City of Ramsey
Agenda
Regular City Council
Tuesday, April 25, 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

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Following Meeting Minutes:

1. City Council Work Session dated 4/11/2023
2. City Council Regular Session dated 4/11/2023

2. Approve Business Licenses

3. Approve Rental Licenses

4. Initiate Playground Development for Neighborhood Park in the Riverstone South Subdivision

5. Adopt Resolution #23-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 6, 2023 through April 19, 2023.

6. Adopt Resolution #23-069 Approving Final Plat and Development Agreement for Cedarview Estates (formerly Cedar Acres) [Project 22-136]

7. Adopt Resolution #23-073 Approving Testing Services Proposal for Improvement Project #21-09, Centralized Water Treatment Plant.

8. Adopt Resolution #23-079 Approving Lease Agreement of 6745 Hwy 10 NW with RM Golf Carts

9. Adopt Resolution #23-080 Approving Lease Agreement with RM Golf Carts for 7039 Highway 10

10. Adopt Resolution #23-082 Approving Plans and Specifications and Authorizing Advertisement for Bid for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions

11. Adopt Resolution #23-083 Amending Scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements

12. Adopt Resolution #23-085 Authorizing Request for Quotation for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

13. Adopt Resolution #23-086, Suspending Grass Height Enforcement of Section 30.3 of City Code in Support of No-Mow-May

14. Adopt Resolution #23-087 Approving 2023 Construction Materials Testing Services Proposal

15. Adopt Resolution #23-088 Approving Purchase of Vactor Trailer

16. Adopt Resolution #23-091 Approving Change Order #3 for Improvement Project #23-03, Armstrong Boulevard and Alpine Drive Roundabout Improvements

17. Adopt Resolution #23-093 Installing Boulevard Trees for the Barren Side of Sunwood Drive in The COR

18. Adopt Resolution #23-094 Approving Plans and Specifications and Authorizing Bids for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station

6. Public Hearing

7. Council Business

1. Adopt Ordinance #23-05 to Amend Chapter 4 of the Charter - Nominations and Elections

2. Adopt Ordinance #23-07 to Amend Chapter 4 of the Charter - Nominations and Elections

3. Adopt Resolution #23-081 Accepting Bids and Awarding Contract for 161st Avenue Reconstruction, Improvement Project #23-01

4. Adopt Resolution #23-084 Accepting Bids and Awarding Contract for 2023 Neighborhood Pavement Overlay Improvements, Improvement Project #23-07

5. Adopt Resolution #23-089 Approving Plans and Authorizing Bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements

6. Adopt Resolution #23-078 Accepting Bids and Awarding Contract for Improvement Project #23-12, HY-10 Ramsey Improvements

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **5. 1.**

Meeting Date: 04/25/2023

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 4/11/2023
2. City Council Regular Session dated 4/11/2023

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 4/11/2023
2. City Council Regular Session dated 4/11/2023

Attachments

4-11-23 CCWS

4-11-23 Mtg

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:45 PM
Form Started By: Katie Schmidt		Started On: 04/17/2023 09:59 AM
Final Approval Date: 04/20/2023		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 11, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell (left at 5:45 p.m.)
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
Planning Manager Todd Larson
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson
Police Captain Tim Frankfurth
City Clerk Katie Schmidt
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Receive Update on Proposed Solar Project on Closed MPCA Landfill Site

Economic Development Manager Sullivan reviewed the Staff report and gave updates on the proposed solar Project.

Brian Burandt, VP Power Supply and Business Development of Connexus Energy, provided background on Connexus Energy, the "Brightfield" workshop, and project as a whole.

Mayor Kuzma asked about the timeline of getting this up and running.

Mr. Burandt shared that the goal is to come to terms with MPCA by late summer and would be back in front of the Council with a permit application by spring of 2024. He added that this would put the project completion by the end of the year in 2024.

Councilmember Woestehoff asked if this project is additional to the current solar farm south of Highway 10 or if it would replace that farm.

Mr. Burandt said it is in addition to the current farm.

Councilmember Olson asked about the typical life cycle of a solar farm.

Mr. Burandt stated that land leases are typically 30 years or more; however, the underground infrastructure can last much longer.

Councilmember Specht asked if this would be in view from the homes in the area or if it would interfere with the walking path that is there.

Mr. Burandt explained that it will be behind a natural berm area and there are industrial facilities to the south that will screen it as well.

Councilmember Riley asked if this land has always been off limits and it is now opening to be used by Connexus and if this would also open up industrial land that the City could utilize.

Mr. Burandt said yes and explained that the solar panels are step one. He stated that the bonds were prepaid for these solar panels. He said that they will be placed in a way to preserve space for industrial lots. He stated that the City could then buy the land from MPCA.

Councilmember Musgrove stated that she does not support solar or wind energy, but she does support nuclear. She asked if Connexus Energy has looked at any nuclear options or any other types of energy options.

Mr. Burandt stated that it would be up to State what this site is used for in the future. He added that they are currently studying small modular nuclears. He stated that they are only 38% carbon free and by 2040 they need to be 100% carbon free. He said that solar fills a niche in the portfolio. He said that using solar energy has also allowed for Connexus to not raise rates. He shared that he will be going to Germany over the summer to learn more about their energy use.

Councilmember Musgrove asked if Germany relies on Russia for supplementing their energy.

Mr. Burandt said no and explained how they conserved their gas to mitigate exposure to the Russian supply.

Councilmember Musgrove shared that she is not sure how they will get to the goal of 100% carbon free by 2040. She stated that if they wanted to get to this goal, the City would not be doing a lot of the things it is doing. She reiterated that she would love to see pressure on the legislature from power companies for nuclear technologies.

Councilmember Specht noted the green space and stated that he is not sure how much control the City will have over the green space. He asked if this area should stay as a green space.

Councilmember Woestehoff asked if the industrial space that was discussed earlier could not happen unless there is solar on the field.

Mr. Burandt said that was correct.

Councilmember Woestehoff asked if this is a project that Connexus Energy wants as it could help lower costs and help meet the carbon goal.

Mr. Burandt said yes and explained that the Connexus business model is to do solar that is distribution interconnected, meaning all power stays local. He stated that the projects they have done have helped lower the power supply expense. He added that there used to a be landfill gas generator in the 2000s and the interconnection equipment and infrastructure is still there which will also help lower the costs.

Economic Development Manager Sullivan stated that he is excited about the possibilities of industrial development on this site. He stated that this was listed as one of the legislative priorities; however, there are a lot of hurdles that need to be overcome to do this. He explained that they have presented this to MPCA and they are on hold with them until 2024 as they are making sure that all of the water reclamation wells are working properly. He stated that he presented them with options of where industrial development would make sense in hopes that the project design will work around these areas as potential industrial sites. He said they will keep working with MPCA.

Councilmember Musgrove asked Mr. Burandt if he would be available for future discussions on this topic.

Mr. Burandt said yes.

2.02: Adult-Use Cannabis Sales Moratorium Discussion

Community Development Director Hanson reviewed the Staff report concerning Minnesota legislation on permitting adult use of cannabis products. She stated that the State is giving local governments authority to adopt interim ordinances or moratorium to put together their own regulations and restrictions for these businesses. She added that Staff would work with the Office of Cannabis Management to develop restrictions and procedures.

Councilmember Musgrove stated that it says that there can only be a fee charged for the license based on the amount the State sets.

Community Development Director Hanson clarified that the State will set these fees.

Councilmember Musgrove asked if there was any idea what the fees would be.

City Administrator Hagen shared that he believes the license is somewhere between $2,000 and $3,000 and the cities can collect up to half of this amount locally for registration and continued enforcement.

Councilmember Musgrove asked if the licensing information that the State collects will be available to the City.

Community Development Director Hanson said she can look into this in the legislation.

Councilmember Musgrove shared that she is in favor of the moratorium.

Mayor Kuzma asked if they have a moratorium if it can be ended earlier than the January 1, 2025 timeline.

Community Development Director Hanson said yes.

Councilmember Woestehoff asked if this is very similar to the licensing for tobacco, other than the City being the licensor.

Community Development Director Hanson said that is correct.

Councilmember Woestehoff stated that he does not see this process taking very long to implement something once the bill has passed.

Community Development Director Hanson explained that there is a deadline of the end of July to have a cannabis department built out.

Mayor Kuzma stated that cannabis is legal for medical use with the Minnesota Department of Health and he imagines that this department will add this in.

Councilmember Woestehoff stated that he has already seen other cities license the edible side of this, similar to tobacco, and he imagines that every city will be having this same conversation rather quickly. He stated that he is not in favor of a moratorium; however, he thinks this problem will be solved quickly.

Councilmember Specht stated that he would also support a moratorium.

Councilmember Musgrove said she would like to take as much time that is needed to do this right because this is not the same as cigarettes or other tobacco products.

The consensus of the Council was to move forward with the moratorium.

2.03: Zoning Code Update

Planning Manager Larson reviewed the Staff report in regard to updating the Zoning Code and reviewed the proposed changes.

Mayor Kuzma asked if this will all be handled in house.

Planning Manager Larson said yes and explained that they are trying to work on this now before he and his staff are busy with other things in the warmer months.

Councilmember Musgrove asked how giving these businesses administrative permits is looked at as treating everyone the same. She asked if the process is all spelled out so anyone who meets all the criteria is funneled through.

Planning Manager Larson explained that in the site plan review section of the ordinance, it spells out what needs to go in front of the Council, the Planning Commission and what can be done administratively. He said that there are some procedures that are unclear and they are expanding on these things. He added that a lot of the regulations are also outdated and do not line up with State law, which has now been updated in the ordinance.

Councilmember Woestehoff asked when the public hearing is done for the Zoning Code updates if it includes the zoning map.

Planning Manager Larson stated that the map does need to be updated; however, they do not want to go through the effort of making changes to the map until they are confident that the districts have been updated. He stated that they do not anticipate a whole lot of change to this for business use.

Councilmember Woestehoff stated that all of the work Planning Manager Larson and his team has done has been phenomenal. He stated that there are a lot of changes that are not actually affecting anything, rather just reorganizes everything very well. He expressed the importance of notifications when rezoning properties so that residents and businesses understand what they can and cannot do with their land.

Planning Manager Larson concluded his presentation by reviewing the draft of the zoning code updates and changes. He stated there is a work session case scheduled for May 9th to discuss Home Occupation Permits.

Councilmember Musgrove asked if the Planning Commission meetings are online through QCTV.

Planning Manager Larson said yes.

Councilmember Musgrove asked how the process of this will go and questions on this can be discussed as the draft document is very robust. She asked how typos and edits will be addressed.

Planning Manager Larson stated that if a typo is found, email him with the edit and we will correct it. He said that if anything is found that is worth discussing those items can be brought to a larger group for discussion. He asked if there are any items that the Council would like to discuss at a future meeting.

Councilmember Musgrove stated that she would like to discuss the minimum sizes of lots.

Councilmember Riley suggested updating the language around 'urban' as Ramsey does not have many urban areas.

City Administrator Hagen shared that Councilmember Howell noted a discussion on the Home Occupation Permit section and the uses allowed in relation to ammunition and firearms dealers.

Councilmember Woestehoff shared that he would like to discuss notification requirements.

Councilmember Olson stated that he received an email about 'mother-in-law' apartments and asked if this was included in the draft.

Planning Manager Larson said that there are a few edits to this in the draft. He asked if Councilmember Olson could direct the resident that emailed him to the Planning Staff and they can address their questions.

Councilmember Woestehoff asked about the helicopter section.

Planning Manager Larson stated that there was a helicopter that took off from a resident's property. He noted that this, and other similar items in the draft, are in there for in case these situations ever happen. He added that some of these definitions are in there as a requirement from the State.

Councilmember Musgrove asked about the sound wall definition and why they are not regulated if they are looked at in development plans.

Planning Manager Larson explained that fences and sound walls are looked at similarly and if these are in the highway right-of-way it is not regulated.

City Administrator Hagen stated that these are looked at as a part of the development review process. He added that regulation of this is based on Staff being diligent and checking the plans.

Councilmember Musgrove asked if a definition would help guide this.

City Administrator Hagen said no and that a detailed review of plans will be what guides this.

2.04: Discuss Polling Locations

City Clerk Schmidt reviewed the Staff report concerning changing polling locations for two of the larger precincts. She stated that she visited each polling location during the last election and had trouble finding parking at both Independent Baptist and Fire Station #2. She shared the recommendations to switch the polling place at Independent Baptist to Fire Station #1 and Fire Station #2 to Ramsey Elementary.

Councilmember Musgrove stated that Ramsey Elementary makes sense and suggested asking the school if the poll workers could gain access to the gym earlier for set up.

Councilmember Woestehoff added that Fire Station #2 would be a huge improvement from Independent Baptist.

Councilmember Specht asked if these polling locations get financial compensation for the City using their facilities for the day.

City Clerk Schmidt said they do not receive any compensation. She stated it is possible they would need to pay a rental fee if the facility is used the night before for set up.

The consensus of the Council was to move forward with changing these two polling locations.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/Calendar

The Council discussed priority items and discussions for the upcoming months as there are many future topics to be covered.

Councilmember Musgrove suggested adding the budget to the future topics list and moving up the last item regarding applying COLA to other positions prior to the first budget discussion.

City Administrator Hagen stated the budget discussions will begin with the first meeting in July and continue until December if needed.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Specht asked if the City had heard back from the large format retailer that was interested in Parcel 46.

City Administrator Hagen said no.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:49 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, April 11, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Chelsee Howell

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Police Captain Tim Frankfurth
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak
City Clerk Katie Schmidt

1. CALL TO ORDER

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

2. PRESENTATION

2.01: New Board and Commission Member Ceremonial Oath of Office

Administrative Services Director Lasher welcomed Ms. Jessica Vikander, Mr. Hassan Salami and Mr. Thomas Hagerty to the Environmental Policy Board. She also welcomed the new members who were not present, Ms. Brittany Lindahl to the Economic Development Authority, Mr. Todd Arts to the Park and Recreation Commission and Mr. Ryan Heineman to the Planning Commission.

Ms. Vikander, Mr. Salami, and Mr. Hagerty recited the Oath of Office.

Mayor Kuzma thanked the new members for stepping up and serving the City.

3. CITIZEN INPUT

Gerald Bentler, 6061 144th Lane Northwest, came forward and shared concerns with the home at 6070 144th Lane Northwest, which appears to be in the process of being turned into a group home. He stated that he has talked to the Department of Health and Department of Human Services on the matter and they had no information and when he talked to the Planning Commission they said that they know when the license is in place. He added that he was told by the owner that they moved a few blocks away and the house is empty and will be rented out. He asked if this can be used as a group home. He reiterated his concerns with how this will affect other neighbors and traffic.

City Administrator Hagen stated that Mr. Bentler has spoken with Police Chief Katers and the City is looking into this, although group homes are typically regulated by the State. He asked Mr. Bentler to give him his contact information so he or Police Chief Katers can follow up with him.

Robert Teigen, 7833 159th Lane, came forward and shared his concerns with the project on 161st Lane. Mr. Teigen stated that his property is the property that is to have the drainage easement dug deeper. He asked what legal language is in place for this easement. He shared his concerns with the trees he has put on his property in the area of the easement. He also shared concerns with the water that runs over 161st Lane being a hazard and the ditch the water runs into has never been maintained. He noted that if there is a pipe running from 161st Lane and all the water from the parking lot of Central Park, there is nothing to keep contaminants out and the water would run right to his yard. He noted his well is only 20-30 feet from the easement. He added that he was told that the City will be taking out 4,000 cubic yards and sand and he will get no compensation for this.

City Engineer/Public Works Director Westby stated that he has not spoken with this property owner and a meeting is lined up for this Friday to go out to the property and walk through the project.

Jeff Lubarski, 7860 161st Avenue, came forward and stated that his property backs up to Mr. Teigen's and he reiterated all of Mr. Teigen's concerns and mentioned that he was not notified of a meeting on Friday.

City Engineer/Public Works Director Westby stated that letters were sent to property owners. He stated that Mr. Lubarski can be part of the meeting on Friday.

Councilmember Riley asked that the results of this meeting be added to the next Public Works Committee meeting.

Councilmember Woestehoff asked City Attorney Knaak to share information regarding the easements.

City Attorney Knaak explained that the property owner owns the land subject to the easement but the City has full right to use the easement.

Councilmember Woestehoff asked if this references the State Statute.

City Attorney Knaak said yes.

Mr. Teigen stated that the easement has been used since 1979 and has been maintaining both roads and asked if the easement can be redesigned.

City Attorney Knaak said yes but that is not to stop them from trying to mitigate and lessen the impact on the property.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

Councilmember Musgrove noted an edit to the City Council Work Session Minutes dated March 28, 2023. She stated that she was not present when the meeting reconvened and that was not noted in the minutes.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to approve the following items on the Consent Agenda with the edit to item 5.04:

5.01: Receive February 2023 Financial Reports - General Fund and Enterprise Funds
5.02: Receive Cash and Investments for Period Ending March 31, 2023
5.03: Note the Following Boards, Commissions, and Committee Meeting Minutes:
- Planning Commission Special Meeting Minutes Dated February 16, 2023
- Planning Commission Meeting Minutes Dated February 23, 2023
- Planning Commission Special Meeting Minutes Dated March 2, 2023
- Environmental Policy Board Minutes Dated January 23, 2023
- Public Works Committee Dated February 21, 2023
- Economic Development Authority Minutes Dated February 9, 2023

5.04: Approve the Following Meeting Minutes:
1) City Council Special Work Session dated 3/21/2023
2) City Council Work Session dated 3/28/2023
3) City Council Regular Session dated 3/28/2023

5.05: Approve Business Licenses
5.06: Adopt Resolution #23-075 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 23, 2023 through April 5, 2023.
5.07: Adopt Resolution #23-067 Proclaiming April 28, 2023, as Arbor Day and the Month of May as Arbor Month
5.08: Adopt Resolution #23-071 Accepting Bids and Awarding Contract for 2023 Crack Seal Improvements, Improvement Project #23-08

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

6. PUBLIC HEARING

6.01: PUBLIC HEARING - Introduce Ordinance #23-05 to Amend Chapter 4 of the Charter - Nominations and Elections

Presentation

City Clerk Schmidt reviewed the staff report concerning Charter amendments.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:20 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:20 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to introduce Ordinance #23-05 amending Chapter 4 of the City Charter - Nominations and Elections.

Further discussion:

Councilmember Specht noted that this is just to clean up language and no changes have been made.

City Clerk Schmidt reiterated that this ordinance does not involve the appointment changes that the Council discussed at an earlier meeting.

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

6.02: PUBLIC HEARING - Introduce Ordinance #23-07 to Amend Chapter 4 of the Charter - Nominations and Elections

Presentation

City Clerk Schmidt reviewed the staff report concerning Charter amendments, including changes to the appointment process in the event of a vacancy.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:22 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:23 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to introduce Ordinance #23-07 amending Chapter 4 of the City Charter - Nominations and Elections.

Further discussion:

Councilmember Musgrove asked if this is just an introduction and it will come back for an official vote to be passed.

City Clerk Schmidt said yes.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #23-074 Approving Joint Powers Agreement for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements

City Engineer/Public Works Director Westby reviewed the Staff report concerning the Highway 10 project and the Joint Powers Agreement with Anoka County. He added that Jason Orcutt with Anoka County is present to answer any questions.

Councilmember Riley asked about the $4,000,000 that will be Ramsey's portion of the cost and asked if that could go down.

Mr. Orcutt explained that the payments are set up incrementally so when the last payment is due, hopefully there will have been some savings that can go along with the last payment to be lowered. He shared that he hopes the bids will come in lower and there will be some savings. He reviewed the Declaration of Restrictive Covenants.

Councilmember Riley asked City Attorney Knaak if the Restrictive Covenant protects the City and keeps the City's best interest in mind.

City Attorney Knaak said yes.

Councilmember Specht asked if there was an initial payment from the City at the beginning of this project discussion.

Mr. Orcutt stated that this was likely money that was used for the study that was done.

Councilmember Woestehoff thanked Mr. Orcutt and Staff for their work on this project as it is a huge project to undertake.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to adopt Resolution #23-074 Approving the Joint Powers Agreement for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements, Anoka County Contract #C0009284.

Further discussion:

Councilmember Musgrove thanked both Ramsey and Anoka County for the work they have put into this project.

Mr. Orcutt stated that this project would not have happened without the hard work and support of both the City Staff and the Council. He stated that there will be open houses tomorrow that anyone can attend that will discuss the project.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events. He stated that there will be an all-Staff meeting on April 19th. He noted that the Parks and Recreation Department is coordinating Earth Day community clean-up efforts which will be held April 21st-23rd. He added

that Anoka County Parks and Recreation is coordinating a Mighty Mississippi River clean-up and the first event will be held April 22nd in Ramsey at Mississippi West Regional Park.

Councilmember Woestehoff shared that there is a City-wide garage sale scheduled for Friday May 5th-6th and registration is through the Parks and Recreation Department.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:38 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: 04/25/2023

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 required city departments.

Action:

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

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	04/20/2023 05:30 AM
Brian Hagen	Brian Hagen	04/20/2023 12:54 PM
Form Started By: Wendy Schlueter		Started On: 04/17/2023 04:30 PM
Final Approval Date: 04/20/2023		

Report Name: License Report - License Types
Council Dates: 4/25/2023 to 4/25/2023
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
Mobile Food Unit–90 Days						
LLBatsche LLC	Linnea BATSCHE			7/31/2023	4/25/2023	A
				Mobile Food Unit–90 Days License Count:		**1**
Mobile Food Unit–Annual						
Grumpy's Mini Donuts LLC	Bruce Bachelor			12/31/2023	4/25/2023	A
				Mobile Food Unit–Annual License Count:		**1**
Special Events						
Adrenaline Sports Center	Jason Jacob	8310 147th La NW	ASC - Cornhole Tou	4/30/2023	4/25/2023	A
Adrenaline Sports Center	Jason Jacob	8310 147th La NW	ASC - RV Show	5/8/2023	4/25/2023	A
				Special Events License Count:		**2**
Transient Merchant/Peddler/Solicitor						
WJC Remodeling	Philip Haluptzok			12/31/2023	4/25/2023	A
WJC Remodeling	Sophie Rideout			12/31/2023	4/25/2023	A
WJC Remodeling	Gracie Rideout			12/31/2023	4/25/2023	A
WJC Remodeling	Joey Haluptzok			12/31/2023	4/25/2023	A
				Transient Merchant/Peddler/Solicitor License Count:		**4**
				Total Licenses:		**8**

CC Regular Session **5. 3.**

Meeting Date: 04/25/2023

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

April Rental Licenses

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:45 PM
Form Started By: Dana Verbeek		Started On: 04/17/2023 12:47 PM
Final Approval Date: 04/20/2023		

Report Name: License Report - License Types
Council Dates: 4/13/2023 to 4/27/2023
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Printed: 4/18/2023

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
CamWong LLC	Elsa Wong	6854 139th La NW #7		4/14/2026	4/25/2023	I
Webb	Richard Webb	7311 147th La NW 401		4/28/2026	4/25/2023	I
MCLAUGHLIN	Rogetta Mclaughlin	7240 Alpine Dr NW		4/28/2026	4/25/2023	I
Nyaenya	Maureen Nyaenya	14741 Neon St NW	Nyaenya	4/28/2026	4/25/2023	I

Rental License Count: 4

Total Licenses: 4

CC Regular Session **5. 4.**

Meeting Date: 04/25/2023

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Initiate Playground Development for Neighborhood Park in the Riverstone South Subdivision

Purpose/Background:

A 243 lot residential subdivision was approved by the City in 2021 entitled Riverstone South—and is generally south of Hwy's #10 & #169 and north of the Bowers Drive residential area. As part of the planning process in 2020-21 it was determined that Park Dedication for the new plat would consist of one acre for a neighborhood park, and $350,000 in cash for the park's development.

