Since the schedule was extended to 24-months an additional 6 months of engineering construction services is required. Attached is a copy of the AE2S contract amendment. This additional cost will be approved upon adoption of Resolution #23-061.

Recommendation:

Staff and AE2S recommend alternative #1. See attached Letter of Recommendation from AE2S.

At their regular meeting on March 21, 2023, the Public Works Committee passed a motion recommending City Council acceptance of bids and award of a construction Contract for Improvement Project #21-09, Centralized Water Treatment Plant, to Magney Construction, Inc. in the amount of $31,528,500, rejecting Bid Alternate #1.

Outcome/Action:

Motion to adopt Resolution #23-061 accepting bids and awarding a Contract for construction of Improvement Project #21-09, Centralized Water Treatment Plant, to Magney Construction, Inc. for their Base Bid and Section 01 21 00 Allowances in the amount of $31,528,500.

Attachments

Resolution 23-061

Bid Tab IP21-09

AE2S Ltr of Recommendation

AE2S Amendment to Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/23/2023 04:14 PM
Form Started By: Bruce Westby		Started On: 03/21/2023 08:47 AM
Final Approval Date: 03/23/2023		

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

RESOLUTION #23-061

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for the purpose of analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed $1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, three (3) bids were received, opened and tabulated by AE2S on March 9, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

CONTRACTOR	**Section 01 21 00 Allowances**	**Base Bid**	**Bid Alternate 1**
Magney Construction, Inc.	$1,300,000	$30,228,500	-$50,000
Rice Lake Construction Grp.	$1,300,000	$34,325,300	-$1,000,000
Gridor Construction, Inc.	$1,300,000	$37,672,500	-$250,000
Engineer's Estimate		*$37,000,000*	

WHEREAS, the bid of Magney Construction, Inc. in the amount of $31,528,500.00, for the Base Bid and Section 01 21 00 Allowances for construction of the improvements in accordance with the approved plans and specifications and advertisements for bids, is the lowest responsible bidder and their bid 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 Magney Construction, Inc. in the amount of $31,528,500.00 for the construction of said improvements for and on behalf of the City of Ramsey.

2) The Mayor is hereby authorized and directed to accept the amendment from AE2S in the amount of $225,100.00 for additional construction phase services for said improvements for and on behalf of the City of Ramsey.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of March, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Ramsey Water Treatment Plant
City of Ramsey
Ramsey, MN
AE2S Project No. P05434-2020-002
Bid Opening 1:00 PM CST, Thursday, March 9, 2023

	Contractor	Download Addenda 1-3	Bid Security	Completed Bid Form	Contractor's License or Renewal	Responsible Contractor Certifications	Non-collusion Affidavit	MN Affirmative Action Certification Form	Governmental Certifications Form	Completed vBid Worksheet	Section 01 21 00 Allowances	Base Bid: Ramsey Water Treatment Plant Construction	Bid Alternate No. 1: Alternative Construction Completion Dates (Deduct)	Total Project Bid Price (Sum of Bid Prices A+B+C)
1	Magney Construction, Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$30,228,500.00	-$50,000.00	$31,478,500.00
2	Rice Lake Construction Grp.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$34,325,300.00	-$1,000,000.00	$34,625,300.00
3	Gridor Constr., Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$37,672,500.00	-$250,000.00	$38,722,500.00
	Engineer's Estimate											$37,000,000.00		

Aaron Vollmer, PE

Advanced Engineering and Environmental Services, LLC
Water Tower Place Business Center
6901 E Fish Lake Rd, Suite 184
Maple Grove, MN 55369
Tel: 763-763-5036

www.ae2s.com

March 23, 2023

City of Ramsey
Bruce Westby
City Engineer/Public Works Director
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Recommendation for Notice of Award – Water Treatment Plan Project

Dear Mr. Westby:

Pursuant to authority of the City Council and following proper legal advertisement, the bid opening for the Ramsey Water Treatment Plant Project was conducted virtually on Thursday March 9, 2023 at 1:00 P.M. A total of three (3) sealed bid were received for the project. The bids were completed in accordance with the project requirements and opened and read aloud.

The project Bid Form consists of the Base Bid which includes a Substantial Completion date of May 1, 2025 and Final Completion date of August 1, 2025, and Bid Alternate No. 1 to extend the construction timeline by four (4) months to accommodate contractor supply chain concerns. A detailed copy of the Bid Opening Tabulation is attached for your reference.