The purpose of this case is to authorize the purchase and installation of the first (and most exciting) play structure component—a 75' foot zip line, that is consistent with the concept plans for the park that the Park and Recreation Commission approved late in 2022. The Commission recommended this action to City Council on April 13th, 2023. The whole rest of the park's development, consistent with the concept plan will be before the Park and Recreation Commission for consideration and formal recommendation to Council in the coming months. To reiterate, this case only approves moving ahead with the zip line at this time, which is a stand-alone play component.

Notification:

Substantial public engagement, workshops and Public Hearings occurred throughout 2020-2021, and leading up to the approval of the Riverstone South plat.

Observations/Alternatives:

One of the stated goals for the park in this location was to preserve the existing trees—and then to incorporate the trees with the playground elements. The approved concept plan (attached) is the result of considerable planning to achieve these goals and to remain within the $350,000 park development budget. Presently, staff is in the process of finalizing the Request for Proposals (RFP) such that some of the playground elements can be necessarily competitively bid upon; specifically the elevated boardwalk, which will include procuring the materials, and associated labor and construction costs.

The anticipated play equipment components to be connected to the boardwalk (attachment 4) are available from the State Bid Contract and do not need to go through the competitive bidding process. These components are likely to be purchased by the City directly, with the selected boardwalk contractor attaching and integrating them into the larger elevated boardwalk platforms. The aforementioned zip line is one of these components available from the State Contract. To be clear, no other play equipment components would be purchased as part of this case, *except* the zip line. Further, moving forward with the zip line does not complicate any of the other future aspects of this park's development—but will deliver a fun activity for this neighborhood while the rest of the park's improvements are being organized for approvals.

Because the RFP has not been issued yet to solicit bids for the larger playground project, the availability of materials, costs and the construction timeline are not known with certainty. However, new families are moving into the subdivision, and so staff proposed moving forward with the zip line at this time, such that this stand-alone play structure can be ordered and installed in the park, potentially in time for when the children are out of school for the Summer. The State Contract amount for the zip line is $18,140 (with shipping) and the installation $6,800. There would also need to be about $4,000 in Engineered Wood Fiber installed underneath it. (This is

approximately 2,000 square feet of 'special' wood chips.)

As indicated above, all the other elements of the park development will be forthcoming to the Commission as soon as they are available for consideration, with subsequent recommendation to the Council.

Funding Source:

Costs for these services will be paid through dedicated project funds for each individual project the services are required for.

Recommendation:

The Park and Recreation Commission and staff recommends initiating the playground development in the park by fast-tracking the purchase and installation of the zip line at a total of $29,000. The rest of the park's development would return to the Commission, then City Council as a complete package in the coming months.

Action:

Motion to approve a not-to-exceed amount of $29,000 for the zip line for the neighborhood park in Riverstone South.

Attachments

Zip Ventures Images
Concept Plan
Draft Budget
State Bid Components
Location Map

Form Review

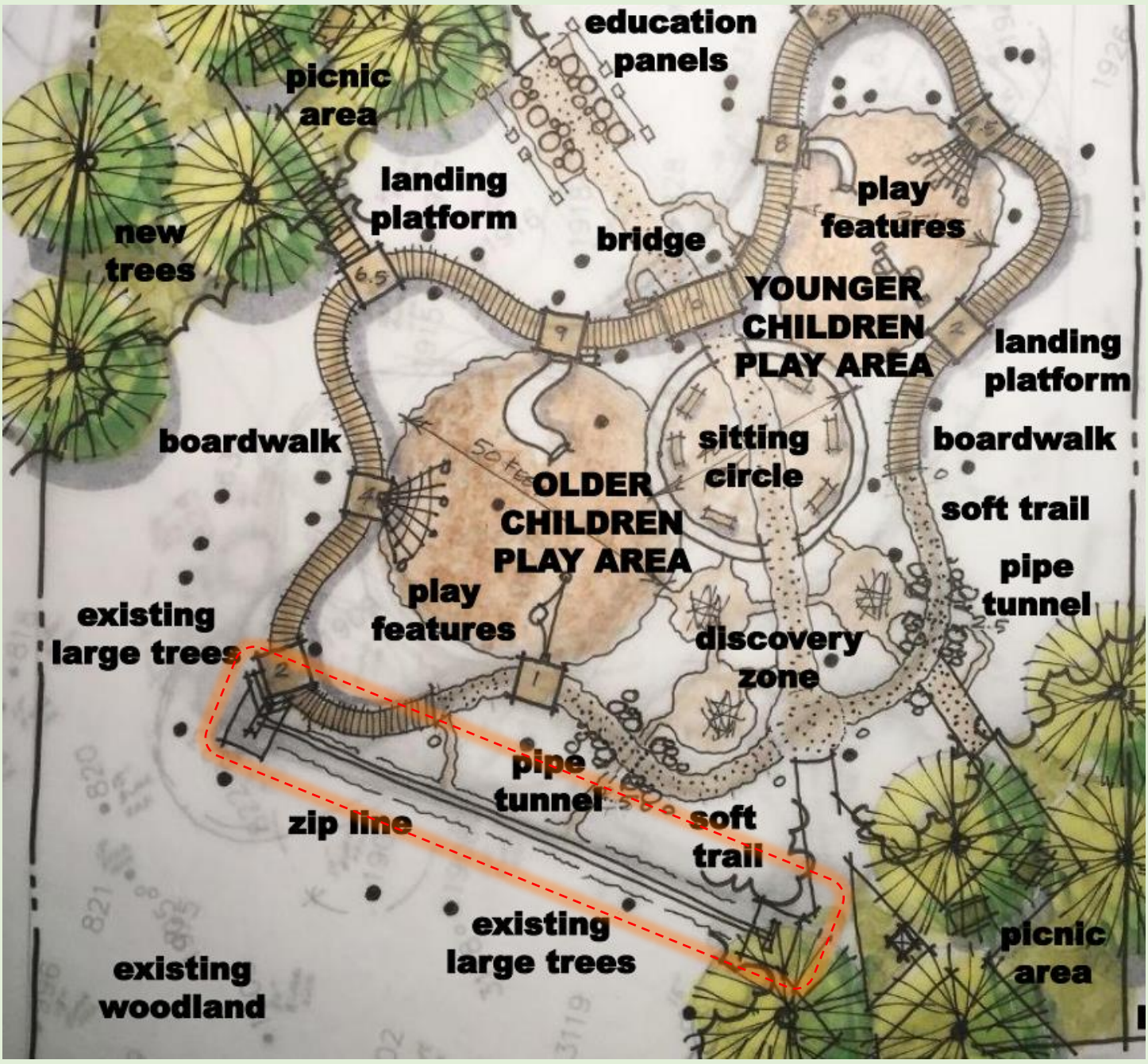
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:43 PM
Form Started By: MaryJo Warner		Started On: 04/17/2023 09:09 AM
Final Approval Date: 04/20/2023		

75’ foot ***ZIPVENTURE***








education panels
picnic area
landing platform
play features
new trees
bridge
YOUNGER CHILDREN PLAY AREA
landing platform
boardwalk
sitting circle
boardwalk
OLDER CHILDREN PLAY AREA
soft trail
pipe tunnel
play features
existing large trees
discovery zone
pipe tunnel
zip line
soft trail
existing large trees
existing woodland
picnic area





DESIGN OBJECTIVES + PRIMARY PARK COMPONENTS

+ Preserves and protects this remnant natural area
+ Universally accessible – welcoming for all abilities
+ Meandering boardwalk – play in the treetops
+ Centrally located sitting/observation circle
+ Separate play areas for various age groups
+ Variety of play features (slide, climb, swing, zip line)
+ Restroom building adjacent to picnic area
+ Interactive interpretive/educational panels

Concept Design for THE HOLLOW

Riverstone South – Ramsey, Minnesota



THE HOLLOW – Concept Plan

Riverstone South – Ramsey, Minnesota


Restroom Building


Climbing Nets


Saucer Swing


Spiral Slides


Toddler Swing

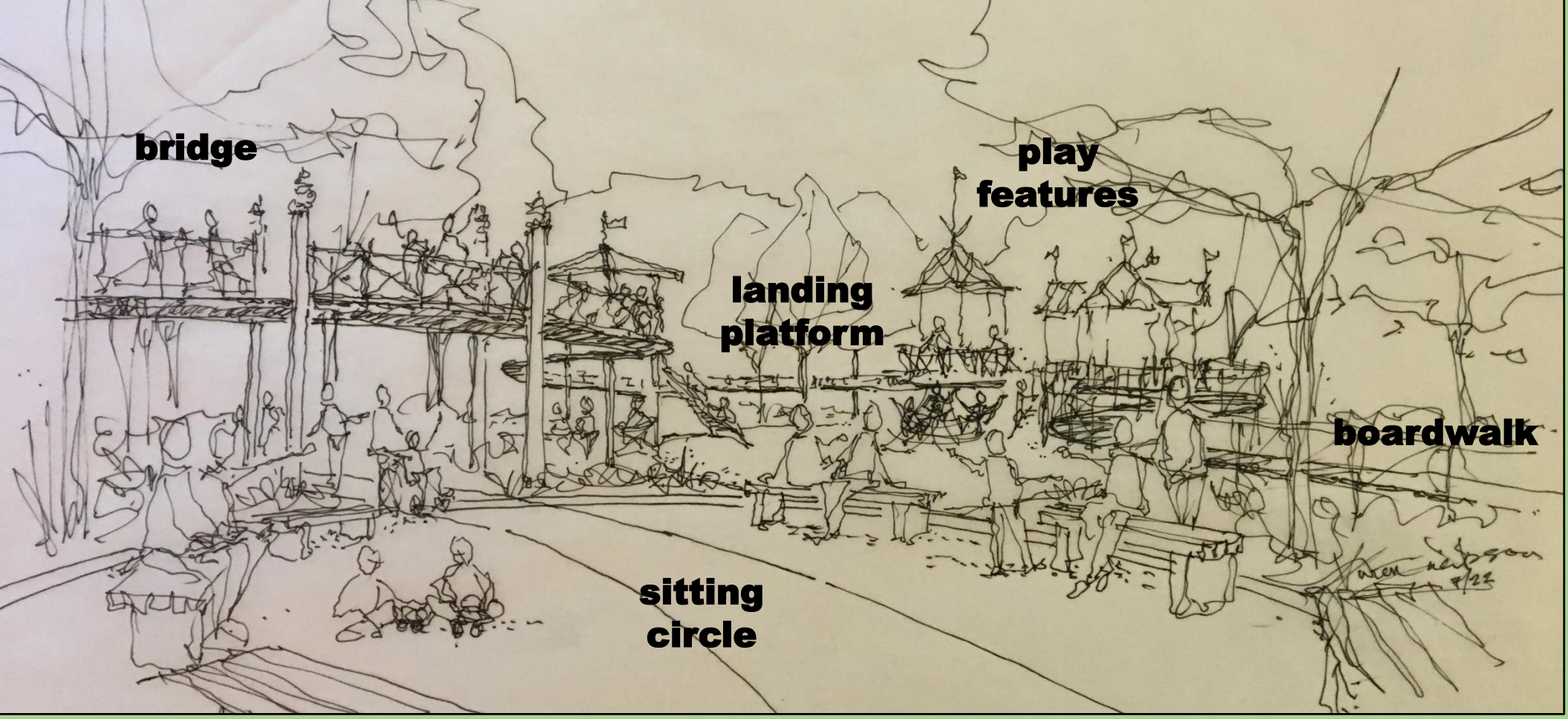

Zip Line

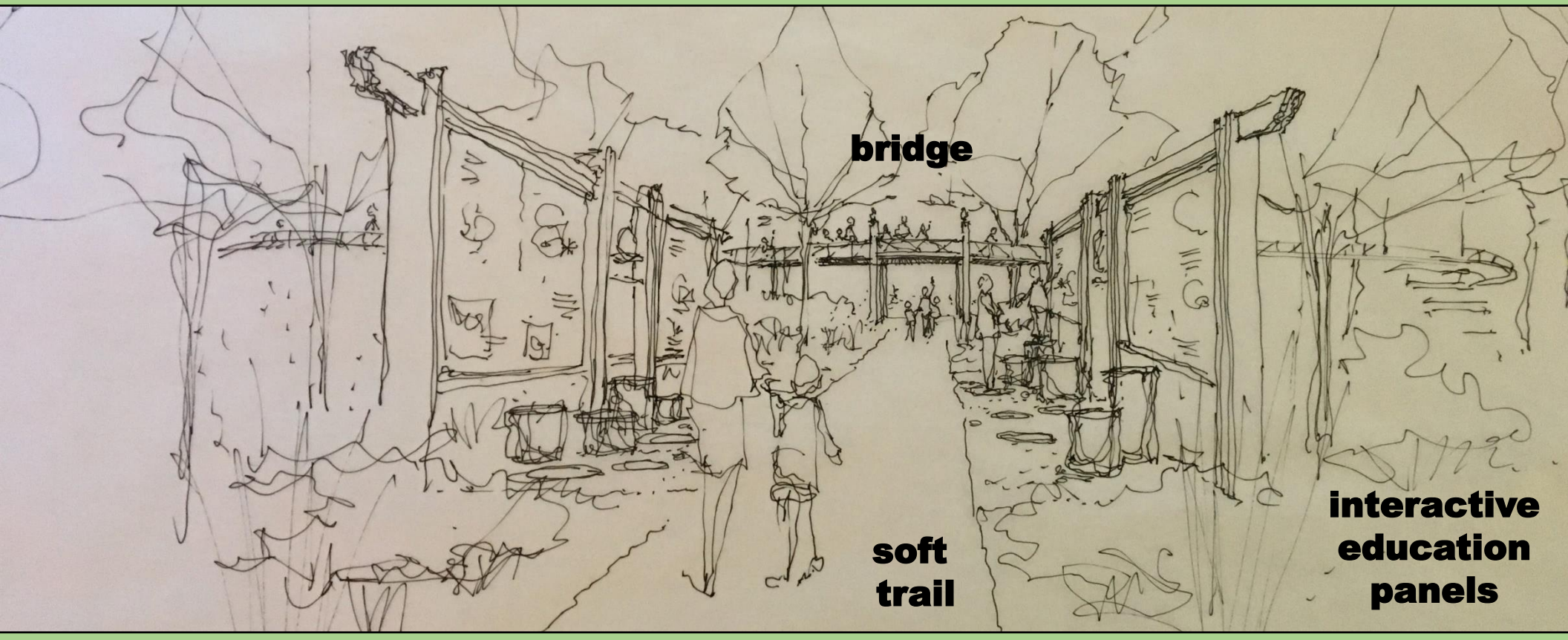

Wood Bridge


Elevated Boardwalk

THE HOLLOW – Park Elements

Riverstone South – Ramsey, Minnesota







THE HOLLOW – Concept Sketches

Riverstone South – Ramsey, Minnesota

'THE HOLLOW' – City of Ramsey Parks and Recreation
Preliminary Cost Estimate (first draft 25 August 2022)

Restroom Building		
Prefabricated, delivered and installed		$ 75,000
Boardwalk		
Ramps	300 l.f. @ $150/l.f.	45,000
Landings	9 – 6′ x 6′ @ $1,000 each	9,000
Bridge	1 – 6′ x 12′ @ $5,000 each	5,000
Wood Stairs / Ladders		5,000
Concrete		
Walks and Plazas	2,500 s.f. @$10/s.f.	25,000
Flat Curb at Sitting Circle	500 s.f. @ $10/s.f.	5,000
Play Surface		
Wood Fiber 12″ depth	3,500 s.f. @ $4/s.f.	14,000
Soft Trails		
Crushed stone 6″ depth	4,000 s.f. @ $3/s.f.	12,000
Play Features		
Combination of catalog pieces and on-site fabrication including slides, net climbers, swings etc.		100,000
Zip Line		18,000
PVC Pipe (crawl-thru faux log tunnel)	2 @ $ 500 each installed	1,000
Interactive Interpretive/Educational Panels		15,000
Furniture (catalog selections)		
6 Benches and 4 Picnic Tables		5,000
Landscape Materials		
New Trees, screen (hedge) and Prairie/Bee Lawn Seeding		10,000
Park Lighting (ambient light from street lights and surrounding home sites)		
Contingency		6,000
TOTAL COST (preliminary estimate subject to further refinement)		**$ 350,000**

Burke Model #550-9011

T-Swing w/seats

Qty: 1

$11,870 each



Images are intended to show play event as installed

Burke #370-0077

Cargo Net

Qty: 1

$856 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #430-0554

Chute Slide Right

Qty: 1

$3,435 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0090

Leaf Climber

Qty: 1

$1,270 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #490-0163

Viper Chute Slide (96”)

Qty: 1

$3,378 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke 550-0206

ZipVenture Zip Line (75’)

Qty: 1

$17,562 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0793

Nature Play Board Climber

Qty: 2

$3,526 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #570-2717

Stability Sanctuary Hammock

Qty: 1

$2,637 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0124

Twist Net

Climber Qty: 1

$3,002 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0008

Wild Web Net Climber

Qty: 1

$5,184 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #570-0012

Tree Branch Climber

Qty: 7

$1,134 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-1616

TakTiks Tall Rope Wall Climber

Qty: 1

$1,989 each



Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #560-2615

Split Log Climber

Qty: 1

$2,018 each



Burke #560-0457

Swift Twist Spinner

Qty: 1

$1,435 each



Burke #560-2589

Comet II Spinning Orb

Qty: 1

$2,220 each




New one-acre park
Alpine Dr NW
Bunker Lake Blvd NW
Highway 10 NW
US-10 NW
Armstrong Blvd NW
Riverdale Dr NW
Coons Dr NW
Bowers Dr NW
Greenland Hills West Park
Greenland Hills East Park
LAKE ITASCA TRAIL CORRIDOR
UNNAMED PARK 1
Mississippi River
Mississippi National River and Recreation Area

CC Regular Session **5. 5.**

Meeting Date: 04/25/2023

By: Jennifer Morrison, Finance

Information

Title

Adopt Resolution #23-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 6, 2023 through April 19, 2023.

Purpose/Background:

Adopt Resolution #23-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 6, 2023 through April 19, 2023.

Recommendation:

Staff Recommends to Adopt Resolution #23-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 6, 2023 through April 19, 2023.

Action:

Motion to Adopt Resolution #23-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 6, 2023 through April 19, 2023.

Attachments

Bills List 04/25/2023

Resolution 23-092

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/20/2023 06:52 AM
Brian Hagen	Brian Hagen	04/20/2023 12:57 PM
Form Started By: Jennifer Morrison		Started On: 04/19/2023 02:20 PM
Final Approval Date: 04/20/2023		