The project consists of the following components:

Contract No. 1 – Ramsey Water Treatment Plant:

Construction of a new 10 MGD gravity filtration Water Treatment Plant (WTP). Building consists of cast in place concrete and concrete masonry units. The WTP will include one (1) backwash reclaim basin, six (6) conventional dual media gravity filters, one clearwell, one reservoir, general process piping ranging in size from 3 to 30-inch, valves, fittings, and appurtenances; on-site chemical feed systems which include chemical storage tanks, chemical containment, and chemical feed equipment for chlorine, permanganate, phosphate, hydrofluosilicic acid, and polymer; three (3) high service pumps, general mechanical work including HVAC work, ductwork; drain, waste, and vent piping; and other mechanical equipment and appurtenances. Electrical systems generally consist of providing electrical circuits and controls within the WTP expansion including lighting, power, instrumentation and controls, and associated conduit and wiring. A standby generator sized to meet emergency and load management electrical requirements will be included. Sitework generally includes grading, seeding, influent water main, sanitary sewer, storm sewer, and piping appurtenances; installing an asphalt access road and parking lot; and installing a stormwater filtration basin. Base Bid contract

is for a Substantial Completion date of May 1, 2025 and a Final Completion date of August 1, 2025

Bid Alternate No. 1

Net deduct from the Base Bid to extend the Substantial Completion date to September 1, 2025 and Final Completion date to December 1, 2025.

The attached Bid Tabulation presents a comparison of the accepted bids to the Engineer's Opinion of Total Probable Cost for the project which was $37,000,000. Bids were received from three (3) contractors: Magney Construction, Inc. from Chanhassen, MN, Rice Lake Construction Group from Deerwood, MN, and Gridor Construction, Inc. from Buffalo, MN.

All three (3) of the General Contractors that submitted bids are qualified to complete the work. Each bid submitted included a Bid Alternate No. 1 deduction to their Base Bid price. Based on a review of the bids received and pending City official's acceptance of the contract price, Advanced Engineering and Environmental Services, Inc. (AE2S) recommends that the City of Ramsey award the Base Bid construction contract to Magney Construction, Inc. of Chanhassen, MN and reject the Bid Alternate No. 1. Magney Construction, Inc. was the lowest responsive and responsible bidder for a total construction cost of $31,528,500.

AE2S truly appreciates the opportunity to continue working with you on this very important project for the City of Ramsey. Should you have any questions or comments please feel free to contact me.

Sincerely,
AE2S

Aaron Vollmer, P.E.
Project Manager
Attachment
Bid Tabulation
c: file

Ramsey Water Treatment Plant
City of Ramsey
Ramsey, MN
AE2S Project No. P05434-2020-002
Bid Opening 1:00 PM CST, Thursday, March 9, 2023

	Contractor	Download Addenda 1-3	Bid Security	Completed Bid Form	Contractor's License or Renewal	Responsible Contractor Certifications	Non-collusion Affidavit	MN Affirmative Action Certification Form	Governmental Certifications Form	Completed vBid Worksheet	Section 01 21 00 Allowances	Base Bid: Ramsey Water Treatment Plant Construction	Bid Alternate No. 1: Alternative Construction Completion Dates (Deduct)	Total Project Bid Price (Sum of Bid Prices A+B+C)
1	Magney Construction, Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$30,228,500.00	-$50,000.00	$31,478,500.00
2	Rice Lake Construction Grp.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$34,325,300.00	-$1,000,000.00	$34,625,300.00
3	Gridor Constr., Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$37,672,500.00	-$250,000.00	$38,722,500.00
	Engineer's Estimate											$37,000,000.00		

Aaron Vollmer, PE

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Maple Grove, MN 55369
Tel: 763-763-5036

www.ae2s.com

March 23, 2023

Bruce Westby
City Engineer/Public Works Director
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Request for Engineering Amendment

Dear Mr. Westby:

AE2S is currently under contract to provide construction phase services for the construction of a 10 MGD Water Treatment Plant (WTP) for the City of Ramsey. Our design team began design efforts with Ramsey staff in September 2021. To date AE2S has completed design phase services through bidding and is currently working with the City to complete construction contracts. It is anticipated that construction will start on May 1, 2023, once contracts have been finalized. As we move into the start-up of construction, we would like to request consideration for additional compensation related to the extended construction timeline. The details in this letter are intended to outline this request and provide additional information.

Basis for Request:

AE2S has been working with the City over the last year and a half to design the City's new 10 MGD WTP. Over this period, it was established that the original 18-month construction period proposed was going to be difficult to accomplish with anticipated supply chain issues, so an extension to a 24-month construction timeline was expected to be needed. After discussions at the pre-bidding meeting with contractors, it was determined that a 28-month construction timeline would be more ideal for a project of this size to allow the contractor sufficient time to install the equipment and complete the project components. To accommodate this request, the bidders were offered a base bid construction timeline of 24 months and a bid alternate for 28 months. AE2S has recommended that the City should accept the base bid for a 24-month construction timeline with the low bidder, Magney Construction. With this extended timeline, AE2S has reviewed the project schedule and is requesting additional compensation for the following scope changes.

1. Additional Project Time: AE2S originally estimated the project RPR would last approximately 18 months. With a new substantial completion date of May 1, 2025, AE2S believes that 24 months of RPR services should be provided. The extended project timeline was not anticipated, and an additional 6 months of engineering support will be needed. We believe that full-time construction support should be provided through Substantial Completion (May 1, 2025) with part-time support through Final Completion (August 1, 2025). In addition to the on-site support, engineering administrative support will be required by our team to provide technical support, project management, and guidance to the contractor and owner. To maintain the same level oversight into the extended timeline, the following tasks from the original scope will require additional efforts.
    - Progress meetings (frequent in beginning then moving to monthly during construction)
    - Contractor and PM Coordination
    - Pay requests
    - Construction observation

    Based on our understanding of the additional efforts to the scope items list above, we feel that **$225,100** in additional engineering fees would be appropriate to provide the highest quality engineering services through the entire construction timeline.

Tasks laid out in the original scope that will not change include the following:

- Preconstruction conference
- Subconsultant's services
- Testing services
- Shop Drawing review (Approximately 100 submittals total)
- Change orders & RFIs
- Construction schedule review
- Construction staking (AE2S to provide initial control points)
- Special Inspection meetings (pre-concrete, pre-precast setting, & 2 additional)
- Substantial Completion punchlist
- Start-up of systems
- Final completion review
- Project close-out
- Record drawings
- O&M manuals

Requested Engineering Fee:

In summary, AE2S is requesting a $225,100 amendment to our original construction phase services contract. We have attached the Amendment to Owner-Engineer Agreement for approval. Should you have any questions or concerns we would be happy to talk through these items with you and provide more explanation.

Submitted in Service,
AE2S

Aaron Vollmer, PE
Project Manager

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 1

The Effective Date of this Amendment is: March 28, 2023.

Background Data

Effective Date of Owner-Engineer Agreement: March 28, 2023

Owner: City of Ramsey, Minnesota

Engineer: Advanced Engineering and Environmental Services, Inc.

Project: City of Ramsey Water Treatment Plant

Nature of Amendment:

__X__ Additional Services to be performed by Engineer

__X__ Modifications to services of Engineer

____ Modifications to responsibilities of Owner

__X__ Modifications of payment to Engineer

____ Modifications to time(s) for rendering services

____ Modifications to other terms and conditions of the Agreement

Description of Modifications:

Additional engineering services will be required for the Construction Phase due to the extended construction timeline from 18 months to 24 months for a Substantial Completion date of May 1, 2025.

Agreement Summary:

Original agreement amount:	$ 1,198,600
Net change for prior amendments:	$ 0
This amendment amount:	$ 225,100
Adjusted Agreement amount:	$ 1,423,700

Change in time for services: 6 months

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:	ENGINEER:
By: _____	By: _____
Print name: _____	Print name: _____
Title: _____	Title: _____
Date Signed: _____	Date Signed: _____

CC Regular Session **7. 2.**

Meeting Date: 03/28/2023

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Ordinance #23-04 Amending the City Charter Prohibiting Membership on City Boards and Commissions of Non-City of Ramsey Residents

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.

Notification:

- A Notice of Public Hearing was published on Friday, February 10, 2023.
- A Public Hearing was held and Ordinance #23-04 was introduced on February 28, 2023.
- If the City Council unanimously approves adoption of Ordinance #23-04 this evening, 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 have a recommendation on this matter.