RAMSEY CITY COUNCIL MEETING

4.25.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 4.6.23 - 4.19.23		$ 384,537.52
Accounts Payable 4.6.23 - 4.19.23		411,554.70
Payroll	4.14.23	221,116.03
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,017,208.25**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 246,137.04	$ 1,555,966.23
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	365,559.44	1,016,569.59
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	233,262.95	888,686.76
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		9,197.09
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 844,959.43**	**$ 3,470,419.67**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116704	**4/6/2023**		**119999 ANDERSON, BRADY OR SCHIERMAN, GRETA**							
		403.78	ACCT 733239		118227	03312023	9601.4651		WATER REVENUE	WATER FUND
		403.78								
116705	**4/6/2023**		**100012 ACE SOLID WASTE INC**							
		144.02	REFUSE/RECYCLING		118294	8982710T067 APR 2023	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		323.27	WASTE SERVICES		118298	8976863T067 APR 2023	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDINGS
		415.89	WASTE SERVICES		118298	8976863T067 APR 2023	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		483.05	WASTE SERVICES		118298	8976863T067 APR 2023	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		1,366.23								
116706	**4/6/2023**		**115203 ALL AMERICAN TITLE CO INC**							
		49.29	ACCT 734397		118226	03312023	9601.4651		WATER REVENUE	WATER FUND
		49.29								
116707	**4/6/2023**		**120009 CENTERPOINT ENERGY-ENGINEERING**							
		95.00	REIMB DUPLICATE CC PMT		118279	04062023	9101.4339		OTHER PUBLIC WORKS	GENERAL FUND
		95.00								
116708	**4/6/2023**		**110734 CITY OF RAMSEY**							
		200.00	ACCT #733639		118282	04062023	9601.4651		WATER REVENUE	WATER FUND
		200.00								
116709	**4/6/2023**		**107724 COMCAST**							
		7.02	STATION CABLE		118295	877210504012970 8 APR 2023	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		7.02								
116710	**4/6/2023**		**100167 CORNERSTONE FORD**							
		13.76-	EARLY PAY DISCOUNT		118292	15412066	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		115.44	POLICE #383 RAD. TANK		118292	15412066	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		22.13	POLICE #383 ANTI-FREEZE		118292	15412066	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		123.81								
116711	**4/6/2023**		**120011 D&D GOODIES**							
		25.00	REFUND FOR EGGPAWLOOZA FOOD		118297	040423	9101.4347		OTHER CULTURE-RECREATION	GENERAL FUND
		25.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116711	4/6/2023		120011 D&D GOODIES						Continued...	
116712	4/6/2023		106583 DELTA DENTAL PLAN OF MINNESOTA							
		5,201.28	APR 2023 DENTAL PRIM		118293	RIS0004813733	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,201.28								
116713	4/6/2023		111356 EXECUTIVE TITLE OF MN							
		51.88	ACCT 727906		118228	03312023	9601.4651		WATER REVENUE	WATER FUND
		51.88								
116714	4/6/2023		120000 GILLEN, KODY OR KELLY							
		278.92	ACCT 726651		118229	03312023	9601.4651		WATER REVENUE	WATER FUND
		278.92								
116715	4/6/2023		115574 HEALTHPARTNERS							
		847.00	BONINE APR 2023 MED PREM		118288	119656530	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		88,797.50	APR 2023 MEDICAL PREM		118288	119656530	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		89,644.50								
116716	4/6/2023		115792 KEVITT EXCAVATING							
		100.00	DAMAGE DEP REFUND- MTG 3/24/23		118280	04062023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
116717	4/6/2023		113464 LAND TITLE							
		46.61	ACCT 733034		118230	03312023	9601.4651		WATER REVENUE	WATER FUND
		46.61								
116718	4/6/2023		113464 LAND TITLE							
		238.10	ACCT 722893		118231	03312023 A	9601.4651		WATER REVENUE	WATER FUND
		238.10								
116719	4/6/2023		116450 LENDSERV							
		65.89	ACCT 734012		118232	03312023	9601.4651		WATER REVENUE	WATER FUND
		65.89								
116720	4/6/2023		100268 LRRWMO CITY OF ANOKA							
		850.00	HWY-10 RAMSEY IMPROV PERMIT		118283	04062023	9214.6530	00202312	IMPROVEMENTS OTHER THAN BLDS	TAX INCREMENT DISTRICT#14
		850.00								
116721	4/6/2023		100351 NCPERS GROUP LIFE INS							
		368.00	APRIL 2023 PERA LIFE PREM		118287	704800042023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116721	4/6/2023		100351 NCPERS GROUP LIFE INS						Continued...	
		368.00								
116722	4/6/2023		120010 NOW THAT'S WAFFLES							
		25.00	REFUND FOR EGGPAWLOOZA FOOD		118296	040423	9101.4347		OTHER CULTURE-RECREATION	GENERAL FUND
		25.00								
116723	4/6/2023		113479 NTC II LLC							
		91.90	ACCT 732005		118233	03312023	9601.4651		WATER REVENUE	WATER FUND
		91.90								
116724	4/6/2023		100391 POSTMASTER							
		1,940.18	POSTAGE FOR RAMSEY RECYCLER		118284	3.30.23	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		1,940.18								
116726	4/6/2023		113038 THE TITLE GROUP							
		14.63	ACCT 732236		118234	03312023	9601.4651		WATER REVENUE	WATER FUND
		14.63								
116727	4/6/2023		117096 TITLE SMART							
		88.97	ACCT 730315		118235	03312023	9601.4651		WATER REVENUE	WATER FUND
		88.97								
116759	4/13/2023		100012 ACE SOLID WASTE INC							
		37,555.28	APRIL RECYCLING		118384	8976854T067 APR 2023	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		37,555.28								
116761	4/13/2023		100167 CORNERSTONE FORD							
		73.10	EP DISC TAKEN ON ORIG INV		118392	15412673	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		731.00-	RETURN		118392	15412673	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		149.64-	EARLY PAY DISCOUNT		118393	15412472	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1,496.40	PARKS TRK. #601		118393	15412472	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		688.86								
116762	4/13/2023		120020 LTR LAND DEVELOPMENT, LLC							
		11,515.18	RELEASE ESCROW BALANCE		118390	A104522	9804.6433	00104522	REFUNDS	ESCROW ACCOUNTS
		11,515.18								
116763	4/13/2023		112183 PSD, LLC							
		11,983.67	REFUND ESCROW BALANCE		118389	A112133	9804.6433	00112133	REFUNDS	ESCROW ACCOUNTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116763	**4/13/2023**		**112183 PSD, LLC**						**Continued...**	
		11,983.67								
116764	**4/14/2023**		**108768 COMDATA NETWORK INC**							
		58.00-	SLUC SEMINAR CANCELLED		118465	MAR 2023 ANDERSON	0191.6335		TRAINING	PLANNING & ZONING
		5.19	ECM - ANOKA HERALD SUBSCRIPTIO		118466	MAR 2023 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
		11.99	AMZN - CANDY BIZ EXPO		118466	MAR 2023 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		6.47	AMZN - CANDY BIZ EXPO		118466	MAR 2023 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		10.99	AMZN - CANDY BIZ EXPO		118466	MAR 2023 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		25.69	FACEBK - BIZ EXPO MARKETING		118466	MAR 2023 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORIT
		613.46-	COMDATA CR-FEB FRAUD CHRGS		118467	MAR 2023 BERGE	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		383.47	AMERICINN-T LINDAHL TRAINING		118468	MAR 2023 SZYKULSKI	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		85.00	MNDOL-T LINDHAL CEU TRAIN		118468	MAR 2023 SZYKULSKI	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		45.00	MNDOL-T KNIGHT CEU TRAIN		118468	MAR 2023 SZYKULSKI	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		388.95	WILLY MCCOYS-RSV MEETING DINNE		118469	MAR 2023 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		189.78	JIMMY JOHNS-RSV OFC TRAIN LUNC		118469	MAR 2023 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		19.23	CHIPOTLE - TRAINING LUNCHES		118469	MAR 2023 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		119.94	CABELAS-LESS LETHAL SHOTGUN BA		118469	MAR 2023 DAHLBERG	0211.6281		SMALL TOOLS & MINOR EQUIPMENT	POLICE PROTECTION
		165.00-	COMDATA CR-FEB FRAUD CHRGS		118470	MAR 2023 BYRON	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		15.00	COMDATA CR-FEB FRAUD CHRGS		118470	MAR 2023 BYRON	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		350.62	SP KITS IN THE SKY, KITE EVENT		118470	MAR 2023 BYRON	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		50.00	UOFM- CONT. LEARN A BLOOD		118470	MAR 2023 BYRON	0452.6335		TRAINING	PARK & RECREATION
		245.52	BEST WESTERN -MARCH 23 CLERKS		118471	MAR 2023 LASHER	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		20.00	LEAGUE OF MN CITIES-PAM MILLER		118471	MAR 2023 LASHER	0130.6335		TRAINING	ADMINISTRATION
		225.00	IIMC MEMBER DUES		118471	MAR 2023 LASHER	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
		575.00	IIMC MAY CLERKS TRAINING		118471	MAR 2023 LASHER	0130.6335		TRAINING	ADMINISTRATION
		130.00	UOFM-J HOEL CONSTR INTSTALL		118472	MAR 2023 WESTBY	0301.6335		TRAINING	ENGINEERING
		1,150.00	MNSTCOLL-J OSEN CERTS		118472	MAR 2023 WESTBY	0301.6335		TRAINING	ENGINEERING

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116764	4/14/2023		108768 COMDATA NETWORK INC						Continued...	
		130.00	UOFM-J OSEN CONSTR INSTALL		118472	MAR 2023 WESTBY	0301.6335		TRAINING	ENGINEERING
		25.96	COBORNS- FOOD FOR DEBRIEFING		118473	MAR 2023 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		282.99	ACME- REC. SAW		118473	MAR 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		327.99	ACME- TOOL BATTERIES		118473	MAR 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		59.99	AMZN- TOOL MOUNT		118473	MAR 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		299.00	ACME- CUT OFF SAW		118473	MAR 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		254.87	HOMEDEPOT TOOLS		118474	MAR 2023 NELSON	9601.6281		SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		159.00	EVENT UTL SOLUTIONS METER TRAI		118474	MAR 2023 NELSON	9601.6335		TRAINING	WATER FUND
		216.89	HARBOR FREIGHT OUTRIGGERS		118474	MAR 2023 NELSON	9602.6257		OTHER VEHICLE PARTS	SEWER FUND
		140.03	OLSEN CABLE FOR SEWER TRUCK		118474	MAR 2023 NELSON	9602.6257		OTHER VEHICLE PARTS	SEWER FUND
		175.00	EVENTBRITEMAHCO TRNG SWALCHICK		118475	MAR 2023 LARSON	0191.6335		TRAINING	PLANNING & ZONING
		37.99	AMAZON - VERBEEK HEADSET		118475	MAR 2023 LARSON	0191.6208		MISCELLANEOUS OFFICE SUPPLIES	PLANNING & ZONING
		254.76	GASOLINE FUEL		118476	MAR 2023 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		151.53	COBORNS-CAKE BADGE PINNING		118477	MAR 2023 SCHIFERLI	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		75.65	NON-OX. GAS		118478	MAR 2023 STREETS FUEL	0452.6223		GASOLINE	PARK & RECREATION
		40.00	LMC CYBERSECURITY TRAINING		118479	MAR 2023 FREDRICKSON	0192.6335		TRAINING	DATA PROCESSING
		2,314.26	BOBS-LAPTOP/MNT CODE ENFOR CAR		118479	MAR 2023 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		1,850.00	MISSION CRITICAL - TRAINING		118480	MAR 2023 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		2,198.00	STORM TRAIN GROUP - TRAINING		118480	MAR 2023 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		75.00	BCA - TRAINING		118480	MAR 2023 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		75.00	TRANSUNION- INVESTIGATIVE TOOL		118480	MAR 2023 FRANKFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		38.35	COBORNS - MISC SUPPLIES		118480	MAR 2023 FRANKFURTH	0280.6331		TRAVEL & LODGING	COMMUNITY ORIENTING POLICING
		375.60	AXON-BWC WINTER COAT MOUNTS		118481	MAR 2023 BLUML	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
		107.74	GALLS-LOHSE WINTER DUTY BOOTS		118481	MAR 2023 BLUML	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
		111.15	COBORN'S-1ST & 2ND CITIZENS AC		118481	MAR 2023 BLUML	0280.6331		TRAVEL & LODGING	COMMUNITY ORIENTING POLICING
		4,953.74	RIHM KENWORTH CR-MRAP LABOR		118481	MAR 2023 BLUML	0211.6388		OTHER VEHICLE REPAIR	POLICE PROTECTION
		108.27	RIHM KENWORTH CR-MRAP PARTS		118481	MAR 2023 BLUML	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		40.00	PAYPAL-MN ASSOC CRIME ANALYSTS		118482	MAR 2023 TORSETH	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION

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116764	4/14/2023		108768 COMDATA NETWORK INC						Continued...	
		35.00	STAX-PLEAA MEMBERSHIP JEMMA		118482	MAR 2023 TORSETH	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		39.99-	AMZN MKTP-KITCHEN PAN RETURN		118482	MAR 2023 TORSETH	0211.6208		MISCELLANEOUS OFFICE SUPPLIES	POLICE PROTECTION
		80.00	HTCIA HIGH INV-KATERS MEMBERSH		118483	MAR 2023 KATERS	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		525.00	MN CHIEFS OF POLICE ASSOCIATIO		118483	MAR 2023 KATERS	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		630.00	POST BOARD LICENSING-OFC RENEW		118483	MAR 2023 KATERS	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		35.54	DTF SQUAD GAS		118484	MAR 2023 PD FUEL	0211.6223		GASOLINE	POLICE PROTECTION
		.99	TARGET 03/06/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		48.75	TARGET 03/06/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		35.98	TARGET 03/07/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		99.99	TARGET 03/10/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		149.99	TARGET 03/14/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		96.99	TARGET 03/28/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		34.99	TARGET 03/15/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		29.99	TARGET 03/15/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		174.37	TARGET 03/02/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		24.99	TARGET 03/02/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		90.00	TARGET 03/16/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		112.88	GRUB HUB E&B 03/28/23 CC MEALS		118485	MAR 2023 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		27.96	TARGET 03/28/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		49.98	TARGET 03/30/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		4.39	TARGET 03/07/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION

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116764	4/14/2023		108768 COMDATA NETWORK INC							
		169.98	TARGET 03/07/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		7.99	COBORNS 03/21/23 CC MEALS		118485	MAR 2023 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		64.08	MAMA DELUCA 03/21/23 CC MEALS		118485	MAR 2023 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		48.14	COBORNS 03/14/23 CC MEALS		118485	MAR 2023 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		34.99	TARGET 03/10/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		14.98	TARGET 03/10/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		69.60	MAMA DELUCA 02/28/23 CC MEALS		118485	MAR 2023 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		24.38-	TARGET REFUN 03/07/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		149.99-	TARGET REFUN 03/07/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		5.99-	TARGET REFUN 03/07/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		5.00-	TARGET REFUN 03/09/23 YOS GIFT		118485	MAR 2023 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		1.99	APPLE.COM - FRAUD CHRGS		118486	MAR 2023 RIVERBLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		99.99	APPLE.COM - FRAUD CHRGS		118486	MAR 2023 RIVERBLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		29.99	APPLE.COM - FRAUD CHRGS		118486	MAR 2023 RIVERBLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		29.99	APPLE.COM - FRAUD CHRGS		118486	MAR 2023 RIVERBLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		49.99	APPLE.COM - FRAUD CHRGS		118486	MAR 2023 RIVERBLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		14.99	APPLE.COM - FRAUD CHRGS		118486	MAR 2023 RIVERBLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		75.99	COBORNS - DON'S CAKE		118486	MAR 2023 RIVERBLOOD	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		250.00	MN NURSERY - MARK TRAINING		118486	MAR 2023 RIVERBLOOD	0452.6335		TRAINING	PARK & RECREATION
		527.36	BLUE LINE-TRK. #613 TAILGATE		118487	MAR 2023 TURNER	0452.6257		OTHER VEHICLE PARTS	PARK & RECREATION

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116764	4/14/2023		108768 COMDATA NETWORK INC						Continued...	
		19.56	TRACTORSU-TRACKLESS #604 PINS		118487	MAR 2023 TURNER	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		21,667.18								
1004894	4/7/2023		116114 AVESIS THIRD PARTY ADMINISTRATORS							
		355.30	APR 2023 VISION PREM		118291	2974623	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		355.30								
1004895	4/7/2023		118118 BREITER, MICHAEL							
		43.82	EE REIMB DIESEL FUEL		118278	04062023	0312.6225		DIESEL FUEL	SNOW & ICE REMOVAL
		43.82								
1004896	4/7/2023		119638 O'REILLY AUTO PARTS							
		.64-	EARLY PAY DISCOUNT		118290	6193-117927	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		31.83	TRK. #612		118290	6193-117927	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		8.20-	EARLY PAY DISCOUNT		118299	6193-118465	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		409.98	TRK. #601		118299	6193-118465	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		7.96-	EARLY PAY DISCOUNT		118300	6193-118124	0452.6257		OTHER VEHICLE PARTS	PARK & RECREATION
		397.80	TRK. #601		118300	6193-118124	0452.6257		OTHER VEHICLE PARTS	PARK & RECREATION
		822.81								
1004897	4/7/2023		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC							
		27.95	C/H FIRE MONITORING		118285	15016816340 APR 2023	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		52.95	PW FIRE PANEL MONT/TEST		118286	15016814280 APR 2023	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		27.95	FS#2 FIRE PANEL MONIT		118286	15016814280 APR 2023	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		36.90	7550 SUNWOOD MONITORING		118286	15016814280 APR 2023	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		36.90	PW MONITORING		118286	15016814280 APR 2023	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		118286	15016814280 APR 2023	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		27.95	YOUTH FIRST FIRE PANEL MONIT		118286	15016814280 APR 2023	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		28.95	PD SECURITY		118289	15016826501 APR 2023	0211.6489		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		288.50								
1004942	4/14/2023		111922 BLUE LINE CUSTOM FABRICATION, LLC							

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1004942	4/14/2023		111922 BLUE LINE CUSTOM FABRICATION, LLC							
		140.00	311 MODIFY WINDOW BAR FOR LIGH		118380	230002A	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		100.00	311 MODIFY WINDOW BAR FOR LIGH		118380	230002A	0211.6388		OTHER VEHICLE REPAIR	POLICE PROTECTION
		240.00								
1004943	4/14/2023		119612 KNIGHT, THOMAS							
		50.00	BUILIDING OFFICIAL EXAM FEE		118381	04132023	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		60.00	BUILIDING OFFICIAL LICENSE FEE		118381	04132023	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		110.00								
1004944	4/14/2023		116846 MC TOOL AND SAFETY SALES							
		17.88-	EARLY PAY DISCOUNT		118385	015479	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		893.50	HI-VIZ SHIRTS		118385	015479	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		894.00	HI-VIZ SHIRTS		118385	015479	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		.99-	EARLY PAY DISCOUNT		118386	015765A	0301.6231		UNIFORMS & TURN-OUT GEAR	ENGINEERING
		99.31	HARD HATS		118386	015765A	0301.6231		UNIFORMS & TURN-OUT GEAR	ENGINEERING
		1.47-	EARLY PAY DISCOUNT		118391	015983	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		147.42	SAFETY FALL HARNESS		118391	015983	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		2,013.89								
1004945	4/14/2023		100291 MET COUNCIL SAC							
		22,365.00	SAC REMITTANCE		118382	04132023	9602.2083		SAC CHARGES	SEWER FUND
		223.65-	SAC REMITTANCE DISCOUNT		118382	04132023	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		22,141.35								
1004946	4/14/2023		119638 O'REILLY AUTO PARTS							
		1.40	EP DISCOUNT TAKEN ON ORIG INV		118394	6193-118720	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		70.00-	CORE RETURN		118394	6193-118720	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.53-	EARLY PAY DISCOUNT		118395	6193-118578	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		26.39	FIRE TRK. #557		118395	6193-118578	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.22-	EARLY PAY DISCOUNT		118396	6193-118588	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		161.07	PARKS TRK. #601		118396	6193-118588	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		115.11								
1004947	4/14/2023		111488 POPP.COM INC							
		858.47	PHONE SERVICE-MARCH		118383	992778217	0192.6321		TELEPHONE	DATA PROCESSING
		858.47								
1004948	4/14/2023		100510 VERIZON WIRELESS							
		1,384.84	VERIZON-STAFF PHONES		118387	9931478271 MAR 2023	0192.6323		CELLULAR PHONES	DATA PROCESSING

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1004948	4/14/2023		100510 VERIZON WIRELESS							
		538.18	VERIZON-SQUADS		118387	9931478271 MAR 2023	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		45.20	DATA FOR LIFT STATION		118397	9931444502-MAR 2023	9602.6323		CELLULAR PHONES	SEWER FUND
		1,968.22								
98041423	4/14/2023		115568 ALERUS FINANCIAL NA							
		6,902.63			118402	04132312133413	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		6,902.63								
99040723	4/7/2023		107885 DEPARTMENT OF LABOR AND INDUSTRY							
		2,818.60	MARCH 2023 SURCHARGE		118330	04072023	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		56.39-	MARCH 2023 SURCHARGE		118330	04072023	9101.4604		SURCHARGES	GENERAL FUND
		2,762.21								
99041423	4/14/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		970.00			118399	04132312133410	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		96.00	BONINE VEBA- TASC		118399	04132312133410	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,066.00								
99057721	4/14/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		13,178.74			118400	04132312133411	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,178.74								
99062769	4/14/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,067.73			118401	04132312133412	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,067.73								
99542078	4/14/2023		101306 IRS							
		27,514.77			118408	0413231213347	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		17,556.35			118409	0413231213348	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		17,556.35			118410	0413231213349	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		62,627.47								
99696866	4/14/2023		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		28,273.87			118405	0413231213344	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		37,687.72			118406	0413231213345	9101.2183		PERA-EMPLOYER	GENERAL FUND
		65,961.59								
99783779	4/14/2023		100223 ICMA RETIREMENT TRUST 457							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99783779	**4/14/2023**		**100223 ICMA RETIREMENT TRUST 457**							
		780.00			118398	0413231213341	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		780.00								
99997536	**4/14/2023**		**100601 MN DEPT OF REV WH**							
		13,547.52			118407	0413231213346	9101.2172		STATE WITHHOLDING	GENERAL FUND
		13,547.52								
		384,537.52	Grand Total							

Payment Instrument Totals

Checks	163,018.98
EFT Payments	192,561.07
A/P ACH Payment	28,957.47
Total Payments	384,537.52

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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	118503	001	00999	4/11/2023	86792	43,661.00		119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201						Summary Total		43,661.00			
							Payment Amount		43,661.00			
119096	ADVANCED GRAPHIX, INC		PV	118368	001	00999	3/6/2023	211064	1,881.80		119096	ADVANCED GRAPHIX, INC
	ADVANCED GRAPHIX, INC 3600 LABORE ROAD SUITE 3 VADNAIS HEIGHTS MN 55110						Summary Total		1,881.80			
							Payment Amount		1,881.80			
102953	AMERIGAS OF ANOKA		PV	118440	001	00999	3/31/2023	805648829	119.04		102953	AMERIGAS OF ANOKA
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288						Summary Total		119.04			
							Payment Amount		119.04			
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL		PV	118372	001	00999	3/31/2023	281	18,920.00		100040	ANOKA COUNTY FIRE PROTECTION COUNCIL
	ANOKA COUNTY FIRE PROTECTION COUNCIL 1710 COUNTY HIGHWAY 10 SPRING LAKE PARK MN 55432						Summary Total		18,920.00			
							Payment Amount		18,920.00			

Payment Group Control Number 3611
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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	Discount Taken	Supplier Number	Supplier Name
100052	ANOKA POLICE DEPARTMENT		PV	118420	001	00999	4/10/2023	07 2022	400.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT			Summary Total					400.00			
	275 HARRISON STREET		PV	118421	001	00999	4/10/2023	09 2022	450.00			
	ANOKA MN 55303			Summary Total					450.00			
			PV	118422	001	00999	4/10/2023	08 2022	1,025.00			
				Summary Total					1,025.00			
			PV	118423	001	00999	4/10/2023	10 2022	100.00			
				Summary Total					100.00			
			PV	118424	001	00999	4/10/2023	03 2023	300.00			
				Summary Total					300.00			
			PV	118425	001	00999	4/10/2023	01 2023	250.00			
				Summary Total					250.00			
				Payment Amount					2,525.00			
100063	ASPEN MILLS		PV	118308	001	00999	3/30/2023	311453	79.99		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					79.99			
	8201 C CENTRAL AVE NE		PV	118336	001	00999	4/5/2023	311721	79.99			
	SPRING LAKE PARK MN 55432			Summary Total					79.99			
			PV	118364	001	00999	4/5/2023	311701	285.85			
				Summary Total					285.85			
				Payment Amount					445.83			
117516	BEST OUTDOOR SERVICES/ B.O.S CORPORATION		PV	118314	001	00999	3/30/2023	3404	810.86		117516	BEST OUTDOOR SERVICES/ B.O.S CORPORATION

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BEST OUTDOOR SERVICES			Summary Total					810.86			
	3098 162ND LANE NW		PV	118315	001	00999	3/30/2023	3394	3,234.21			
	ANDOVER MN 55304			Summary Total					3,234.21			
				Payment Amount					4,045.07			
108513	BLAINE LOCK AND SAFE INC		PV	118416	001	00999	4/5/2023	29049	236.50		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014			Summary Total					236.50			
				Payment Amount					236.50			
119937	BLUE ETHOS SPECIALIZED TRAINING LLC		PV	118310	001	00999	3/30/2023	2310	800.00		119937	BLUE ETHOS SPECIALIZED TRAINING LLC
	BLUE ETHOS SPECIALIZED TRAINING LLC 15321 WACO CT NW RAMSEY MN 55303			Summary Total					800.00			
				Payment Amount					800.00			
100652	CARM DISTRIBUTING INC		PV	118369	001	00999	3/20/2023	95361	159.90		100652	CARM DISTRIBUTING INC
	CARM DISTRIBUTING INC P O BOX 187 STACY MN 55079-0187			Summary Total					159.90			
				Payment Amount					159.90			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119982	CDM SYNERGIES, LLC		PV	118435	001	00999	3/31/2023	10088	417.46		119982	CDM SYNERGIES, LLC
	CDM SYNERGIES, LLC PO BOX 620 BECKER MN 55308						Summary Total		417.46			
							Payment Amount		417.46			
119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC		PV	118439	001	00999	4/5/2023	59336	9.65		119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC
	CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER) 14885 191ST AVENUE NW ELK RIVER MN 55330						Summary Total		9.65			
							Payment Amount		9.65			
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	118513	001	00999	4/11/2023	206314	118.70		100127	CROW RIVER FARM EQUIPMENT COMPANY
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374						Summary Total		118.70			
							Payment Amount		118.70			
113540	DUSTY'S DRAIN CLEANING		PV	118500	001	00999	4/13/2023	13445	425.00		113540	DUSTY'S DRAIN CLEANING
	DUSTY'S DRAIN CLEANING 22590 RUM RIVER BLVD NW ST FRANCIS MN 55070						Summary Total		425.00			
							Payment Amount		425.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119788	ECM/UNION HERALD		PV	118351	001	00999	3/31/2023	34338	23.75		119788	ECM/UNION HERALD
	ECM/UNION HERALD 4095 COON RAPIDS BLVD COON RAPIDS MN 55433-2523			Summary Total					23.75			
				Payment Amount					23.75			
106624	EHLERS AND ASSOCIATES, INC		PV	118459	001	00999	4/10/2023	93861	140.00		106624	EHLERS AND ASSOCIATES, INC
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					140.00			
			PV	118460	001	00999	4/10/2023	93859	490.00			
				Summary Total					490.00			
		Inv#93862	PV	118461	001	00999	4/10/2023	93862	600.00			
				Summary Total					600.00			
		Inv# 93863	PV	118462	001	00999	4/10/2023	93863	140.00			
				Summary Total					140.00			
		Inv# 93860	PV	118488	001	00999	4/10/2023	93860	630.00			
				Summary Total					630.00			
				Payment Amount					2,000.00			
104267	ELITE SANITATION		PV	118516	001	00999	4/10/2023	29506	111.84		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					111.84			
				Payment Amount					111.84			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117609	EQUIPMENT MANAGEMENT COMPANY		PV	118371	001	00999	4/5/2023	62078	1,628.00		117609	EQUIPMENT MANAGEMENT COMPANY
	EQUIPMENT MANAGEMENT COMPANY 22824 WEST WINCHESTER DRIVE CHANNAHON IL 60410			Summary Total					1,628.00			
				Payment Amount					1,628.00			
115230	ESCAPE FIRE PROTECTION LLC	6701 Hwy 10 Prop Mgmt	PV	118306	001	00999	3/29/2023	48258	430.00		115230	ESCAPE FIRE PROTECTION LLC
	ESCAPE FIRE PROTECTION LLC 3000 CENTERVILLE ROAD LITTLE CANADA MN 55117			Summary Total					430.00			
				Payment Amount					430.00			
106962	FIRE		PV	118337	001	00999	3/31/2023	6140	450.00		106962	FIRE
	FIRE-FIRE INSTRUCTION & RESCUE EDUCATION PO BOX 810			Summary Total					450.00			
			PV	118338	001	00999	3/26/2023	6120	900.00			
	12137 NORTHGATE LANE CROSSLAKE MN 56442			Summary Total					900.00			
				Payment Amount					1,350.00			
117332	HEARTLAND TIRE INC		PV	118450	001	00999	3/31/2023	9032968	83.10		117332	HEARTLAND TIRE INC
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303			Summary Total					83.10			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					83.10			
115760	HENRY SCHEIN INC		PV	118417	001	00999	4/7/2023	36484333	463.03		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					463.03			
				Payment Amount					463.03			
117451	INKY ELF LLC		PV	118302	001	00999	3/23/2023	11132	369.00		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819 ANOKA MN 55303			Summary Total					369.00			
				Payment Amount					369.00			
100256	LANO EQUIPMENT INC		PV	118323	001	00999	3/27/2023	02-982857	105.96		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					105.96			
			PV	118324	001	00999	3/27/2023	02-982859	1,911.94			
				Summary Total					1,911.94			
			PV	118451	001	00999	4/4/2023	02-984430	124.52			
				Summary Total					124.52			
			PV	118452	001	00999	3/29/2023	02-983340	65.65			
				Summary Total					65.65			
				Payment Amount					2,208.07			
117918	MACQUEEN EMERGENCY		PV	118373	001	00999	4/7/2023	P13984	175.50		117918	MACQUEEN EMERGENC

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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MACQUEEN EMERGENCY 1125 7TH STREET E ST PAUL MN 55106			Summary Total					175.50			
				Payment Amount					175.50			
103472	MAILING SOLUTIONS	Mail Solu 04/12/23 Add Postage	PV	118464	001	00999	4/12/2023	38951	203.42		103472	MAILING SOLUTIONS
	MAILING SOLUTIONS 2951 100TH CT NE #150 BLAINE MN 55449-5126			Summary Total					203.42			
				Payment Amount					203.42			
108208	METRO PRODUCTS INC		PV	118322	001	00999	3/29/2023	173016	115.06		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					115.06			
			PV	118510	001	00999	4/12/2023	173309	4.92			
				Summary Total					4.92			
			PV	118518	001	00999	4/6/2023	173189	20.08			
				Summary Total					20.08			
				Payment Amount					140.06			
118388	MITCHELL 1		PV	118515	001	00999	3/20/2023	IB29008926	80.00		118388	MITCHELL 1
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250			Summary Total					80.00			
				Payment Amount					80.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100345	NAPA AUTO PARTS ELK RIVER		PV	118301	001	00999	3/24/2023	199063	34.47		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					34.47			
			PV	118316	001	00999	3/30/2023	199742	17.36			
				Summary Total					17.36			
			PV	118320	001	00999	3/31/2023	199879	9.95			
				Summary Total					9.95			
			PV	118492	001	00999	4/11/2023	201114	54.70			
				Summary Total					54.70			
				Payment Amount					116.48			
115543	NATURAL ENDEAVORS LANDSCAPING INC	Prop Mgmt 6701 Hwy 10	PV	118352	001	00999	4/3/2023	1901 MAR 2023	720.00		115543	NATURAL ENDEAVORS LANDSCAPING INC
	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304			Summary Total					720.00			
				Payment Amount					720.00			
100360	NORTH STAR TOWING INC		PV	118418	001	00999	3/27/2023	86828	115.00		100360	NORTH STAR TOWING INC
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					115.00			
			PV	118419	001	00999	3/18/2023	89398	96.00			
				Summary Total					96.00			
			PV	118448	001	00999	3/10/2023	89369	395.00			
				Summary Total					395.00			
				Payment Amount					606.00			

Payment Group Control Number 3611
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
112959	PREMIUM WATERS INC		PV	118495	001	00999	3/31/2023	621332-03-23	38.52		112959	PREMIUM WATERS INC
	PREMIUM WATERS INC P O BOX 9128 MINNEAPOLIS MN 55480-9128			Summary Total					38.52			
			PV	118496	001	00999	3/31/2023	621331-03-23	169.85			
				Summary Total					169.85			
				Payment Amount					208.37			
106991	QUILL	5031351	PV	118377	001	00999	3/22/2023	31516257	128.12		106991	QUILL
	QUILL PO BOX 37600 PHILADELPHIA PA 19101-0600			Summary Total					128.12			
				Payment Amount					128.12			
118921	SHRED RIGHT		PV	118363	001	00999	3/30/2023	596824	17.73		118921	SHRED RIGHT
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					17.73			
				Payment Amount					17.73			
119374	SIGN SOLUTIONS USA, LLC		PV	118429	001	00999	3/31/2023	405462	5,843.29		119374	SIGN SOLUTIONS USA, LLC
	SIGN SOLUTIONS USA, LLC PO BOX 1408 FARGO ND 58107-1408			Summary Total					5,843.29			
			PV	118431	001	00999	3/31/2023	405463	309.63			
				Summary Total					309.63			
				Payment Amount					6,152.92			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100446	SILENT KNIGHT SECURITY INC	6701 Hwy 10 Prop Mgmt	PV	118309	001	00999	3/27/2023	142005	167.13		100446	SILENT KNIGHT SECURITY INC
	SILENT KNIGHT SECURITY INC 3387 BROWNLOW AVE ST LOUIS PARK MN 55426			Summary Total					167.13			
				Payment Amount					167.13			
119466	STANDARD SPRING PARTS		PV	118447	001	00999	4/6/2023	398297	1,953.14		119466	STANDARD SPRING PARTS
	STANDARD SPRING PARTS 2015 GATEWAY BOULEVARD ARDEN HILLS MN 55112			Summary Total					1,953.14			
				Payment Amount					1,953.14			
120013	TANNER, ROBERT	WATER EFFICIENCY PROGRAM 2024	PV	118346	001	00999	4/5/2023	04052023	199.89		120013	TANNER, ROBERT
	ROBERT TANNER 7153 170TH TRAIL NW RAMSEY MN 55303			Summary Total					199.89			
				Payment Amount					199.89			
119097	TRUAX PATIENT SERVICES, LLC		PV	118311	001	00999	3/30/2023	5653	47.50		119097	TRUAX PATIENT SERVICES, LLC
	TRUAX PATIENT SERVICES, LLC 1112 RAILROAD STREET SE BEMIDJI MN 56601			Summary Total					47.50			

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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					47.50			
106638	UNIQUE PAVING MATERIALS CORPORATION		PV	118430	001	00999	3/31/2023	73012	514.60		106638	UNIQUE PAVING MATERIALS CORPORATION
	UNIQUE PAVING MATERIALS CORPORATION			Summary Total					514.60			
	3993 EAST 93RD STREET		PV	118432	001	00999	3/28/2023	72948	856.56			
	CLEVELAND OH 44105-4096			Summary Total					856.56			
			PV	118433	001	00999	3/28/2023	72924	903.04			
				Summary Total					903.04			
			PV	118438	001	00999	3/31/2023	73116	984.38			
				Summary Total					984.38			
				Payment Amount					3,258.58			
119653	UNIVERSAL APPAREL	Univers App 23 MayJun RR Ad Sa	PV	118463	001	00999	3/27/2023	11705	1,199.00		119653	UNIVERSAL APPAREL
	UNIVERSAL APPAREL			Summary Total					1,199.00			
	105 S UNION STREET STE 8											
	MORA MN 55051			Payment Amount					1,199.00			
				Total Amount to be Processed					97,805.58			
				Total Number of Payments to be Processed					41			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100011	ACE SALES		PV	118353	001	00999	2/23/2023	3028	598.50		100011	ACE SALES
	ACE SALES 17555 UNICORN STREET NW RAMSEY MN 55303			Summary Total					598.50			
				Payment Amount					598.50			
115149	ADVANCED FIRST AID INC		PV	118358	001	00999	4/3/2023	0423-0158	476.00		115149	ADVANCED FIRST AID INC
	ADVANCED FIRST AID INC 9724 VALE STREET NW MINNEAPOLIS MN 55433			Summary Total					476.00			
				Payment Amount					476.00			
117343	AMAZON CAPITAL SERVICES INC		PV	118341	001	00999	4/3/2023	1RYW-GJMG-P7QN	394.11		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					394.11			
			PV	118344	001	00999	4/3/2023	1467-74XN-NV69	84.07			
				Summary Total					84.07			
			PV	118359	001	00999	4/3/2023	19VK-KWFX-Q4YM	189.00			
				Summary Total					189.00			
			PD	118360	001	00999	4/26/2023	1TJW-PG9V-PNFR	15.99-			
				Summary Total					15.99-			
			PV	118365	001	00999	4/3/2023	1D3M-RXFY-PGGJ	43.95			
				Summary Total					43.95			
			PV	118504	001	00999	4/3/2023	1Y94-9XTF-NR7W	393.86			
				Summary Total					393.86			
				Payment Amount								

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									1,089.00			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Recording	PV	118412	001	00999	3/31/2023	23-7829	46.00		100043	ANOKA COUNTY PROPERTY RECORDS TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303			Summary Total					46.00			
				Payment Amount					46.00			
106346	BAUER BUILT INCORPORATED		PV	118441	001	00999	4/5/2023	940097409	281.20		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449			Summary Total					281.20			
				Payment Amount					281.20			
103641	BOYER TRUCKS		PV	118317	001	00999	3/30/2023	003S8983	3,194.81		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 512 ST MICHAEL MN 55376			Summary Total					3,194.81			
			PV	118446	001	00999	4/6/2023	003P37339	248.56			
				Summary Total					248.56			
				Payment Amount					3,443.37			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	118355	001	00999	4/2/2023	IN-800107284195	39.00		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104			Summary Total					39.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PLYMOUTH MN 55447											
				Payment Amount					39.00			
116439	CANTEEN VENDING		PV	118356	001	00999	4/4/2023	MSP65388	308.56		116439	CANTEEN VENDING
	CANTEEN VENDING			Summary Total					308.56			
	P O BOX 91337											
	CHICAGO IL 60693-1337											
				Payment Amount					308.56			
114549	CHETS SHOES INC		PV	118506	001	00999	3/31/2023	40286	150.00		114549	CHETS SHOES INC
	CHETS SHOES INC			Summary Total					150.00			
	8870 RENDOVA STREET NE											
	CIRCLE PINES MN 55014											
				Payment Amount					150.00			
116197	CINTAS CORPORATION		PV	118375	001	00999	4/7/2023	4151805650	60.14		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					60.14			
	CINTAS LOC #4K		PV	118434	001	00999	3/31/2023	4151097313	78.41			
	P O BOX 650838			Summary Total					78.41			
	DALLAS TX 75265-0838		PV	118498	001	00999	4/13/2023	4152366868	45.50			
				Summary Total					45.50			
			PV	118520	001	00999	4/7/2023	4151805659	28.16			
				Summary Total					28.16			
				Payment Amount					212.21			
114469	CUNINGHAM GROUP		PV	118307	001	00999	3/28/2023	60512	7,500.00		114469	CUNINGHAM GROUP

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ARCHITECTURE INC											ARCHITECTURE INC
	CUNINGHAM GROUP ARCHITECTURE INC 201 MAIN STREET SE SUITE 325 MINNEAPOLIS MN 55414			Summary Total					7,500.00			
				Payment Amount					7,500.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	118379	001	00999	4/7/2023	INV252250	30.00		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					30.00			
				Payment Amount					30.00			
100144	DEHN OIL COMPANY		PV	118321	001	00999	3/30/2023	98308	2,677.50		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,677.50			
	6735 141ST AVENUE NW		PV	118456	001	00999	4/6/2023	98331	3,115.00			
	RAMSEY MN 55303			Summary Total					3,115.00			
			PV	118508	001	00999	4/13/2023	98364	2,857.50			
				Summary Total					2,857.50			
			PV	118509	001	00999	4/13/2023	98365	3,675.00			
				Summary Total					3,675.00			
				Payment Amount					12,325.00			
118116	DTN LLC		PV	118519	001	00999	4/7/2023	6279635	435.00		118116	DTN LLC
	DTN LLC			Summary Total					435.00			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	18205 CAPITOL AVENUE SUITE 100 OMAHA NE 68022											
				Payment Amount					435.00			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv 03 2023	PV	118342	001	00999	3/31/2023	03 2023	6,266.44		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					6,266.44			
				Payment Amount					6,266.44			
100158	ECM PUBLISHERS INC		PV	118327	001	00999	3/24/2023	939133	387.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					387.00			
			PV	118328	001	00999	3/24/2023	939132	268.74			
				Summary Total					268.74			
			PV	118345	001	00999	3/31/2023	940286	182.74			
				Summary Total					182.74			
			PV	118348	001	00999	3/31/2023	940287	112.87			
				Summary Total					112.87			
			PV	118512	001	00999	4/7/2023	941632	290.24			
				Summary Total					290.24			
				Payment Amount					1,241.59			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	118493	001	00999	4/10/2023	DL041023-20	133.73		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					133.73			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	2755 GENEVA AVE N OAKDALE MN 55128											
				Payment Amount					133.73			
113321	FACTORY MOTOR PARTS CO		PV	118453	001	00999	4/6/2023	6-1644548	223.24		113321	FACTORY MOTOR PART CO
	FACTORY MOTOR PARTS CO BIN 139107			Summary Total					223.24			
			PD	118454	001	00999	4/26/2023	6-1644570	6.50-			
	P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					6.50-			
			PV	118455	001	00999	4/6/2023	1-8529773	163.04			
				Summary Total					163.04			
			PV	118507	001	00999	4/11/2023	6-1644892	342.13			
				Summary Total					342.13			
				Payment Amount					721.91			
107099	FASTENAL		PV	118491	001	00999	4/6/2023	MNTC8208243	59.26		107099	FASTENAL
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					59.26			
				Payment Amount					59.26			
100143	FERGUSON WATERWORKS # 2518		PV	118457	001	00999	4/10/2023	0509383	334.78		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817			Summary Total					334.78			
			PV	118458	001	00999	4/7/2023	0508764-1	3,123.54			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CHICAGO IL 60680-2817			Summary Total					3,123.54			
				Payment Amount					3,458.32			
107737	FINANCE AND COMMERCE INC		PV	118325	001	00999	3/24/2023	745116249	220.22		107737	FINANCE AND COMMER INC
	FINANCE AND COMMERCE INC			Summary Total					220.22			
	PO BOX 745929		PV	118326	001	00999	3/24/2023	745116245	174.24			
	ATLANTA GA 30374-5929			Summary Total					174.24			
			PD	118511	001	00999	4/26/2023	745112409 CM	162.14-			
				Summary Total					162.14-			
				Payment Amount					232.32			
100200	GOPHER STATE ONE CALL INC		PV	118347	001	00999	3/31/2023	3030696	112.05		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL			Summary Total					112.05			
	7223 PARKWAY DRIVE SUITE 210											
	HANOVER MD 21076-1317			Payment Amount					112.05			
116933	GREAT PLAINS FIRE INC		PV	118331	001	00999	3/27/2023	7410	2,016.97		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC			Summary Total					2,016.97			
	17277 230TH STREET		PV	118332	001	00999	3/27/2023	7411	667.63			
	FERGUS FALLS MN 56537			Summary Total					667.63			
			PV	118494	001	00999	4/6/2023	7428	117.65			
				Summary Total					117.65			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					2,802.25			
112564	GROUP HEALTH INC WORKSITE		PV	118304	001	00999	3/24/2023	W852511	103.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					103.00			
				Payment Amount					103.00			
100211	HAWKINS INC		PV	118305	001	00999	3/24/2023	6434598	4,906.99		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					4,906.99			
				Payment Amount					4,906.99			
112160	HOLIDAY COMPANIES		PV	118361	001	00999	4/1/2023	046801042300	246.50		112160	HOLIDAY COMPANIES
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					246.50			
				Payment Amount					246.50			
119037	HOLSTAD & KNAAK, PLC	March 2023	PV	118313	001	00999	3/30/2023	03302023	4,050.00		119037	HOLSTAD & KNAAK, PLC
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP SUITE 550 413 WACOUTA STREET ST PAUL MN 55101			Summary Total					4,050.00			
				Payment Amount								

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									4,050.00			
118946	HOTSY MINNESOTA		PV	118517	001	00999	4/7/2023	16629	684.13		118946	HOTSY MINNESOTA
	HOTSY MINNESOTA 2951 100TH COURT NE SUITE 100 BLAINE MN 55449			Summary Total					684.13			
				Payment Amount					684.13			
104027	INK WIZARDS INC		PV	118370	001	00999	3/30/2023	8630	1,396.30		104027	INK WIZARDS INC
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330			Summary Total					1,396.30			
				Payment Amount					1,396.30			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	118376	001	00999	4/7/2023	IN4155480	183.18		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					183.18			
				Payment Amount					183.18			
115408	KRIS ENGINEERING INC		PV	118449	001	00999	4/5/2023	38169	2,564.60		115408	KRIS ENGINEERING INC
	KRIS ENGINEERING INC 1988 247TH STREET SAINT AUGUSTA MN 56301			Summary Total					2,564.60			
				Payment Amount					2,564.60			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	Inv# 53833	PV	118489	001	00999	4/10/2023	53833	12,055.00		100273	MALLOY MONTAGUE KARNOWSKI RADOSEVI
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					12,055.00			
				Payment Amount					12,055.00			
117425	MAUER MAIN CHEVROLET		PV	118514	001	00999	4/12/2023	5013821	41.18		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					41.18			
				Payment Amount					41.18			
100283	MENARDS COON RAPIDS		PV	118366	001	00999	4/5/2023	91859	176.40		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					176.40			
			PV	118367	001	00999	4/5/2023	91842	680.80			
				Summary Total					680.80			
			PV	118443	001	00999	4/5/2023	91840	127.67			
				Summary Total					127.67			
			PD	118444	001	00999	4/26/2023	91850	43.86-			
				Summary Total					43.86-			
			PV	118445	001	00999	4/5/2023	91856	13.98			
				Summary Total					13.98			
			PV	118497	001	00999	3/5/2023	90027	40.06			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					40.06			
			PV	118502	001	00999	2/24/2023	89498	14.96			
				Summary Total					14.96			
				Payment Amount					1,010.01			
100284	MENARDS ELK RIVER		PV	118333	001	00999	3/30/2023	71011	201.26		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					201.26			
	19521 EVANS STREET NW		PV	118334	001	00999	3/28/2023	70910	232.45			
	ELK RIVER MN 55330-1077			Summary Total					232.45			
			PV	118374	001	00999	4/7/2023	71419	195.77			
				Summary Total					195.77			
			PV	118413	001	00999	4/7/2023	71462	24.99			
				Summary Total					24.99			
			PV	118414	001	00999	4/6/2023	71352	96.93			
				Summary Total					96.93			
			PV	118427	001	00999	3/29/2023	70956	173.86			
				Summary Total					173.86			
			PV	118428	001	00999	3/27/2023	70823	611.36			
				Summary Total					611.36			
				Payment Amount					1,536.62			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv #1154542	PV	118343	001	00999	4/4/2023	0001154542	94,908.25		100285	MET COUNCIL ENVIRONMENTAL SRV
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					94,908.25			
	P O BOX 856513											
	MINNEAPOLIS MN 55485-6513											

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				Payment Amount					94,908.25			
119825	METRO CREATIVE GRAPHICS INC		PV	118350	001	00999	3/31/2023	158607	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
100289	METRO SALES INC		PV	118490	001	00999	4/12/2023	INV2264713	1,698.45		100289	METRO SALES INC
	METRO SALES INC ATTN: ACCOUNTS RECEIVABLE 250 N RIVER RIDGE CIRCLE SUITE 100 BURNSVILLE MN 55337			Summary Total					1,698.45			
				Payment Amount					1,698.45			
113909	MOBILE VEHICLE INTEGRATION		PV	118312	001	00999	3/31/2023	23-03113	230.00		113909	MOBILE VEHICLE INTEGRATION
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					230.00			
				Payment Amount					230.00			
100341	MTI DISTRIBUTING INC		PV	118437	001	00999	4/4/2023	1379731-00	415.77		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86			Summary Total					415.77			

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	MINNEAPOLIS MN 55486-1900											
		Payment Amount							415.77			
115167	NET TRANSCRIPTS INC		PV	118426	001	00999	3/31/2023	NT15107	180.18		115167	NET TRANSCRIPTS INC
	NET TRANSCRIPTS INC	Summary Total							180.18			
	PO BOX 95777											
	CHICAGO IL 60694-5777											
		Payment Amount							180.18			
100363	NORTHERN SANITARY SUPPLY CO		PV	118357	001	00999	4/7/2023	206587	381.90		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO	Summary Total							381.90			
	341 COON RAPIDS BLVD		PV	118501	001	00999	4/14/2023	206633	374.78			
	MINNEAPOLIS MN 55433	Summary Total							374.78			
		Payment Amount							756.68			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	118505	001	00999	4/13/2023	18028	50.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH	Summary Total							50.00			
	7533 SUNWOOD DRIVE NW SUITE 212											
	RAMSEY MN 55303											
		Payment Amount							50.00			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	118303	001	00999	3/28/2023	128591	147.00		110547	NORTHWEST LIGHTING SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO.	Summary Total							147.00			

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	736 CRAIG AVENUE		PV	118499	001	00999	4/13/2023	128782	540.00			
	TRACY MN 56175			Summary Total					540.00			
				Payment Amount					687.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	inv #230321	PV	118415	001	00999	4/9/2023	230321	295.75		110480	OPUS 21 MANAGEMENT SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					295.75			
				Payment Amount					295.75			
119638	O'REILLY AUTO PARTS	EP DISCOUNT TAKEN	PV	118329	001	00999	3/30/2023	6193-118100	56.08		119638	O'REILLY AUTO PARTS
	O'REILLY AUTO PARTS PO BOX 9464			Summary Total					56.08			
			PV	118339	001	00999	3/30/2023	6193-118142	31.88			
	SPRINGFIELD MO 65801-9464			Summary Total					31.88			
			PD	118340	001	00999	4/26/2023	6193-118143	27.40-			
				Summary Total					27.40-			
				Payment Amount					60.56			
112824	PARKPLACE STUDIO		PV	118335	001	00999	4/4/2023	04042023	300.00		112824	PARKPLACE STUDIO
	PARKPLACE STUDIO 6093 146TH LANE NW RAMSEY MN 55303			Summary Total					300.00			
				Payment Amount					300.00			
113444	PRECISE		PV	118319	001	00999	3/30/2023	200-1041852	850.00		113444	PRECISE

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Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/26/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					850.00			
				Payment Amount					850.00			
116092	ROADKILL ANIMAL CONTROL		PV	118436	001	00999	3/31/2023	03312023	309.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					309.00			
				Payment Amount					309.00			
100431	SAFETY KLEEN CORPORATION		PV	118442	001	00999	4/6/2023	CN16569017	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201			Summary Total					110.97			
				Payment Amount					110.97			
119121	SLOTH INSPECTIONS INC		PV	118411	001	00999	3/31/2023	03312023	5,316.00		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					5,316.00			
				Payment Amount					5,316.00			
108703	STERLING TROPHY		PV	118362	001	00999	3/23/2023	31183	60.00		108703	STERLING TROPHY

Payment Group Control Number 3612
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/26/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303			Summary Total					60.00			
				Payment Amount					60.00			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	118349	001	00999	4/2/2023	M28117	943.75		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					943.75			
				Payment Amount					943.75			
112024	TOWMASTER		PV	118318	001	00999	3/30/2023	458550	134,935.00		112024	TOWMASTER
	TOWMASTER 61381 US HWY 12 LITCHFIELD MN 55355			Summary Total					134,935.00			
				Payment Amount					134,935.00			
106351	WATER LABORATORIES, INC		PV	118354	001	00999	4/5/2023	9444	690.00		106351	WATER LABORATORIES, INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					690.00			
				Payment Amount					690.00			
100529	WENDELL'S INC	Wendells 4/06/23	PV	118378	001	00999	4/6/2023	2809888	113.54		100529	WENDELL'S INC

Payment Group Control Number	3612		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	4/26/2023		

Payee Number	Payee Name / Mailing Address	Stub Message / Name Tag/Pla	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458							Summary Total	113.54			
								Payment Amount	113.54			
								Total Amount to be Processed	313,749.12			
								Total Number of Payments to be Processed	56			

Checks — 97,805.58
ACH — 313,749.12
411,554.90

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-092

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 6, 2023 THROUGH APRIL 19, 2023.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 6, 2023 through April 19, 2023 in the amount of $1,017,208.25 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 April 6, 2023 through April 19, 2023, in the amount of $1,017,208.25.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 6.**

Meeting Date: 04/25/2023

By: Brian McCann, Community Development

Information

Title:

Adopt Resolution #23-069 Approving Final Plat and Development Agreement for Cedarview Estates (formerly Cedar Acres) [Project 22-136]

Purpose/Background:

The purpose of this case is to consider approval for the Final Plat and Development Agreement of Cedarview Estates (formerly Cedar Acres) from Tom Dehn (the "Applicant") on the property directly north of Fire Station #1 along Armstrong Blvd and generally known as 15060 Armstrong Blvd NW (the "Subject Property"). The City Council approved the three-lot single-family preliminary plat for the project in November 2022 contingent upon the developer finalizing the final plat, Park Dedication, and final approval of plans - subject to current Staff Review comments and approval by the City Engineer. This last step in the phase of platting, Final Plat, approves construction documents and the Final Plat Sheet for recording and legal subdivision. The next step after Final Plat is a development agreement, which outlines fees and responsibilities for each party throughout construction. The final plat is consistent with the approved preliminary plat.

The attached development agreement is the City's standard template. The development agreement lays out fees, project costs, and financial sureties that the City will take in order to ensure that the project is completed to City standards. The draft development agreement has been reviewed by the City Engineer, City Attorney, and the Applicant.

Notification:

Notification is not required for approval of a final plat or development agreement.

Time Frame/Observations/Alternatives:

The Final Plat for Cedarview Estates is consistent with the approved preliminary plat.

Funding Source:

The Applicant is responsible for all costs associated with the request.

Recommendation:

Recommend adopting Resolution #23-069 approving the Final Plat and Development Agreement for Cedarview Estates

Outcome/Action:

Motion to adopt Resolution #23-069 Approving Final Plat and Development Agreement for Cedarview Estates

Attachments

Site Location Map

Final Plat - Cedarview Estates

Development Agreement Cedarview Estates 1

Resolution #23-069

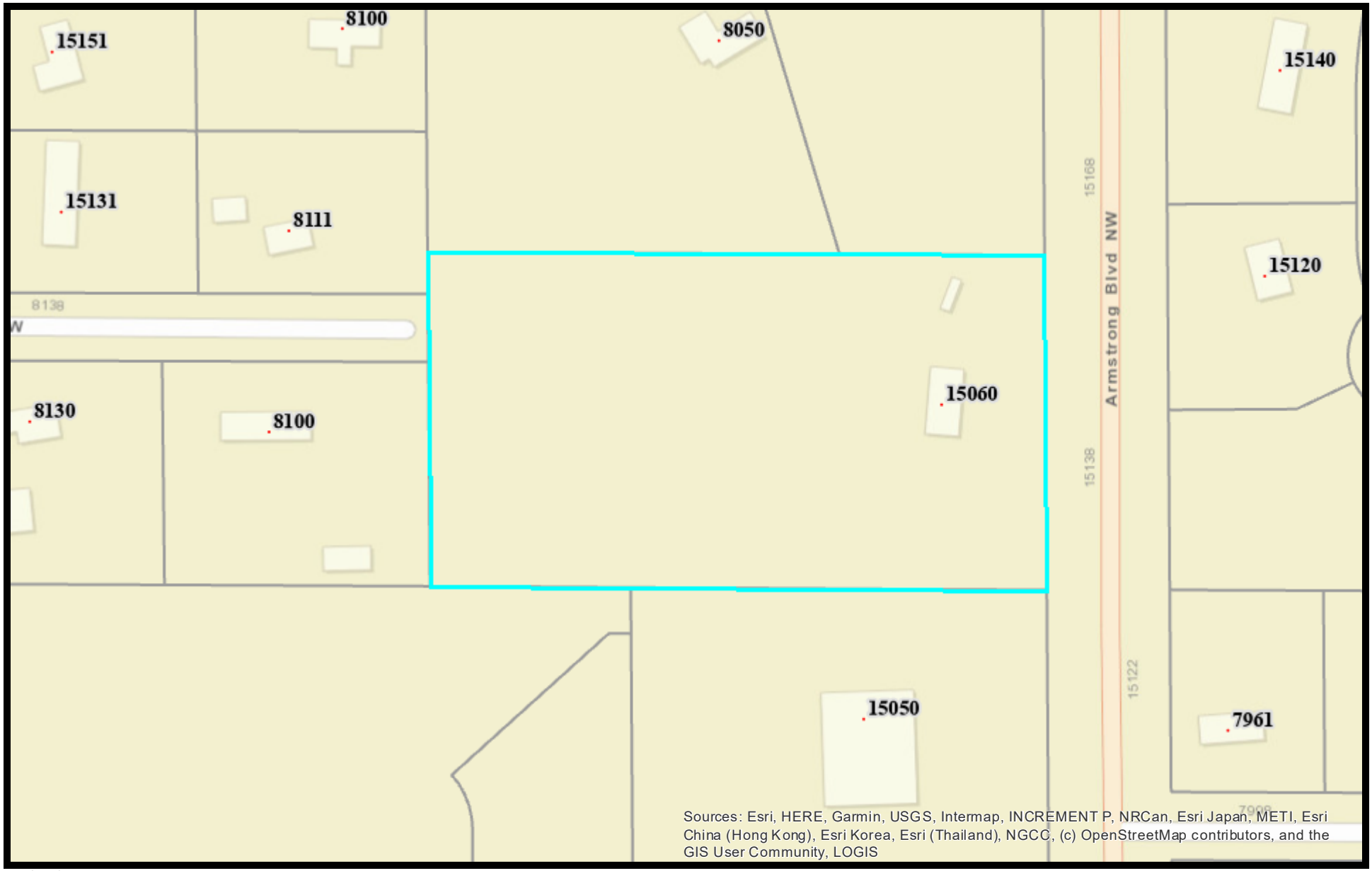
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:39 PM
Form Started By: Brian McCann		Started On: 04/04/2023 01:30 PM
Final Approval Date: 04/20/2023		

20-32-25-41-0017

15060 Armstrong Blvd NW

Lot Split Proposal



08/29/2022

CEDARVIEW ESTATES

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.20, TWP.32, RGE.25

KNOW ALL PERSONS BY THESE PRESENTS: That 5 Star Property Ventures, LLC, a Minnesota limited liability company, owner of the following described property:

The South 325 feet of the East Half (E 1/2) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) (as measured along the East and West lines of said East Half of the Northeast Quarter of the Southeast Quarter), Section 20, Township 32, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CEDARVIEW ESTATES and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said 5 Star Property Ventures, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: 5 Star Property Ventures, LLC

_____
Thomas Dehn, Vice President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Thomas Dehn, Vice President of 5 Star Property Ventures, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signature) _____
Notary Public, _____ County, Minnesota Notary Printed Name

My Commission Expires: _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20___.

_____
Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____day of _____, 20___ by Daniel L. Schmidt.

_____(Signature) _____
Notary Public, Hennepin County, Minnesota Notary Printed Name

My Commission Expires:_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of CEDARVIEW ESTATES 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 CEDARVIEW ESTATES 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 _____

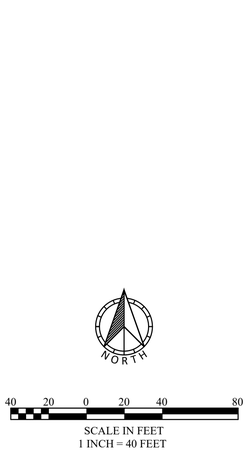
_____
County Recorder/Registrar of Titles

By:_____, Deputy

SATHRE-BERGQUIST, INC.

CEDARVIEW ESTATES

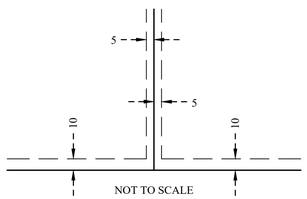
CITY OF RAMSEY
COUNTY OF ANOKA
SEC.20, TWP.32, RGE.25



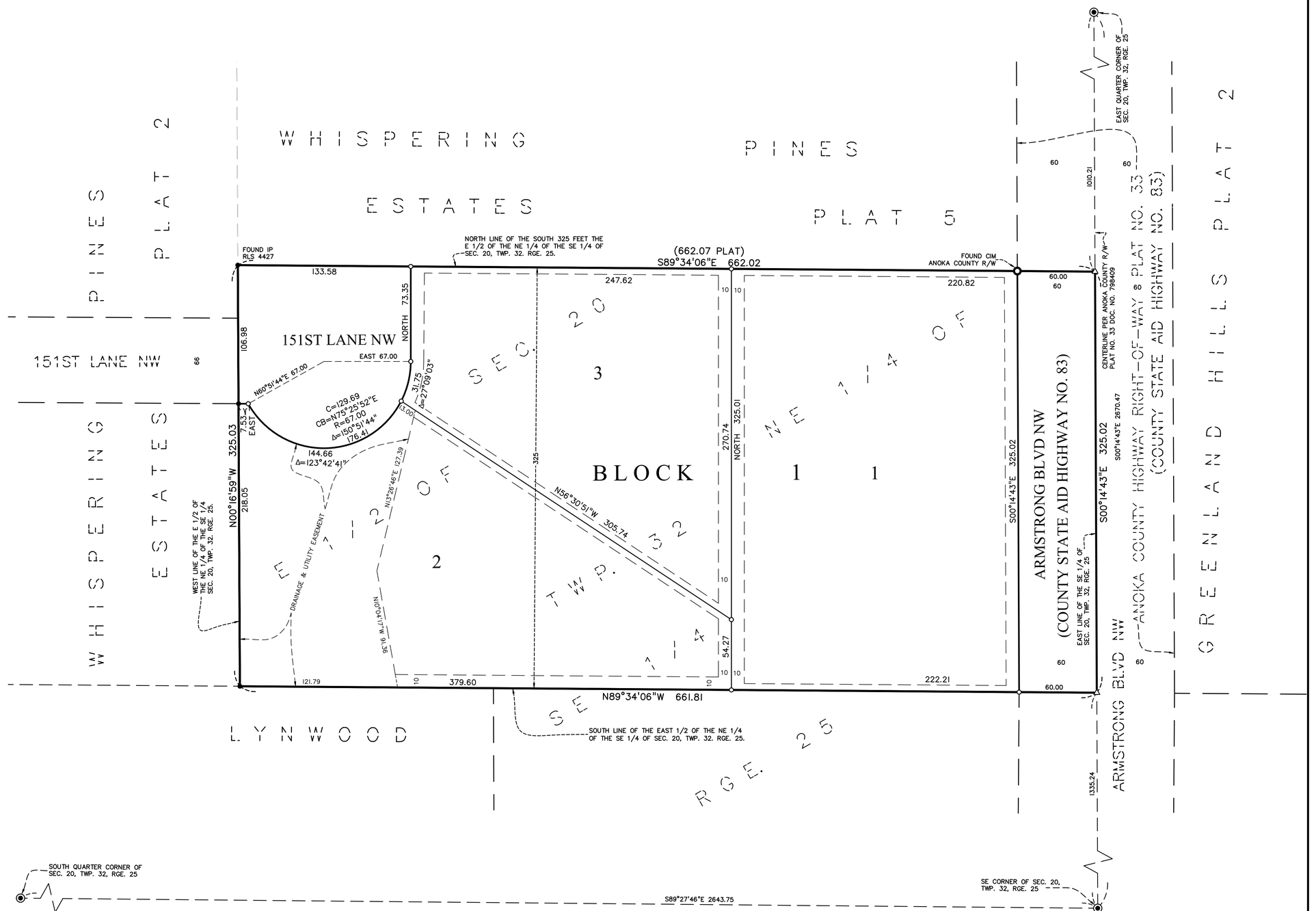
The basis for the bearing system is the east line of the Southeast Quarter of Section 20, Township 32, Range 25 and is assumed to bear South 00 degrees 14 minutes 43 seconds East

- ○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- ● Denotes a found 1/2 inch open iron pipe, unless shown otherwise.
- ◉ Denotes a Found Cast-Iron-Monument
- △ Denotes a PK nail and washer set and marked by License No. 26147
- (662.07 PLAT) Denotes distance per the plat of WHISPERING PINES ESTATES PLAT 5

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



SATHRE-BERGQUIST, INC.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR CEDARVIEW ESTATES

This Agreement (hereinafter the "Agreement") is dated as of this 24th day of April, 2023 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Thomas A. Dehn (the "**DEVELOPER**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as CEDARVIEW ESTATES (the "Plat"), formerly known as CEDAR ACRES at preliminary 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**.**

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Sathre-Bergquist, Inc., dated March 24th, 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. Storm drainage facilities (when specified).
   b. Stormwater maintenance through 90 percent buildout.
   c. Streets.
   d. Lot grading.
   e. Electricity (within one-fourth mile).
   f. Phone (within one-fourth mile).
   g. Natural gas (within one-fourth mile).
   h. Boulevard sodding.

   (the "Stage I Improvements").

   The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial 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.

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** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage

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

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

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

    a. Street striping (if required by Plans).
    b. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

    PERMITTEE must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**.

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

    a. Private well and septic
    b. Storm drainage facilities
    c. Stormwater maintenance
    d. Lot grading
    e. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guaranty to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($80,578.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guaranty.

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 **($3,223.00)**, 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 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 **$16,116.00**, 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, approved as to form by the **CITY**, or a cash escrow.

15. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

16. Payment of Development 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, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Signage Fees, and Street Light Operation and Maintenance Fees.

17. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 12 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this 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 sod and landscaping that are required as a part of the Stage I Improvements.

18. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this 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), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

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

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

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

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18 (d).

19. Miscellaneous.

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

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

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

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

e. Boulevard, Wetland, Cul-de-sac, and Ditch 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. The **PERMITTEE** shall be responsible for removal of the cul-de-sac and restoration of the surrounding ditches.

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

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

to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

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

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

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

TO PERMITTEE:
Thomas A. Dean
735 158th Avenue NW
Andover, MN 55304

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

THE PERMITTEE:

By:_____, Thomas A. Dehn
Its: Developer

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Thomas A. Dehn, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ _____, 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.
413 Wacouta Street, Suite 550
St. Paul, MN 55101

EXHIBIT A

Legal Description of the Subject Property

Lots 1-3 Block 1 Cedarview Estates, Anoka County, Minnesota

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 **$9,000.00** (2 units x $**4,500.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$3,000.00** (2 units x **1,500.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$1,068.00** (2 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.

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

RESOLUTION #23-069

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR CEDARVIEW ESTATES

WHEREAS, Thomas A. Dehn, hereafter referred to as "**Developer**", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

> The south 325 feet of the east half of the northeast half of the section quarter of Section 20 Township 32 Range 25, as measured along east and west lines thereof, excluding road, subject to easement of record, Anoka County, Minnesota
>
> (the '**Subject Property**'); and

WHEREAS, the City Council reviewed the Final Plat of Cedarview Estates on April 24th, 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 approves the Final Plat and Development Agreement for Cedarview Estates, contingent upon:
    a. Approval by the City Attorney as to legal form.
    b. Final review and approval by City Engineer.
    c. Plans subject to current Staff Review Comments in ProjectDox.

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 24th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 7.**

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #23-073 Approving Testing Services Proposal for Improvement Project #21-09, Centralized Water Treatment Plant.

Purpose/Background:

On March 28, 2023, the Ramsey City Council adopted 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. This construction will require special inspections that are not included under AE2S's agreement. Staff therefore requested a proposal for the required special inspections and construction materials testing from American Engineering Testing, which is the same firm that provided construction materials testing for the City of Ramsey on all improvement projects and private developments with public improvement components in 2022. The Terms and Conditions of the attached Special Inspections proposal are the same as are included in AET's Professional Services Agreement for 2023 construction materials testing, which is also included in tonight's consent agenda.

Funding Source:

The attached proposal for special inspections and construction testing services as required during construction of the Water Treatment Plant specifies an estimated cost of $35,335 for all inspections.

Recommendation:

Staff recommends approving the attached special inspection and construction testing services proposal from AET.

Action:

Motoin to adopt Resolution #23-073 approving American Engineering Testing's Testing Services Proposal for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

Resolution 23-073

AET Inspection Services Proposal 21-09

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:38 PM
Form Started By: Bruce Westby		Started On: 04/04/2023 08:12 AM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-073

RESOLUTION APPROVING TESTING SERVICES PROPOSAL 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, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, 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 was accepted; and

WHEREAS, special inspections and construction materials testing services will be required during construction of Improvement Project #21-09 and American Engineering Testing submitted a proposal for such testing services in an estimated amount of $35,335.

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

1) The City Administrator is hereby authorized and directed to execute said proposal 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

April 10, 2023

City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

Attn: Mr. Bruce Westby – City Engineer
(bwestby@ci.ramsey.mn.us)

RE: Special Inspection and Construction Testing Services Proposal
Ramsey Water Treatment Plant
14199 Jaspar Street NW
Ramsey, MN
AET Proposal No. P-0021454

Dear Mr. Westby:

American Engineering Testing, Inc. (AET) is pleased to offer Special Inspection and Construction Testing Services to the City of Ramsey (hereafter referred to as the Client) for the referenced project. This proposal has been prepared in response to your recent request by email, dated March 21, 2023, and describes our understanding of the project, our anticipated scope of services, our unit rates, and an estimated total fee to perform these services.

GEOTECHNICAL INFORMATION

To our knowledge, a preliminary geotechnical exploration program has not been conducted in the area of the proposed building. Because of this, we cannot comment on the soil conditions at depth. Our judgments will be based only on those soils which we observe in the excavations and those present to the depths explored at our shallow hand auger boring and hand cone penetrometer probe locations. To further explore the soil conditions below these depths, deeper penetration test borings are needed.

PROJECT INFORMATION

We understand the proposed construction will be a new water treatment facility and reservoir tank. We further understand the building will:

- Have one above-grade level, with intermediate platforms at higher elevations.
- Have a finished floor elevation of 869.50 feet.
- Be approximately 18,790 square feet in size, with an approximately 12,000 square foot reservoir tank.
- Be supported by conventional spread footings.
- Have reinforced cast-in-place concrete walls, structural steel framing, and pre-cast plan roofing.

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

AVAILABLE BID INFORMATION

Project documents provided to assist us in preparing this proposal included the following:

- Project Architectural, Structural, and Civil Plans, dated January 2023

SCOPE OF SERVICES

Based on discussions with the city, and our review of the available plans and specifications, our anticipated scope of services is outlined below.

Excavation Observations and Soil Testing
During excavation for the building and parking lots, a Staff Engineer I from our firm will visit the site on an on-call basis to perform the following services:

- Observe the soils in the bottoms of the excavations completed at that time.
- Perform shallow hand auger borings in the excavations.
- Perform hand cone penetrometer (HCP) probes in the excavations.
- Evaluate the suitability of the soils present in the excavations to support the anticipated fill, structural loads and pavements.
- Document the elevations at various locations at the bottoms of the excavations.
- Document that adequate oversizing of the excavations is provided to support lateral loads from the footings through the fill.

During placement of fill in the building excavations, pavement excavations, and utility trench excavations, an experienced Engineering Technician II will visit the site on an on-call basis to test the compaction of the fill. The technician will perform the following services:

- In-place field density tests to evaluate the compaction of the fill soils using the nuclear density gauge method.
- Standard Proctor tests for each different type of fill encountered at the test locations.
- Obtain samples of sand fill and/or aggregate base materials for sieve analysis tests.

We estimate 6 trips will be required by the Staff Engineer I to complete the observations. We estimate 12 trips will be required by the Engineering Technician II to perform the compaction testing of the fill soils.

Reinforcing Steel Observations
Prior to placement of concrete AET will observe the mild reinforcing steel placed in the formwork for cast-in-place concrete elements for the building. These observations will be performed on an on-call basis by an experienced Engineering Technician II working under the guidance of ICC certified personnel. While at the site, the AET personnel will perform the following services:

- Review the most recent plans and specifications available at the jobsite.
- Observe that the correct number, size, alignment, and spacing of the bars are provided for the structural elements observed.
- Observe that the reinforcing steel bars are provided with the specified cover from formwork, the ground surface, and any future concrete elements.
- Observe that the bars are free of dirt, rust, scale, ice, or other deleterious materials that will reduce adhesion to the concrete.
- Observe that anchor bolts are installed in the concrete at the spacing indicated on the project plans.

Any discrepancies or deficiencies that are observed will be brought to the attention of the contractor and/or their subcontractor. Daily reports of our observations will be available to the contractor and/or authorized personnel at the site.

AET does not provide surveying services, therefore, our observations of the reinforcing steel will be based on the positioning of the formwork by the contractor and/or their subcontractors. We are not responsible for the exact locations of the formwork, structural bolts, or embedded items.

Concrete Testing
Personnel from AET will perform testing of concrete on an on-call basis when requested by the contractor. These services will be performed by experienced, ACI certified Engineering Technician II at the frequencies required by the project specifications. On site visits when we are observing reinforcing steel, we will have the same Engineering Technician II remain at the site to perform testing of the concrete, thus reducing mobilization charges. Our services will include the following:

- Document that the correct mix is delivered to the site by checking the delivery slips.
- Test the slump of the plastic concrete delivered to the site.
- Test the air content of the plastic concrete delivered to the site.
- Measure the temperature of the plastic concrete delivered to the site.
- Compare the test results to the requirements of the project specifications.

Any discrepancies from the project specifications will be brought to the attention of the contractor and/or their subcontractor. Daily field reports of our observations and testing will be available to the contractor and other authorized personnel at the site.

During placement of the concrete, our Engineering Technician II will also cast test cylinders for compressive strength testing. Project specifications require that one set of cylinders be cast for every 50 cubic yards (or fraction thereof) of each type of concrete placed each day. Each set will consist of four cylinders; one which will be tested after 7 days and three which will be tested after 28 days. Extra cylinders can be cast at your request. AET will also pick up the cylinders from the site and return them to our laboratory for moist curing and testing. The results of our compressive strength tests will be presented periodically, as they become available.

We estimate 42 trips will be required by the Engineering Technician II to complete the reinforcing steel observation and concrete testing services for reinforced concrete portions of the new construction.

Masonry Observations and Testing
During construction, AET personnel will perform observations during masonry wall construction, as well as testing of mortar and grout (if required). Our observations and testing will be performed by an experienced Engineering Technician II on an on-call basis, and will include the following services:

- Observe that the proper size units are used.
- Observe that the units are clean, sound and dry when placed.
- Observe that the masonry bearing surfaces are clean.
- Observe the placement and alignment of vertical reinforcing bars and dowels, and document that the correct sizes of bars are used.
- Observe the placement and alignment of horizontal reinforcing bars, and document that the correct sizes of bars are used.
- Observe that the correct lengths of bar lap splices are provided.
- Observe that the proper clearance is provided between the bars and the masonry units.
- Observe the general construction practices, including compliance with proper cold or hot weather protection as required by the project specifications.

We estimate that our Engineering Technician II will make 6 trips to conduct these observation and testing services.

Any discrepancies from the project specifications will be brought to the attention of the contractor and/or their subcontractor. Daily field reports of our observations and testing will be available to the contractor and other authorized site personnel.

While at the site the Engineering Technician II will also sample the grout. The grout “prism” specimens will be cast for compressive strength testing according to IBC guidelines. One set of four grout “prisms” will be cast according to the testing frequency required by the project specifications. One of the “prisms” will be tested for compressive

strength after 7 days and two will be tested after 28 days. The fourth specimen will be held for future testing, if required.

Welded and Bolted Connection Observations
During erection of the structural steel frame, steel joists, and metal decking, AET will provide an Engineering Technician II (AWS/ICC Certified Welding Inspector) certified in accordance with ASNT to perform observations of the welded and bolted connections. These services will be performed on an on-call basis when requested by the contractor. Our services will include the following:

- Observe bolted connections for compliance with Section 9a of the "Specification for Structural Joints using ASTM: A325 or ASTM: A490 Bolts" approved by the Research Council on Structural Connections.
- Observe welded connections for compliance with the requirements of Section 6 (steel frame) of the AWS "Structural Welding Code" D1.1. Fillet welds will be visually observed for length, quality and suitability. Full or partial penetration welds will be tested by ultrasonic or magnetic particle methods.
- Observe deck welds for compliance with the requirements of the AWS “Structural Welding Code” D1.3.
- Observe deck fasteners to verify that the correct number and spacing is provided in accordance with the project specifications.
- Observe and test the shear studs welds for suitability and quality in accordance with the requirements of AWS “Structural Welding Code” D1.1 – Section 7.

Any deficiencies or deviations which are observed will be reported to personnel from the contractor and/or their subcontractor. We estimate 5 trips will be required to complete our observations of the welded and bolted connections on this project. Daily field reports of our observations and testing will be available to the contractor and other authorized site personnel.

Bituminous Subgrade Test-Roll Observations and Testing
During or after final grading of the pavement subgrade soils, AET personnel will observe test-rolling of the pavement subgrade soils. These observations will be performed by a Staff Engineer I on an on-call basis. Our scope of services will include the following:

- Observe the reaction/stability of the pavement subgrade soils as they are test-rolled by a loaded, tandem-axle dump truck.
- Evaluate the subgrade deflections under the wheel loads, and mark areas of excessive deflection. Areas of excessive deflection will be shown to personnel from the contractor and/or their subcontractors.
- Provide recommendations for correction of the unstable subgrade soils.

We estimate 1 trip will be required to complete the test-roll observations of the pavement subgrades.

REPORTING

Reports presenting the results of our observations and testing services will be provided periodically during the various phases of construction. At the completion of construction, we will issue a final report summarizing the results of all observations and testing services, if requested.

ESTIMATED FEES

Our services will be provided on a unit cost basis according to the unit rates provided in the attached Fee Schedule tabulation. Our monthly invoices will be determined by multiplying the number of personnel hours or tests by their respective unit rates. We have also estimated a total cost which we anticipate will be required to complete the previously described observations and testing services. This estimated total cost is based on our experience with similar projects. Our estimated total cost will be **$35,335.00**. We refer you to the attached Fee Schedule for an itemization of how we arrived at this estimated cost. **We reserve the right to review our estimate after reviewing the final project structural plans and project specifications.**

We caution that this is only an estimated cost. Often, variations in the overall cost of the services occur due to reasons beyond our control, such as construction change orders, weather delays, changes in the contractor's schedule, unforeseen conditions or retesting of services. These variations will affect the actual invoice totals, either increasing or decreasing our total costs for the project from those estimated in this proposal. If more time or tests are required, additional fees may be needed to complete the project testing services. If less time or tests are needed, a cost savings will be realized. We will not, however, exceed the estimated total cost for the project without first obtaining your authorization.

TERMS AND CONDITIONS

The Terms and Conditions listed in Master Service Agreement between the City of Ramsey and AET, dated January 23, 2023, apply to this project.

ACCEPTANCE

AET requests written acceptance of this proposal in the Proposal Acceptance box below, but the following actions shall constitute your acceptance of this proposal together with the Terms and Conditions: 1) issuing an authorizing purchase order for any of the Services described in this proposal, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services described in this proposal. Please indicate your acceptance of this proposal by signing below and returning a copy to us. When you accept this proposal, you represent that you are authorized to accept on behalf of the Client.

GENERAL REMARKS

AET appreciates the opportunity to provide this service for you and looks forward to working with you on this project. If you have any questions or need additional information, please contact me.

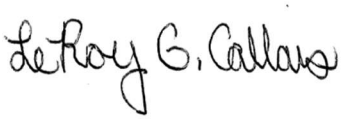
Sincerely,
American Engineering Testing, Inc.

Prepared By:



Nicholas D. Collette
Project Manager / Engineer I
Phone: 651.470.4110
Email: ncollette@teamAET.com

Reviewed By:



LeRoy G. Callais
Senior Engineering Assistant
Phone: 612.965.9279
Email: lcallais@teamAET.com

ACCEPTANCE AND AUTHORIZATION: AET Proposal No. P-0021454

SIGNATURE:_____

PRINTED NAME:_____

COMPANY:_____

ADDRESS: _____

PHONE NUMBER AND EMAIL:_____

DATE:_____

INVOICING INFORMATION (Provide Company AP Department Information, if present.)

AP CONTACT NAME:_____

BILLING/MAILING ADDRESS:_____

AP PHONE NUMBER AND INVOICE EMAIL:_____

P.O. NO./ PROJECT NO.: _____

Attachments: Fee Schedule Tabulation
Construction Service Agreement – Terms and Conditions
W9
Certificate of Insurance

PROJECT TESTING SERVICES FEE SCHEDULE
RAMSEY WATER TREATMENT PLANT
14199 JASPAR STREET NW
RAMSEY, MN
AET PROPOSAL No. P-0021454

AMERICAN ENGINEERING TESTING

SERVICE DESCRIPTION	PROJECT BUDGET ESTIMATED UNITS		UNIT RATE	BUDGET AMOUNT
Excavation Observations & Compaction Testing				
Excavation Observations - Engineer I for observations of excavations, consultation and reporting (assumes 6 trips to the jobsite).	12	hours	$146.00	$1,752.00
Soil Density Testing - Technician II for soil compaction testing and reporting (assumes 12 trips to the jobsite).	28	hours	$99.00	$2,772.00
Trip Charge to the jobsite.	18	trips	$80.00	$1,440.00
Nuclear Density Test	40	tests	$35.00	$1,400.00
ASTM D698 Standard Proctor	3	tests	$160.00	$480.00
ASTM C136 Sieve Analysis of Aggregate (Coarse and Fine)	3	tests	$117.00	$351.00
			Section Subtotal:	**$8,195.00**
Subgrade/Base Proof Roll Observations & Testing				
Proof Roll Observations - Engineer I for observations, consultation and reporting (assumes 1 trip to the jobsite).	2	hours	$146.00	$292.00
Trip charge to the jobsite.	1	trips	$80.00	$80.00
			Section Subtotal:	**$372.00**
Reinforcing Steel Observations & Concrete Testing				
Reinforcing Steel & Concrete Testing - Technician II for observations of reinforcing steel and testing of concrete (assumes 42 trips to the jobsite).	84	hours	$99.00	$8,316.00
Trip Charge to the jobsite.	42	trips	$80.00	$3,360.00
ASTM C39 Concrete Compressive Strength - Curing, handling and testing of 4" x 8" concrete test cylinders (includes handling of non-tested cylinders).	168	cyls.	$32.00	$5,376.00
			Section Subtotal:	**$17,052.00**
Masonry Observations & Testing				
Masonry & Grout Testing - Technician II for observations of masonry construction, sampling of mortar and grout, consultation and report preparation (assumes 6 trips to the jobsite).	18	hours	$99.00	$1,782.00
Trip Charge to the jobsite.	6	trips	$80.00	$480.00
ASTM C1019 Sampling and Testing Grout - Curing, handling and compressive strength testing of masonry grout test "prism" specimens (includes handling of non-tested specimens).	8	tests	$55.00	$440.00
Sample Pickup - service from jobsite.	2	trips	$80.00	$160.00
ASTM Masonry Prism Suite- C1314 and C140 Section 8	0	sets	$605.00	$0.00
ASTM Masonry Prism Suite- C1314 and C140 Sections 7 & 8	0	sets	$671.00	$0.00
			Section Subtotal:	**$2,862.00**
Non-Destructive Testing (NDT) Observations				
Structural Steel Observations - NDT Level II ICC/CWI Technician for observations of field welded and bolted connections, consultation and report preparation (assumes 5 trips to the jobsite).	20	hours	$140.00	$2,800.00
Trip Charge to the jobsite.	5	trips	$80.00	$400.00
			Section Subtotal:	**$3,200.00**
Project Management & Coordination				
Project Management - Engineer I/Project Manager for coordination of AET personnel and activities, attending meetings (if requested), consultation and report preparation.	24	hours	$146.00	$3,504.00
Project Administrator for report preparation, review, invoicing.	2	hours	$75.00	$150.00
			Section Subtotal:	**$3,654.00**
			ESTIMATED BUDGET	**$35,335.00**

SECTION 1 - RESPONSIBILITIES

1.1 – This Service Agreement – Terms and Conditions ("terms and conditions") is applicable to all services ("Services") provided by American Engineering Testing, Inc. (AET). As used herein "Services" refer to the scope of Services described in the proposal submitted by AET to Client. The proposal, these terms and conditions and any appendices attached hereto shall comprise the agreement ("Agreement") between AET and Client for Services described in the proposal and are binding upon the Client, its successors, assignees, joint ventures and third-party beneficiaries. **AET requests written acceptance of the Agreement, but the following actions shall also constitute Client's acceptance of the Agreement: 1) issuing an authorizing purchase order, task order, service order, or any other documentation for any of the Services, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services. Issuance of a purchase order, task order or service order by Client which contains separate terms and conditions will not take precedence or modify the terms and conditions contained in this Service Agreement AND THE TERMS AND CONDITIONS OF THIS SERVICE AGREEMENT AND ANY CORRESPONDING PROPOSAL ISSUED BY AET SHALL GOVERN UNLESS AUTHORIZED IN WRITING IN ADVANCE BY AET.**

1.2 - Prior to AET performing Services, Client will provide AET with all information that may affect the cost, progress, safety and performance of the Services. This includes, but is not limited to, information on proposed and existing construction, all pertinent sections of contracts between Client and their client and/or Owner which contain flow-down provisions to AET, if they are included, site safety plans or other documents which may control or affect AET's Services. If new information becomes available or changes are made during AET's Services, Client will provide such information to AET in a timely manner. Failure of Client to timely notify AET of changes to the project including, but not limited to, location, elevation, loading, or configuration of the structure or improvement will constitute a release of any liability of AET. Client will provide a representative for timely answers to project-related questions by AET.

1.3 - AET observes and tests earthwork and other construction operations and materials, and may provide opinions, conclusions and recommendations regarding the same. However, AET's Services do not relieve the contractors of their contractual responsibility to perform their work in accordance with approved plans, specifications and building code requirements.

1.4 - AET personnel do not have authority to accept, reject, direct or otherwise approve the work of the contractor. AET cannot stop work or waive or alter the requirements of the project documents. Any authority given to AET by Client must be in writing prior to the start of Services.

1.5 - AET does not perform construction management, general contracting or surveying services and our involvement with the project does not constitute any assumption of those responsibilities.

1.6 - Services performed by AET often include sampling at specific locations. Client acknowledges the limitations inherent in sampling. Variations in conditions occur between and beyond sampled/tested locations. The passage of time, natural occurrences and direct or indirect human activities at the site or distant from it may alter the actual conditions. Client assumes all risks associated with such variations.

1.7 - AET is not responsible for interpretations or modifications of AET's recommendations by other persons.

1.8 - Should change in conditions be alleged, Client agrees to notify AET before evidence of alleged change is no longer accessible for evaluation.

1.9 - Test borings and/or cone penetration test soundings to a proper depth below foundation grade and the base of suitable bearing soils are recommended to explore the deeper unseen soil and ground water conditions. Judgments made by AET personnel regarding the suitability of materials and ground water conditions below the bottom of an excavation are limited if sufficiently deep test borings/soundings are not provided by the Client prior to our observations and judgments. AET's opinions, conclusions and recommendations are qualified to that extent.

1.10 – Pricing in the proposal assumes use of these terms and conditions. AET reserves the right to amend pricing if Client requests modifications to the Agreement or use of Client's alternate contract format. Any contract amendments made after Client has authorized the Services shall be applicable only to Services performed after the effective date of such amendment. The proposal and these terms and conditions, including terms of payment, shall apply to all Services performed prior to the effective date of such amendment.

1.11 – The AET proposal accompanying these terms and conditions is valid for thirty (30) days after the proposal issuance date to the Client. Any attempt to authorize Services after the expiration date is subject to AET's right to revise the proposal as necessary.

SECTION 2 – ON CALL SERVICES

2.1 - If AET's Services are performed on an on-call basis at the direction of the Client or its authorized representatives, Client acknowledges the inherent limitations associated with performing engineering judgments and testing Services on an on-call basis, including without limitation, the inability to completely evaluate, document or judge work and conditions not directly observed or tested by AET. AET's opinions, conclusions, and recommendations are qualified to the extent of those limitations.

2.2 - Density tests of fill soils represent conditions only at the locations and elevations tested and do not necessarily represent conditions laterally, above or below. AET can only provide judgments regarding the engineered fill system to adequately support the design construction loadings by monitoring the filling process on a continuous basis for consistency of soil type, moisture content, lift thickness, and compaction effort.

2.3 – AET requires a minimum of 24 hours' notice of the need for Services. AET will not be liable for claims, damages, or delays related to failure of Client to provide adequate advance notice to AET.

SECTION 3 - SITE ACCESS, UNDERGROUND FACILITIES AND CONSTRUCTION STAKING

3.1 - Client will furnish AET safe and legal site access.

3.2 – With the exception of public utilities which AET will contact state "call before you dig" notification centers (e.g. Gopher State One call in Minnesota), Client will mark or cause to be marked the location of all other underground utilities and structures (Facilities) that service or are located on the site. AET shall be entitled to rely upon the accuracy of all location information supplied by any source.

3.3 – Client shall hold harmless, indemnify and defend AET from all claims, damages, losses, fines, penalties and expenses (including attorney's fees) arising out of or related to the following: a) Facilities that are not shown or vary from the locations shown on any plans or drawings, b) Facilities that are not located by or vary from the locations marked by Client, governmental or quasi-governmental locator programs, or private utility locating services, or c) any other Facilities that are not disclosed or vary from locations provided by the Client. The obligation to defend AET shall be independent of the obligation to indemnify and hold harmless AET and shall be with independent counsel acceptable to AET.

3.4 - The location and elevation of a proposed structure or facility shall be staked (with offsets) and controlled by surveying or GPS equipment by others. AET's measurements are made in relation to that information. The reliability of any opinions, conclusions, and recommendations based on those measurements is strictly dependent on the accuracy of the staking or GPS information provided by others.

3.5 - During construction, observations and testing Services are based on the positioning of the formwork by the contractor or its subcontractor. AET will not be responsible for any errors or damages resulting from improper location or positioning of the formwork.

SECTION 4 - SAFETY

4.1 - Client shall inform AET of any known or suspected hazardous materials or unsafe conditions at the site. Client or its authorized representative(s) is responsible for the safety of the jobsite. If, during the course of AET's Services, such materials or conditions are discovered, AET reserves the right to take measures to protect AET personnel and equipment or to immediately terminate Services. Client shall be responsible for payment of such additional protection costs.

4.2 - AET shall only be responsible for safety of AET employees at the site; the safety of all others shall be Client's or other persons' responsibility.

SECTION 5 - SAMPLES

5.1 - Client shall inform AET of any known or suspected hazardous materials prior to submittal to AET. All samples obtained by or submitted to AET remain the property of the Client during and after the Services. Any known or suspected hazardous material samples will be returned to the Client at AET's discretion.

5.2 - Non-hazardous samples will be held for thirty (30) days and then discarded unless, within thirty (30) days of the report date, the Client requests in writing that AET store or ship the samples. Storage and shipping costs shall be borne solely by Client.

SECTION 6 - PROJECT RECORDS

The original project records prepared by AET will remain the property of AET. AET shall retain these original records for a minimum of three years following submission of the report, during which period the project records can be made available to Client at AET's office at reasonable times.

SECTION 7 - STANDARD OF CARE

AET performs its Services consistent with the level of care and skill normally performed by other firms in the profession at the time of this service and in this geographic area, under similar budgetary constraints.

SECTION 8 - INSURANCE

AET maintains insurance with coverage and minimum limits shown below. AET will furnish certificates of insurance to Client upon request.

8.1 –

Workers' Compensation	Statutory Limits
Employer's Liability	$100,000 each accident $500,000 disease policy limit $100,000 disease each employee
Commercial General Liability	$1,000,000 each occurrence $1,000,000 aggregate
Automobile Liability	$1,000,000 each accident
Professional/Pollution Liability Insurance	$1,000,000 per claim $1,000,000 aggregate

8.2 - Commercial General Liability insurance will include coverage for Products/Completed Operations extending one (1) year after completion of AET's Services as outlined in our proposal, Property Damage, Personal Injury, and Contractual Liability coverage applicable to AET's indemnity obligations under this Agreement.

8.3 - Automobile Liability insurance shall include coverage for all owned, hired and non-owned automobiles.

8.4 - Professional/Pollution Liability Insurance is written on a claims-made basis and coverage will be maintained for one (1) year after completion of AET's Services as outlined in our proposal. Renewal policies during this period shall maintain the same retroactive date.

8.5 - **To the extent permitted by applicable state law, and upon Client's signing of the proposal, which includes these Terms and Conditions, and return of the same to AET, or Client provided forms of acceptance as defined in Section 1.1; Client and Owner shall be named an "additional insured" on AET's Commercial General Liability Policy (Form CG D4 14, which includes blanket coverage for the Additional Insured on a Primary and Non-Contributory basis). Client and Owner shall also be named an "additional insured" on a Primary and Non-contributory basis on AET's Automobile Liability Policy (Form CA T4 74). Any other endorsement, coverage or policy requirement may result in additional charges.**

8.6 - AET will maintain insurance coverage required by this Agreement at its sole expense, provided such insurance is reasonably available, with insurance carriers licensed to do business in the state in which the project is located and having a current A.M. Best rating of no less than A minus (A-). Such insurance shall provide for thirty (30) days prior written notice to Client for notice of cancellation or material limitations for the policy or ten (10) days' notice for non-payment of premium.

8.7 - AET reserves the right to charge Client for AET's costs for additional coverage requirements unknown on the date of the proposal, e.g., coverage limits or policy modification including waiver of subrogation, additional insured endorsements and other project specific requirements.

SECTION 9 - DELAYS

If delays to AET's Services are caused by Client or Owner, other parties, strikes, natural causes, pandemic, weather, or other items beyond AET's control, a reasonable time extension for performance of the Services shall be granted, and AET shall receive an equitable fee adjustment.

SECTION 10 - PAYMENT, INTEREST AND BREACH

10.1 - Invoices are due net thirty (30) days from the date of receipt of an undisputed invoice. Invoices will be paid without reductions for bond or retention. Client will inform AET of invoice questions or disagreements within fifteen (15) days of invoice date; unless so informed, invoices are deemed correct.

10.2 – Invoices remaining unpaid for sixty (60) days shall constitute a material breach of this Agreement, permitting AET, in its sole discretion and without limiting any other legal or equitable remedies for such breach, to terminate performance of this Agreement and be relieved of any associated duties to the Client or other persons. Further, AET may withhold from Client data and reports in AET's possession. If Client fails to cure such breach, all reports associated with the unpaid invoices shall immediately upon demand be returned to AET and Client may neither use nor rely upon such reports or the Services.

10.3 – AET reserves the right to pursue any unpaid invoice utilizing available remedies at law. AET explicitly reserves its Mechanic Lien or Bond Claim rights for nonpayment of an undisputed invoice. Client is responsible for paying AET expenses and attorney fees related to collection of past due invoices.

10.4 – AET reserves the right to charge a 2.5% fee on any payment made using a credit card or debit card.

SECTION 11 - CHANGE ORDERS

AET's proposal associated with this project may provide an estimated cost for the work. If the proposal amount is a time and material estimate, or if changes occur affecting the project scope, estimated quantities, project schedule or other unforeseen conditions, AET will communicate with Client and request a change order. However, nothing in this agreement shall be construed in any way as a waiver of payment by Client to AET for Services authorized under this agreement. Approval of a change order may be in writing, by electronic communication, or any directive for additional Services.

SECTION 12 - MEDIATION

12.1 - Except for enforcement of AET's rights to payment for Services rendered or to assert and/or enforce its lien rights, including without limitation assertion and enforcement of mechanic's lien rights and foreclosure of the same, Client and AET agree that any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party; provided however that if either party fails to respond to a request for mediation within sixty (60) days, the party requesting mediation may without further notice, proceed to arbitration or the institution of legal or equitable proceedings.

12.2 - Mediation shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association. Request for mediation shall be in writing and the parties shall share the mediator's fee and any filing fees equally and each party shall pay their own legal fees. The mediator shall be acceptable to both parties and shall have experience in commercial construction matters.

SECTION 13 - LITIGATION REIMBURSEMENT

Except for matters relating to non-payment of fees, which is governed by Section 10 hereof, payment of attorney's fees and costs associated with lawsuits or arbitration of disputes between AET and Client, which are dismissed or are judged substantially in either party's favor, shall be paid by the non-prevailing party. Applicable costs include, but are not limited to, attorney and expert witness fees, court costs, and other direct costs.

SECTION 14 - MUTUAL INDEMNIFICATION

14.1 - Subject to the limitations contained in Sections 14 and 17, AET agrees to indemnify Client from and against damages and costs to the extent caused by AET's negligent performance of the Services.

14.2 - Client agrees to indemnify AET from and against damages and costs to the extent caused by the intentional acts or negligence of the Client, Owner, Client's contractors and subcontractors or other third parties.

14.3 - If Client has an indemnity agreement with other persons or entities relating to the project for which AET's Services are performed, the Client shall include AET as an Additional Insured.

14.4 - AET's indemnification to the Client, including any indemnity required or implied by law, is limited solely to losses or damages caused by its failure to meet the standard of care and only to the extent of its negligence.

SECTION 15 - NON-SOLICITATION

Each party to this Agreement (a "Party") agrees that it will not encourage, induce, or actively solicit any employee of the other party to leave their employment for any reason, provided that neither Party is precluded from (a) hiring any such employee who has been terminated by a Party or its subsidiaries prior to commencement of employment discussions between a Party and such employee, or (b) soliciting any such employee by means of a general advertisement or through an employment agency that does not specifically pursue the employee, or (c) hiring employees or former employees of the other Party who contact the Party on its own accord. This Non-Solicitation provision shall be effective and enforceable for six (6) months following termination of this Agreement.

SECTION 16- MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Except as specifically set forth herein and to the extent permitted by applicable law, Client and AET waive against each other, and each other's officers, directors, members, subcontractor, agents, assigns, successors, partners, and employees any and all claims for or entitlement to special, incidental, indirect, punitive, or consequential damages arising out of, resulting from, or in any way related to the Services provided by AET under this Agreement. This mutual waiver of consequential damages includes, but is not limited to, the following: loss of profits; loss of revenue; rental costs/expenses incurred; loss of income; loss of use of property, equipment, materials or services; loss of opportunity; loss of rent; loss of good will; loss of financing; loss of credit; diminution of value; loss of business and reputation; loss of management or employee productivity or the services of such persons; increased financing costs; cost of substitute facilities; cost of substitute goods/property/equipment; cost of substitute services; and/or cost of capital. This mutual waiver is applicable, without limitation,

to all consequential damages due to either party's termination of this Agreement in accordance with the provisions of the Agreement and related documents and shall survive any such termination.

SECTION 17 - LIMITATION OF LIABILITY

To the fullest extent permitted by applicable law, the total aggregate liability of AET and its officers, directors, partners, employees, subcontractors, agents, and sub-consultants, to Client and/or Client's employees, officers, directors, members, agents, assigns, successors, or partners, or anyone claiming through Client, for any and all injuries, damages, claims, losses, or expenses (including attorney's fees and costs) arising out of, resulting from or in any way related to Services provided by *AET* from any cause or causes, including, but not limited to, its negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty shall not exceed the total compensation in excess of costs received by AET for Services or $50,000, whichever is greater. The limitation of liability set forth herein does not apply to claims arising solely out of or related to the willful or intentional acts of AET.

SECTION 18 - POSTING OF NOTICES ON EMPLOYEE RIGHTS

Effective June 21, 2010, prime contracts with a value of $100,000 or more and signed by federal contractors on projects with any agency of the United States government must comply with 29 CFR Part 471, which requires physical posting of a notice to employees of their rights under Federal labor laws. The required notice may be found at *29 Code of Federal Regulations Part 471, Appendix A to Subpart A*. The regulation also has a "flow-down" requirement for subcontractors under the prime agreement for subcontracts with a value of $10,000 or more. AET requires strict compliance of its subcontractors working on federal contracts subject to this regulation. The regulation has specific requirements for location of posting and language(s) for the poster.

SECTION 19 - TERMINATION

After 7 days' written notice, either party may elect to terminate work for justifiable reasons. In this event, the Client shall pay AET for all Services performed, including demobilization and reporting costs to complete the Services.

SECTION 20 - SEVERABILITY

Any provisions of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force. However, Client and AET will in good faith attempt to replace an invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing the intent of the original provision.

SECTION 21 - GOVERNING LAW

This Agreement shall be construed in accordance with the Laws of the State of Minnesota without regard to its conflicts of law provisions.

SECTION 22 - ENTIRE AGREEMENT

This Agreement, including these terms and conditions and attached proposal and appendices, is the entire agreement between AET and Client. Regardless of method of acceptance of this Agreement by the Client, this Agreement supersedes any written or oral agreements, including purchase/work orders or other Client agreements submitted to AET after the start of our Services. Any modifications to this Agreement must be mutually acceptable to both parties and accepted in writing. No considerations will be given to revisions to AET's terms and conditions or alternate contract format submitted by the Client as a condition for payment of AET's accrued Services.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
AMERICAN ENGINEERING TESTING, INC.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
550 CLEVELAND AVE. N..

Requester's name and address (optional)

6 City, state, and ZIP code
ST. PAUL, MN 55114

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	1	–	0	9	7	7	5	2	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 1/1/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

AMERCON-12 KREYNOLDS1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/8/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 20443386 Hub International Great Plains 245 E. Roselawn Avenue Suite 31 Saint Paul, MN 55117-1940	CONTACT NAME: Ann Ross PHONE (A/C, No, Ext): (651) 288-5137 FAX (A/C, No): (651) 286-0560 E-MAIL ADDRESS: ann.ross@hubinternational.com
INSURED AMERICAN CONSULTING SERVICES INC AMERICAN ENGINEERING TESTING INC AMERICAN PETROGRAPHIC SERVICES INC 550 CLEVELAND AVE N ST PAUL, MN 55114-1804	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : The Phoenix Insurance Company — 25623 INSURER B : The Travelers Indemnity Company of America — 25666 INSURER C : Travelers Property Casualty Company of America — 25674 INSURER D : The Travelers Indemnity Company — 25658 INSURER E : Continental Casualty Company — 20443 INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			P630539K8896PHX23	1/1/2023	1/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			8102L6457122343G	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			CUP3K2260092343	1/1/2023	1/1/2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB9H9151012343G	1/1/2023	1/1/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	PROF/POLL LIABILITY			ECH254066939	1/1/2023	1/1/2024	EACH CLAIM	10,000,000
E	RETRO: 070287			ECH254066939	1/1/2023	1/1/2024	AGGREGATE	15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RENEWALS: contracts@teamAET.com

CERTIFICATE HOLDER

ILLUSTRATION CERTIFICATE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

J. Craig McNulty

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CC Regular Session **5. 8.**

Meeting Date: 04/25/2023

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #23-079 Approving Lease Agreement of 6745 Hwy 10 NW with RM Golf Carts

Purpose/Background:

PURPOSE:

Approve the attached lease agreement with RM Golf Carts for use of city owned cold storage space located at 6745 Highway 10 NW.

BACKGROUND:

RM Golf Cart's primary location is 7039 Hwy 10 (also a city owned property being leased). RM Golf Carts has been leasing cold storage space at 6745 Highway 10 NW for 7 years. Their lease at 6745 is set to expire May 31, 2023. RM Golf Carts would like to extend their lease at 6745 by two years.

This property was purchased using RALF funds to secure land for the future improvements to Hwy 10. All rent proceeds are applied city costs for annual property management, property taxes and property maintenance. Any remaining rent is returned to the RALF program.

Notification:

N/a

Observations/Alternatives:

The attached lease agreement is generally consistent with the city's other lease agreements and policy for leasing city owned property. The attached lease agreement template was drafted by the City Attorney and reviewed by Staff and the City's property management company - Premier Commercial Realty. Specific notes below:

- Terms/ conditions and language has been updated to be consistent with recent lease agreements.
- Includes rent payments that are market rate. (increase of 5% from previous lease with 5% inflator for year 2)
- Maintenance responsibilities are clearly outlined.
- No political signage allowed.
- Early termination clause included.
- Per the City's agreement with Premier Commercial Properties, a 5% commission payment will be made to Premier for this lease agreement.
- This lease agreement is being brought forward in conjunction with another future lease agreement, for Mille Lacs Motor Sports II. RM Golf Carts and Mille Lacs Motor Sports II (formerly known as Power Lodge) worked together, as a group, with City Staff and Premier Commercial Properties, to come up with this solution.

Alternatives:

1) Adopt Resolution #23-079 approving Lease Agreement of 6745 Hwy 10 NW with RM Golf Carts (as presented); subject to review by the City Attorney.
2) Adopt Resolution #23-079 approving Lease Agreement of 6745 Hwy 10 NW with RM Golf Carts (with changes); subject to review by the City Attorney
3) Something else

Funding Source:

Lease Revenue. The revenue received from the lease is applied to City administrative costs, property maintenance and to reimburse the Right-of-Away Acquisition Loan Fund (RALF) for the cost of parcel acquisition.

Recommendation:

Staff recommends that the City Council adopt Resolution #23-079 approving Lease Agreement of 6745 Hwy 10 NW with RM Golf Carts (as presented); subject to review by the City Attorney.

Action:

Motion to adopt Resolution #23-079 approving Lease Agreement of 6745 Hwy 10 NW with RM Golf Carts; subject to review by the City Attorney.

Attachments

ACTION - Resolution #23-079

ACTION - Lease RM Golf Carts 6745 Hwy 10

Lease Ref Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:42 PM
Form Started By: Sean Sullivan		Started On: 04/17/2023 08:45 AM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-079

RESOLUTION APPROVING LEASE AGREEMENT OF 6745 HWY 10 NW WITH RM GOLF CARTS

WHEREAS, rm Golf Carts, Inc. (the "Tenant") has leased space in the rear 2,150 square feet of the building located at 6745 Hwy 10 and depicted as "Area F" (the "Lease Space") on the attached lease agreement for the past 7 years; and

WHEREAS, rm Golf Carts, Inc. has asked the City to consider a two-year renewal of the Lease Space; and

WHEREAS, rm Golf Carts, Inc. has been a quality tenant for the duration of its previous leases with the City; and

WHEREAS, the proposed lease rate has been increased by 5% and has an annual 5% inflator - $230.79 per month from June 1, 2023-May 31, 2024 and $242.33 per month from June 1, 2024-May 31, 2025 and is considered market rate.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement with rm Golf Carts, Inc.; subject to City Attorney review.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

This Lease Agreement, dated this _____ day of _____, 2023, (this "Lease") by and between the **CITY OF RAMSEY**, Anoka County, Minnesota, a Minnesota municipal corporation ("Landlord") and **rm Golf Carts, Inc**., a Minnesota Corporation ("Tenant").

1. LEASED PROPERTY:

The property leased under this Agreement is a portion of a commercial building located at 6745 Highway 10, Ramsey, which property is legally described as Lot 2, Block 2, Deal Industrial Park, Anoka County, Minnesota (the "Property"). The leased area consists of the rear 2,150 square feet of the building shown on the attached Exhibit B, Area F. ("Leased Property").

The parties acknowledge that the rear area of the building is not defined by an interior wall. The parties shall jointly mark the location of the leased space on the building floor. Tenant acknowledges that the remaining, non-leased space within the building may be leased by Landlord to other tenants without the construction of an interior wall demarking the respective leased areas.

2. TERM:

a. **Term**. The terms of this lease is for a period of two years commencing on the 1st day of June 2023 (sometimes called "the Commencement Date") and expiring the 31st day of May, 2025 (sometimes called "Expiration Date"), unless sooner terminated as hereinafter provided.

b. **Early Termination**. Notwithstanding the Term described in 2(a) above, Landlord may terminate this Lease without cause with six month's written notice to Tenant, and Tenant may terminate this Lease without cause with nine month's written notice.

c. **Movement of Tenant.** During the term of the Lease, Landlord may require Tenant to move from the Tenants Premises to an adjacent Property called 6701 Highway 10, Ramsey, Minnesota. Tenant would be required to move at Tenant's sole expense. Landlord will provide Tenant similar access, ingress/egress and Premises conditions as the current Premises at 6745 Highway 10. The Lease rates in the new Premises will not change upon Tenant's relocation. The new Premises will not have interior walls demarking the respective leased areas and Landlord will be allowed to lease the additional area to other Tenants.

3. RENT:

a. **Base Rent.** Tenant shall pay Landlord, a total monthly rent payment in advance without offset, deduction or demand, as follows:

$230.79	per month on June 1, 2023 and a like amount on each first day of the month thereafter through May 31, 2024; and
$242.33	per month on June 1, 2024 and a like amount on each first day of the month thereafter through May 31, 2025.

First month's gross rent of $230.79 is due upon execution of the Lease.

b. **Late Fee.** If Landlord does not receive rent by 3:00 pm on the fifth (5^{th}) day of the month at the Landlord's agent's office, Tenant must pay a late fee equal to $200.00 as "Additional Rent". Rent is deemed "paid" upon receipt by Landlord, not when mailed or sent by Tenant.

4. ADDITIONAL RENT:

a. **Operating Expenses**. The Landlord is not responsible for any maintenance of the leased building or the Property except as otherwise expressly agreed by the parties. The nature of Landlord's limited maintenance obligations is reflected in the consideration received for Rent. The parties acknowledge that the terms of this Lease Agreement are expressly contingent upon Tenant's acceptance of responsibility for all maintenance. Tenant shall pay all operating expenses including utilities incurred by Tenant in operating the Leased Property. The term "Operating Expenses" includes but is not limited to the maintenance, repair and operation of utilities and lighting (including bulbs and ballasts), parking and landscaped areas and signs within the Leased Area, as well as snow removal and non-structural repair and maintenance of the exterior of the building, operation/repair of doors, all associated with the premises being rented. Failure to pay operating expenses when due shall constitute a default under this lease.

Landlord is responsible for the payment of Real Estate taxes and special assessments pertaining to the premises during the Lease term. Tenant is responsible for the City's quarterly Stormwater Management Fee.

The payment of the sums set forth in this paragraph 4 shall be in addition to the Base Rent payable pursuant to paragraph 3 of this Lease. If Tenant fails to pay the Operating Expenses when due, Landlord may pay same and the same shall be immediately due to Landlord from Tenant together with 10% interest per annum.

The above is sometimes called the "Additional Rent."

5. COVENANTS TO PAY RENT:

The covenants of Tenant to pay the Base Rent and the Additional Rent are each independent of any other covenant, condition, provision or agreement contained in this Lease. All rents are payable to Landlord at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota, or such other place as Landlord may designate.

6. UTILITIES:

Tenant shall provide mains and conduits to supply electricity to the Leased Property, as needed by Tenant. Tenant shall pay, when due, all charges for garbage disposal, refuse removal, electricity, telephone and/or other utility services or energy source furnished to the Leased Property during the term of this Lease, or any renewal or extension thereof. In addition, Tenant shall be responsible to pay the City of Ramsey's quarterly storm water utility charge. If Landlord elects to furnish any

of the foregoing utility services or other services furnished to Tenant, then the rate charged by Landlord shall not exceed the rate Tenant would be required to pay to a utility company or service company furnishing any of the foregoing utilities or services. The charges thereof shall be deemed Additional Rent in accordance with paragraph 4. Tenant shall not be entitled to any abatement or reduction of Base Rent by reason of Landlord's failure to furnish any of the foregoing utilities when such failure is caused by accident, breakage, repairs (including replacements), strikes, lockouts or other labor disturbances or labor disputes of any character, or for any other causes.

7. CARE AND REPAIR OF LEASED PROPERTY:

Tenant shall, at all times throughout the term of this Lease, including any renewals and extensions, and at its sole expense, keep and maintain the Leased Property in a clean, safe, sanitary and first class condition and in compliance with all applicable laws, codes, ordinances, rules and regulations. Tenant's obligations hereunder shall include but not be limited to the maintenance and repair of all lighting and equipment, fixtures, motors and machinery including the overhead door opening systems, all interior walls, partitions, doors and windows, including the regular painting thereof, all exterior entrances, windows and doors and the replacement of all broken glass and snow removal. Tenant shall keep and maintain all portions of the Leased Property and the sidewalk and areas adjoining the same in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice. Tenant shall be responsible for all outside maintenance of the Leased Property, including grounds and parking areas.

If Tenant fails, refuses or neglects to maintain or repair the Leased Property as required in this Lease after notice shall have been given Tenant, in accordance with paragraph 31 of this Lease, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other personal property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs incurred by Landlord in making such repairs upon presentation to Tenant of bill therefore.

Tenant is taking the Premises in it's "as-is" condition as of the date of the Lease Commencement. Tenant acknowledges that the roof, building foundation and parking lot are leased to Tenant in their "as-is' condition and the Landlord is not obligated to repair those portions of the Premises absent a separate, mutual, written agreement with Tenant. Notwithstanding the foregoing, if the roof or foundation fails as to render the Premises substantially unusable, Tenant may terminate this Agreement.

8. SIGNS:

Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Property and visible from the exterior of the Leased Property, or visible from the exterior of the Leased Property, must be approved in advance by Landlord and installed at Tenant's expense and be in compliance with all City of Ramsey sign code regulations. Tenant may not post any political signs in relation to City, School District, County, or State elections or policy initiatives.
In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge Tenant the expense incurred for such removal.

9. ALTERATIONS, INSTALLATION, FIXTURES:

a. **AS IS Condition**. Except as may be expressly modified herein, Tenant leases the Leased Property in an 'AS IS" condition and Landlord shall not be responsible for any repairs or modifications thereto.

b. Except as hereinafter provided, Tenant shall not make any alternation, additions, or improvements in or to the Leased Property or add, disturb or in any way change any plumbing or wiring therein without the prior written consent of Landlord. In the event alterations are required by any governmental agency by reason of the use and occupancy of the Leased Property by Tenant, Tenant shall make such alterations at its own cost and expense after first obtaining Landlord's approval of plans and specifications therefore and furnishing such indemnification as Landlord may reasonably require against liens, costs, damages and expenses arising out of such alterations. Alterations or additions by Tenant must be done in compliance with all laws, ordinances and governmental regulations affecting the Leased Property and Tenant shall warrant to Landlord that all such alterations, additions, or improvements shall be in strict compliance with all relevant laws, ordinances, governmental regulations, and insurance requirements. Construction of such alterations or additions shall commence only upon Tenant obtaining and exhibiting to Landlord the requisite approvals, licenses and permits and indemnification against liens. All alterations, installations, physical additions or improvements to the Leased Property made by Tenant shall at the option of Landlord become the property of Landlord and shall be either removed by Tenant at Tenant's sole cost or surrendered to Landlord upon the termination of this Lease; provided, however, this clause shall not apply to movable equipment or furniture owned by Tenant which may be removed by Tenant at the end of the term if this Lease is not then in default.

10. POSSESSION:

Except as hereinafter provided Landlord shall deliver possession of the Leased Property to Tenant in the condition required by this Lease on or before the Commencement Date, but delivery of possession prior to or later than such Commencement Date shall not affect the expiration date of this Lease. The rentals herein reserved shall commence on the date when possession of the Leased Property is delivered by Landlord to Tenant. Any occupancy by Tenant prior to the beginning of the term shall in all respects be the same as that of Tenant under this Lease. Landlord shall have no responsibility or liability for any loss or damage to fixtures, facilities or equipment installed or left on the Leased Property. If Leased Property is not ready for occupancy by Commencement Date and possession is later than Commencement Date, rent shall begin on date of possession. If for any reason, Landlord cannot deliver possession of the Leased Property to Tenant by the Commencement Date, in no event shall landlord be subject to any liability for a delay in delivery and such failure shall not affect the validity of this Lease or the obligations of tenant under, and Tenant's remedies for such delay shall be limited to termination of this Lease in the event that Landlord fails to deliver the Leased Property to Tenant within 30 days of the Commencement Date.

11. SECURITY AND DAMAGE DEPOSIT:

Tenant has previously deposited with Landlord the sum of $500.00, receipt of which is hereby acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to sue such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Property, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and tenant's failure to do so within five days after receipt of such demand shall constitute a breach of this Lease. Said security deposit shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the term of this Lease or upon the earlier termination of this Lease. Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

12. USE:

The Leased Property shall be used and occupied by Tenant solely for the purposes of storing golf carts and recreational trailers. Automotive vehicle sales are prohibited. Ingress and egress shall be by the north-facing rear door. Tenant' use shall at all times be in full compliance with all applicable laws, ordinances and governmental regulations affecting the Leased Property. Parking of vehicles and equipment shall be permitted only on hard surfaced areas or areas covered by Class 5 aggregate, if approved by Ramsey City Council, on the Lease Property. The Leased Property shall not be used in such manner that, in accordance with any requirement of law or of any public authority, Landlord shall be obligated on account of the purpose or manner of said use to make any addition or alteration to or in the Leased Property. The Leased Property shall not be used in any manner which will increase the rates required to be paid for public liability or for fire and extended coverage insurance covering the Leased Property. Tenant shall occupy the Leased Property, conduct its business and control its agents, employees, invitees and visitors in such a way as is lawful and reputable, and will not permit or create any nuisance, noise, odor, or otherwise interfere with, annoy or disturb any other Tenant in the Leased Property in its normal business operations or Landlord in its management of the Leased Property. Tenant's use of the Leased Property shall conform to all Landlords' rules and regulations relating to the use of the Leased Property as listed on Exhibit A attached hereto.

Tenant shall obtain a license from Mille Lacs Motor Sports, Inc. to gain access through Area D and to the doors of the Building.

13. ACCESS TO LEASED PROPERTY:

The Tenant agrees to permit Landlord and the authorized representatives of Landlord to enter the Leased Property at all times during usual business hours for the purpose of inspecting the same and making any necessary repairs to the Leased Property and performing any work therein that may be necessary to comply with any laws, ordinances, rules, regulations or requirements of any public authority or of the Board of Fire Underwriters or any similar body or that Landlord may deem necessary to prevent waste or deterioration in connection with the Leased Property. Nothing herein shall imply any duty upon the part of Landlord to do any such work that, under any provision of this Lease, Tenant may be required to perform and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. The Landlord may, during the progress of any work in the Leased Property, keep and store upon the Leased Property all necessary materials, tools and equipment. The Landlord shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business, or other damage of Tenant by reason of making repairs or the performance on any work in the Leased Property, or on account of bringing materials, supplies and equipment into or through the Leased Property during the course thereof and the obligations of Tenant under this Lease shall not thereby be affected in any manner whatsoever.

Landlord reserves the right to enter upon the Leased Property at any time in the event of an emergency and at reasonable hours to exhibit the Leased Property to prospective Tenants and to display "For Lease" or similar signs on windows or doors in the Leased Property during the last one hundred eighty (180) days of the term of this Lease, all without hindrance or molestation by Tenant.

14. EMINENT DOMAIN:

In the event of any eminent domain or condemnation proceeding or private sale in lieu thereof in respect to the Leased Property during the term thereof, the following provisions shall apply:

a. **Leased Property Acquired** If the whole of the Leased Property shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date possession shall be taken in such proceeding and all rentals shall be paid up to that date. Notwithstanding the above, Landlord, upon receipt of written notice of a condemnation proceeding regarding the Property being filed in a Court of competent jurisdiction, shall forth with notify Tenant in writing of said Notice. Upon receipt of same, Tenant shall have the right to terminate the Lease upon 30 days written notice to Landlord.

b. **Part of Leased Property Acquired.** If any part constituting less than the whole of the Leased Property shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, then the term of this Lease shall cease and terminate as of the date possession shall be taken by the condemning authority and rent shall be paid to the date of such termination.

In the event of a partial taking or condemnation of the Leased Property which shall not materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, this Lease shall continue in full force and effect but with a proportionate abatement of the Base Rent and Additional Rent based on the portion if any, of the Leased Property taken. Landlord reserves the right, at its option, to restore the Leased Property to substantially the same condition as they were prior to such condemnation. In such event, Landlord shall give written notice to Tenant within 30 days following the date possession shall be taken by the condemning authority, of Landlord's intention to restore. Upon Landlord's notice of election to restore, Landlord shall commence restoration and shall restore the Leased Property with reasonable promptness, subject to delays beyond Landlord's control and delays in the making of condemnation or sale proceeds adjustment by Landlord; and Tenant shall have no right to terminate this Lease except as herein provided. Upon completion of such restoration, the rent shall be adjusted based upon the portion, if any, of the Leased Property restored.

c. **Tenant Waiver.** Subject to the notice provision in paragraph 13 a. above, in the event of any condemnation or taking as aforesaid, whether whole or partial, Tenant shall not be entitled to any part of the award paid for such condemnation and Landlord is to receive the full amount of such award, Tenant hereby expressly waives any right to claim to any part thereof.

15. DAMAGE OR DESTRUCTION:

In the event of any damage or destruction to the Leased Property by fire or other cause during the term hereof, the following provisions shall apply:

a. **Significant Damages.** If the Leased Property is damaged by fire or any other cause to such extent that the cost of restoration, as reasonably estimated by Landlord, will equal or exceed ten percent (10%) of the replacement value of the Leased Property (exclusive of foundations) just prior to the occurrence of the damage, then Landlord may, no later than the sixtieth (60^{th}) day following the damage, give Tenant written notice of Landlord's election to terminate this Lease.

b. **Date of Termination.** In the event Landlord elects to terminate this Lease, it shall be deemed to terminate on the date of the occurrence of damage or destruction and all rentals shall be paid up to that date. Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease except for prepaid rent.

Notwithstanding anything contained in this paragraph 14 to the contrary, Landlord shall only be obligated to restore the Leased Property to the extent of the insurance proceeds actually received, but if the insurance proceeds actually received do not permit Landlord to restore the Leased Property, Landlord shall so notify Tenant and either Landlord or Tenant may terminate this Lease by written notice given within 60 days after Landlord's notice. If Landlord restores the Leased Property in accordance with the provisions of this Section, then Tenant shall not have any right to terminate this Lease because of such damage pursuant to (i) any common law rights, (ii) Minnesota Statutes §504.131 as now in effect or as it may be hereafter amended or supplemented, or (iii) any comparable right established by a similar statute.

c. **Tenant Repair of Significant Damages.** In the event Landlord elects to terminate this Lease, the Tenant may make a written proposal to repair Significant Damages to the Leased

Property at the sole cost of the Tenant, within 10 days of the Landlord's original notice outlined in Section 15, Paragraph A. The Landlord shall retain full discretion to reject or accept the Tenant's proposal to repair Significant Damages.

16. CASUALTY INSURANCE:

a. **Landlord and Tenant Obligations.** Landlord shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring the Leased Property against loss or damage by fire, explosion or other insurable hazards and contingencies for the full insurance value, provided that Landlord shall not be obligated to insure any furniture, equipment, machinery, goods or supplies not covered by this Lease which Tenant may bring upon the Leased Property or any additional improvements which Tenant may construct or install on the Leased Property. Tenant shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring its property of whatever nature against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of said Tenant's property, including Tenants improvements to the Leased Property and Tenant's personal Property.

b. **Tenant Restriction.** Tenant shall not carry any stock of goods or do anything in or about the Leased Property which will in any way impair or invalidate the obligation of the insurer under any policy of insurance required by this Lease.

c. **Waiver of Liability.** Landlord hereby waives and releases all claims, liabilities and causes of action against Tenant and its agents, servants and employees for loss or damage to, or destruction of, the Leased Property or any portion thereof, including the buildings and other improvements situated thereon, resulting from fire, explosion and other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. Likewise, Tenant hereby waives and releases all claims, liabilities and causes of action against Landlord and its agents, servants and employees for loss or damage to, or destruction of, any of the improvements, fixtures, equipment, supplies, merchandise and other Leased Property, whether that of Tenant or of others, upon or about the Leased Property resulting from fire, explosion or the other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. The waiver shall remain in force whether or not Tenant's insurer shall consent thereto.

d. **Tenant Payment.** In the event that the use of the Leased Property by Tenant increases the premium rate for insurance carried by Landlord, Tenant shall pay Landlord, upon demand, the amount of such premium increase. If tenant installs any electrical equipment that overloads the power lines to the building or its wiring, Tenant shall, at its own expense, make whatever changes are necessary to comply with the requirements of the insurance underwriter, insurance rating bureau and governmental authorities having jurisdiction.

17. PUBLIC LIABILITY INSURANCE:

Tenant shall during the term hereof keep in full force and effect at its expense a policy or policies of public liability insurance with respect to the Leased Property and the business of Tenant, on terms with companies approved in writing by Landlord, in Landlord and Landlord's designees are named as additional insured under prudent limits of liability not less than: $1,000,000.00 for injury/death to any one person; $2,000,000.00 for injury/death to more than one person, and $1,000,000.00 with respect to damage to Leased Property. Such policy(ies) shall: (i) provide that such policies are primary and landlord's policy(ies) are noncontributing; (ii) include a cross-liability endorsement, and (iii) require that at least 30 days prior written notice must be given to Landlord prior to cancellation, expiration or material adverse changes to such policy(ies). Tenant shall furnish evidence satisfactory to Landlord at the time this Lease is executed that such coverage is in full force and effect.

17A. DEFAULT OF TENANT:

a. **Failure to Pay Rent.** In the event of any failure of Tenant to pay any rent due within five (5) days after the same shall be due, or any failure to perform any other of the terms, conditions or covenants of this Lease to be observed or performed by Tenant for more than 20 days after written notice of such failure shall have been given to Tenant, or if Tenant or an agent of Tenant shall falsify any report required to be furnished to Landlord pursuant to the terms of this Lease, or if Tenant or any guarantor of this Lease shall become bankrupt or insolvent, or file any debtor proceedings or any person shall take or have against Tenant or any guarantor of this Lease in any court pursuant to any statute either of the United States or of any state a petition of bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Tenant's or any such guarantor's Leased Property, or if Tenant or any such guarantor makes an assignment for the benefit of creditors, or petitions for or enters into an arrangement, or if Tenant shall abandon the Leased Property or suffer this Lease to be taken under any writ of execution, then in any such event Tenant shall be in default hereunder, and Landlord, in addition to other rights of remedies it may have, shall have the immediate right of re-entry and may remove all personal property from the Leased Property and store it in a public warehouse or elsewhere at Tenant's cost without service of notice or resort to legal process and without being guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby.

b. **Landlord's Rights.** Should Landlord elect to re-enter the Leased Property, as herein provided, or should it take possession of the Leased Property pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time, without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Property, and relet the Leased Property or any part thereof upon such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such subletting all rentals received by Landlord from such reletting shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and costs of such alterations and repairs; third, to the payment of the rent due and unpaid payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that

month by Tenant hereunder, possession of the Leased Property by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time after such re-entry and reletting elect to terminate this Lease for any such breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Property, reasonable attorney's fees, and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term, minus the amount of rental loss which Tenant proves could have been reasonably avoided, all of which amounts shall be immediately due and payable from Tenant to Landlord. Landlord shall also be entitled to any other amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to comply with the requirements of this Lease.

c. **Landlord May Cure Default.** Landlord may, at its option, instead of exercising any other rights or remedies available to it in this Lease or otherwise by law, statute or equity spend such money as is reasonably necessary to cure any default of Tenant herein and the amount so spent, and costs incurred, including attorney's fees incurring such default, shall be paid by Tenant, and additional rent, upon demand.

d. **Tenant Payment.** In the event suit is brought for recovery of possession of the Leased Property, for the recovery of rent of any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including a reasonable attorney's fee, together with interest on all such expenses at a reasonable the rate of interest from the date of such breach of the covenants of this Lease.

e. **Waiver of Rights of Redemption.** Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant being evicted or dispossessed for any cause, or in the event of Landlord obtaining possession of the Leased Property, by reason of the violation by Tenant of any of the covenants or conditions of this Lease, or otherwise. Tenant also waives any demand for possession of the Leased Property, and any demand for payment of rent and any notice of intent to re-enter the Leased Property, or of intent to terminate this Lease, other than the notices above provided in this paragraph, and waives any and every other notice or demand prescribed by any applicable statutes or laws.

f. **No Exclusive Remedy.** No remedy herein or elsewhere in this Lease or otherwise by law, statute or equity, conferred upon or reserved to Landlord or Tenant shall be exclusive of any other remedy, but shall be cumulative, and may be exercised from time to time and as often as the occasion may arise.

17B. DEFAULT OF LANDLORD:

Landlord Payment. In the event suit is brought by the Tenant because of the breach of any covenant herein contained on the part of Landlord to be kept or performed, and a breach shall be established, Landlord shall pay to Tenant all expenses incurred therefore, including reasonable

attorney's fees, together with interest on all such expenses at the rate of interest established pursuant to Minnesota Statutes section 549.09 from the date of such breach of the covenants of this Lease.

18. INDEMNITY & HOLD HARMLESS:

Except to the extent that liability for damages or loss is caused by the gross negligence of Landlord, its agents or employees, Tenant shall indemnify, protect, defend (at Landlord's request and with counsel approved by Landlord) and hold Landlord and each of its respective officers and employees harmless from and against every demand, claim, cause of action, judgment and expense, including, but not limited to, reasonable attorney's fees and disbursements of counsel, whether suit is initiated or not, and all loss and damage arising from: (a) any injury, loss or damage to the person or property of Tenant, or to any other person rightfully in the Leased Property, specifically including the owners who are renting space in the Leased Property for the storage of golf carts, recreations vehicles/trailers and other similar type equipment/vehicles stored in the Leased Property, (i) occurring in or about the Leased Property, or (ii) caused by the negligence or misconduct of Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors, or (iii) resulting from the violation of any legal requirements or the provisions of this Lease by Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors; (b) any loss or damage, however caused, to books, records, computer or other electronic equipment or data or media, files, artwork, money, securities, negotiable instruments or papers in the Leased Property; or (c) any loss or damage resulting from interference with or obstruction of deliveries to or from the Leased Property caused by Tenant or Tenant's affiliates or any of their respective employees, representatives, agents or contractors. All property kept, maintained or stored on the Leased Property shall be so kept, maintained or stored at the sole risk of Tenant. If any mechanic's lien is filed against any part of the Leased Property for work claimed to have been done for, or materials claimed to have been furnished to Tenant, such mechanic's lien shall be discharged by Tenant within ten (10) days thereafter, at Tenant's sole cost and expense, by the payment thereof or by making any deposit required by law or by posting a bond with such surety, in such amount and in such form as landlord deems proper. Tenant shall immediately notify Landlord of any mechanic's lien or other lien filed against the Leased Property or any part thereof by a contractor or subcontractor of Tenant or otherwise by reason of work claimed to have been done for or materials claimed to have been furnished to Tenant. If Tenant fails to remove such lien or post such bond within the ten (10) day period following the filing thereof, Landlord may, at its sole discretion and without waiving its right and remedies based on such breach by Tenant and without releasing Tenant from any of its obligations, cause such lien to be released by any means it shall deem proper, including payment in satisfaction of the claim giving rise to such lien. Tenant shall, in such event, pay to Landlord at once, upon notice by Landlord, any sum paid by Landlord to remove such lien, together with interest at a reasonable rate from the date of such payment by Landlord. Landlord shall have the right at all times to post and keep posted on the Leased Property any notices permitted or required by applicable law, or that Landlord shall deem proper for the protection of Landlord, the Leased Property, the property of and any other party having an interest therein, from liens. All material suppliers, contractors, artisans, mechanics, laborers and other parties contracting with Tenant for the furnishing of any labor, services, materials, supplies or equipment with respect to any portion of the Leased Property are hereby charged with notice that they must look solely to Tenant for

payment of the same and Tenant's purchase orders, contracts and subcontracts in connection therewith must clearly state this requirement.

19. NON-LIABILITY:

Subject to the terms and conditions of paragraph 14 hereof, Landlord shall not be liable for damage to any property of Tenant or of others located on the Leased Property, specifically including the Tenant's and Tenant's customers' equipment, golf carts, vehicles, and other similar types of recreation equipment stored in the Leased Property, nor for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow or leaks from any part of the Leased Property or from the pipes, appliances, or plumbing works or from the roof, street or subsurface or from any other place or by dampness or by any other cause of whatsoever nature. Landlord shall not be liable for any such damage caused by Tenants or persons in the Leased Property, occupants of adjacent property, of the buildings, or the public or caused by operations in connection of any private, public or quasi-public work. Landlord shall not be liable for any latent defect in the Leased Property. All property of Tenant kept or stored on the Leased Property shall be so kept or stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

20. ASSIGNMENT OR SUBLETTING:

Tenant agrees to use and occupy the Leased Property throughout the entire term hereof for the purpose or purposes herein specified and for no other purposes, in the manner and to substantially the extent now intended, and not to assign, sublet, license, concession or otherwise transfer this Lease or Tenant's rights in the Leased Property, or any part thereof, whether by voluntary act, operation of law, or otherwise, without obtaining the prior written consent of Landlord in each instance. Tenant shall seek such consent of Landlord by a written request therefore, setting forth such information as Landlord may deem necessary. Landlord agrees not to withhold consent unreasonably. Consent by Landlord to any assignment of this Lease or to any subletting of the Leased Property shall not be a waiver of Landlord's rights under this paragraph as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified. No such assignment or subleasing shall relieve Tenant from any of Tenant's obligations in this Lease contained, nor shall any assignment or sublease or other transfer of this Lease be effective unless the assignees, subtenant or transferee shall at the time of such assignment, sublease or transfer, assume in writing for the benefit of Landlord, its successors or assigns, all of the terms, covenants and conditions of this Lease thereafter to be performed by Tenant and shall agree in writing to be bound thereby. Should Tenant sublease in accordance with the terms of this Lease, fifty percent (50%) of any increase in rent received by Tenant over the per square foot rental rate which is being paid by Tenant shall be forwarded to and retained by Landlord, which increase shall be in addition to the Base Rent and Additional Rent due landlord under this Lease.

21. ATTORNMENT:

In the event of any sale, transfer or assignment of Landlord's interest in the Leased Property, or this Lease, or if the Leased Property comes into custody or possession of a mortgagee or any other

party whether because of a mortgage foreclosure, or otherwise, Tenant shall attorn to such assignee or other party and recognize such party as Landlord hereunder; provided, however, Tenant's peaceable possession will not be disturbed so long as Tenant faithfully performs it obligations under this Lease. Tenant shall execute, on demand, any attornment agreement required by any such party to be executed, containing such provisions and such other provisions as such party may require.

22. SUCCESSORS AND ASSIGNS:

The terms, covenants and conditions hereof shall be binding upon and inure to the successors and assigns of the parties hereto.

23. REMOVAL OF FIXTURES:

Notwithstanding anything contained in paragraph 8, paragraph 29 or elsewhere in this Lease, if Landlord requests then Tenant will promptly remove at the sole cost and expense of Tenant all fixtures, equipment and alterations made by Tenant simultaneously with vacating the Leased Property and Tenant will promptly restore the Leased Property to the condition that existed immediately prior to said fixtures, equipment and alterations having been made all at the sole cost and expense of Tenant.

24. QUIET ENJOYMENT:

Landlord warrants that it has full right to execute and to perform this Lease and to grant the estate demised, and that Tenant, upon payment of the rents and other amounts due and the performance of all the terms, conditions, covenants and agreements on Tenant's part to be observed and performed under this Lease, may peaceably and quietly enjoy the Leased Property for the business uses permitted hereunder, subject, nevertheless, to the terms and conditions of this Lease.

25. RECORDING:

Tenant shall not record this Lease without the written consent of Landlord. However, upon the request of either party hereto, the other party shall join in the execution of the Memorandum lease for the purposes of recordation. Said Memorandum lease shall describe the parties, the Leased Property and the term of the Lease and shall incorporate this Lease by reference.

26. OVERDUE PAYMENTS:

All monies due under this Lease from Tenant to Landlord shall be due on demand, unless otherwise specified and if not paid when due, shall result in the imposition of a service charge for such late payment in the amount of $200.00 and / or ten percent (10%) of the amount due.

27. SURRENDER:

On the Expiration Date or upon the termination hereof upon a day other than the Expiration Date, Tenant shall peaceably surrender the Leased Property broom-clean in good order, condition and repair, reasonable wear and tear only excepted. On or before the Expiration Date or upon termination of this Lease on a day other than the Expiration Date, Tenant shall, at its expense,

remove all trade fixtures, personal property and equipment and signs from the Leased Property and any not removed shall be deemed to have been abandoned. Any damage caused by removal of such items shall be repaired by Tenant at its expense. All alterations, additions, improvements and fixtures (other than trade fixtures) which shall have been made or installed by Landlord or Tenant upon the Leased Property and all floor covering so installed shall at the option of Landlord remain upon and be surrendered with the Leased Property as a part thereof, without disturbance, molestation or injury, and without charge, at the expiration or termination of this Lease. If the Leased Property is not surrendered on the Expiration Date or the date of termination, Tenant shall indemnify Landlord against loss or liability, claims, without limitation, made by any succeeding Tenant founded on such delay. Tenant shall promptly surrender all keys for the Leased Property to Landlord at the place then fixed for payment of rent and shall inform Landlord of combinations of any locks and safes on the Leased Property.

28. HOLDING OVER:

In the event of a holding over by Tenant after expiration or termination of this Lease without the consent in writing of Landlord, Tenant shall be deemed a Tenant at sufferance and shall pay rent for such occupancy at the rate of twice the lease-current aggregate Base and Additional Rent, prorated for the entire holdover period, plus all attorney's fees and expenses incurred by Landlord in enforcing its rights hereunder, plus any other damages occasioned by such holding over. Except as otherwise agreed, any holding over with the written consent of Landlord shall constitute Tenant as a month-to-month Tenant.

29. ABANDONMENT:

In the event Tenant shall remove its fixtures, equipment or machinery or shall vacate the Leased Property or any part thereof prior to the Expiration Date of this Lease, or shall discontinue or suspend the operation of its business conducted on the Leased Property for a period of more than thirty (30) consecutive days (except during any time when the Leased Property may be rendered untenantable by reason of fire or other casualty), then in any such event Tenant shall be deemed to have abandoned the Leased Property and Tenant shall be in default under the terms of this Lease.

30. CONSENTS BY LANDLORD:

Whenever provision is made under this Lease for Tenant securing the consent or approval by Landlord, such consent or approval shall only be in writing.

31. NOTICES:

Any notice required or permitted under this Lease shall be deemed sufficiently given or secured if sent by registered or certified return receipt mail to Tenant at 7039 Highway 10, Ramsey, Minnesota 55303, and to Landlord at the address then fixed for the payment of rent as provided in paragraph 5 of this Lease, and either party may by like written notice at any time designate a different address to which notices shall subsequently be sent or rent to be paid.

32. RULES AND REGULATIONS:

Tenant shall observe and comply with the rules and regulations as Landlord may prescribe and as listed on Exhibit A attached hereto, on written notice to Tenant for the safety, care and cleanliness of the Leased Property.

33. INTENT OF PARTIES:

Except as otherwise provided herein, Tenant covenants and agrees that if it shall any time fail to pay any such cost or expenses, or fail to take out, pay for, maintain or deliver any of the insurance policies above required, or fail to make any other payment or perform any other act on its part to be made or performed as in this Lease provided, then Landlord may, but shall not be obligated so to do, and without notice to or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant in this Lease contained, pay any such cost or expense, effect any such insurance coverage and pay premiums therefore, and may make any other payment or perform any other act on the part of Tenant to be made and performed as in this Lease provided, in such manner and to such extent as Landlord may deem desirable, and in exercising any such right, to also pay all necessary and incidental costs and expenses, employ counsel and incur and pay reasonable attorney's fees. All sums so paid by Landlord and all necessary and incidental costs and expenses in connection with the performance of any such act by Landlord, together with interest thereon at the a reasonable rate from the date of making of such expenditure, by Landlord, shall be deemed Additional Rent hereunder, and shall be payable to Landlord on demand. Tenant covenants to pay any such sum or sums with interest as aforesaid and landlord shall have the same rights and remedies in the event of the non-payment thereof by Tenant as in the case of default by Tenant in the payment of the Base Rent payable under this Lease.

34. GENERAL:

a. **Landlord Tenant Relationship.** This Lease does not create the relationship of principal and agent or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between the parties hereto being that of Landlord and Tenant.

b. **Effect of Waivers.** No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord shall not then be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