Outcome/Action:

Motion to waive the City Charter Requirement that the Ordinance be read aloud and Adopt Ordinance #23-04 Amending the City Charter Prohibiting Membership on City Boards and Commissions of Non-City of Ramsey Residents

Attachments

Ordinance #23-04

Minnesota Statute 410.12

Ordinance #22-26

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/22/2023 06:59 PM
Form Started By: Katie Schmidt		Started On: 03/20/2023 01:56 PM
Final Approval Date: 03/22/2023		

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

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 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

CC Regular Session **7. 3.**

Meeting Date: 03/28/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-062 Ordering Requests for Proposals for Topographic Surveys, Geotechnical Evaluations and Utility Testing for 2024 Capital Improvement Program Projects - This case was moved from the Consent Agenda 5.7 to the Regular Agenda

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-062 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

Background:

The current 2023 through 2032 10-Year Capital Improvement Program (CIP) proposes street reconstruction or pavement overlays of the following subdivisions in 2024:

- IP 24-01 Barthel's Rum River & White Pines Estates Street Reconstructions
- IP 24-02 Halls Dover Acres Street Reconstructions
- IP 24-03 Rodeo Hills Estates & Valley View Acres Street Reconstructions
- IP 24-04 Ford Brook Estates 3rd Street Reconstructions
- IP 24-05 MSA Xkimo Street Reconstruction
- IP 24-06 2024 MSA Pavement Overlay Improvements
- IP 24-07 2024 Neighborhood Pavement Overlay Improvements
- IP 24-10 Section 01 Unplatted (North of CR 27) Street Reconstructions
- IP 24-11 MSA Alpine Drive Reconstruction
- IP 24-12 Juniper Wood 1st – 3rd Street Reconstructions

Staff will use this information as design aids for the improvement projects. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, used as the base for designing the project. Geotechnical reports inform Staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Also included in geotechnical reports are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations. Televising sewer pipes informs Staff of the condition of the pipes, and locates existing damage. This allows Staff to include fixing damaged pipes into the construction plans, which is more cost effective than doing repairs as standalone projects, or as change orders during the project.

A summary of the proposed design request for proposals and a 2024 Pavement Management Program Map are attached to this case for reference.

Notification:

No notifications are required with this case.

Observations/Alternatives:

Observations:
Staff preliminarily reviewed the proposed projects for 2024, and determined the majority of plans and specifications can be produced in-house. As called out in the attached summary, four of the projects include engineering design services. Staff feels three of these projects will likely be combined together due to proximity, relatively small project size of two of the projects, and similar project scope and potential impacts.

Alternatives:
Motion to adopt Resolution #23-062 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

Funding Source:

Funding for these services would come from a combination of Municipal State Aid Funds, Pavement Management Funds, and the respective Utility Funds.

Recommendation:

Staff recommends adopting Resolution #23-062 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

On March 21, 2023 the Ramsey Public Works Committee recommended City Council approval of ordering requests for proposals for 2024 Capital Improvement Program project topographic surveys, geotechnical services, utility testing and engineering services.

Action:

Adopt Resolution #23-062 ordering requests for proposals for topographic surveys, geotechnical evaluations and utility testing for 2024 Capital Improvement Program projects.

Attachments

Res 23-062
2024 PMP RFP Summary
2024 PMP Project Map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/23/2023 10:34 AM
Brian Hagen	Brian Hagen	03/23/2023 02:02 PM
Form Started By: Joe Feriancek		Started On: 03/20/2023 02:41 PM
Final Approval Date: 03/29/2023		

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

RESOLUTION #23-062

RESOLUTION ORDERING REQUEST FOR PROPOSALS FOR TOPOGRAPHIC SURVEYS, GEOTECHNICAL EVALUATIONS AND UTILITY TESTING FOR 2024 CAPITAL IMPROVEMENT PROGRAM PROJECTS

WHEREAS, the Current 2023 through 2032 10-Year Capital Improvement Program (CIP) proposed streets reconstruction of the following subdivisions in 2024:

Barthel's Rum River & White Pines Estates Street Reconstructions
Halls Dover Acres Street Reconstructions
Rodeo Hills Estates & Valley View Acres Street Reconstructions
Ford Brook Estates 3rd Street Reconstructions
MSA Xkimo Street Reconstruction
2024 MSA Pavement Overlay Improvements
2024 Neighborhood Pavement Overlay Improvements
Section 01 Unplatted (North of CR 27) Street Reconstructions
MSA Alpine Drive Reconstruction
Juniper Wood 1st – 3rd Street Reconstructions

WHEREAS, topographic surveys, geotechnical evaluations, televising of sanitary and storm sewers, and leak testing of watermain is required to accurately evaluate and design proposed 2024 Capital Improvement program projects; and

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

1) That the Ramsey City Council hereby orders the City Engineer to request proposals for said services.

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 March, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

2024 Pavement Management Projects
Design Request for Proposals

Project No.	Project Name	Miles	Project Cost (CIP Level)	Necessary Preliminary Design Proposals	Notes
24-01	Barthel's Rum River & White Pines Estates Street Reconstructions	1.35	$ 1,277,606.00	Topographic Survey	FDR plus 50% subsoil corrections (Barthels Streets)
				Geotechnical Report	
24-02	Halls Dover Acres Street Reconstructions	0.98	$ 859,717.00	Topographic Survey	FDR
				Geotechnical Report	
24-03	Rodeo Hills Estates & Valley View Acres Street Reconstructions	1.18	$ 1,237,565.00	Engineering Design Services (Outsource)	FDR plus 50% subsoil corrections
				Topographic Survey	Connection to City of Nowthen
				Geotechnical Report	
24-04	Ford Brook Estates 3rd Street Reconstructions	0.42	$ 783,922.00	Engineering Design Services (Outsource)	Full Reconstruction plus subsoil corrections
				Topographic Survey	Connection to City of Nowthen
				Geotechnical Report	
24-05	MSA Xkimo Street Reconstruction	0.29	$ 483,285.00	Engineering Design Services (Outsource)	Trunk Highway 47 to 142nd Avenue
				Topographic Survey	Full Reconstruction
				Geotechnical Report	TH 47 Impacts
				Sanitary Sewer & Storm Sewer Televising	
				Watermain Leak Testing	
24-06	2024 MSA Pavement Overlay Improvements	0.14	$ 48,606.00	Topographic Survey	Mill & Overlay
24-07	2024 Neighborhood Pavement Overlay Improvements	2.98	$ 929,907.00	Topographic Survey	Mill & Overlay
24-10	Section 01 Unplatted N/O CR 27 Street Reconstructions	0.35	$ 373,296.00	Engineering Design Services (Outsource)	Full Reconstruction
				Topographic Survey	Connection to City of Nowthen
				Geotechnical Report	
24-11	MSA Alpine Drive Reconstruction	0.68	$ 1,314,878.00	Topographic Survey	Full Reconstruction
				Geotechnical Report	Puma Street to 400 ft west of Armstrong Boulevard
24-12	Juniper Woods 1st - 3rd Street Reconstructions	0.74	$ 575,498.00	Topographic Survey	FDR
				Geotechnical Report	
				Sanitary Sewer & Storm Sewer Televising	
				Watermain Leak Testing	
	2024 Pavement Management Program Totals	**9.11**	**$ 7,884,280.00**		

2024 Proposed Pavement Management Program Projects

IP 24-03
RODEO HILLS &
VALLEY VIEW ACRES
STREET RECONSTRUCTIONS

IP 24-04
FORD BROOK ESTATES 3RD
STREET RECONSTRUCTIONS

IP 24-10
FORD BROOK ESTATES 3RD
STREET RECONSTRUCTIONS

IP 24-01
BARTHEL'S RUM RIVER ACRES &
WHITE PINES ESTATES
STREET RECONSTRUCTIONS

IP 24-02
HALLS DOVER ACRES
STREET RECONSTRUCTIONS

IP 24-07
2024 NEIGHBORHOOD OVERLAY IMPROVEMENTS
(ORCHARD HILLS TOWNHOMES)

IP 24-07
2024 NEIGHBORHOOD OVERLAY IMPROVEMENTS
(TOWN CENTER GARDENS 1ST, 2ND & 3RD)

IP 24-11
MSA - ALPINE DRIVE (PUMA ST / CSAH 83)
RECONSTRUCTION

IP 24-12
JUNIPER WOODS 1ST, 2ND & 3RD
STREET RECONSTRUCTIONS

IP 24-05
MSA - XKIMO STREET (TH 47 TO 142ND AVE)
RECONSTRUCTION

IP 24-07
2024 NEIGHBORHOOD OVERLAY IMPROVEMENTS
(GATEWAY INDUSTRIAL PARK 1ST & 2ND)
(SECTION 27 UNPLATTED)

IP 24-06
2024 MSA OVERLAY IMPROVMENTS
(McKINLEY STREET)

Legend

- 2024 MSA Recon.
- 2024 MSA Overlay
- 2024 Overlay
- 2024 Reconstruction
- Streets
- Municipal Boundary
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks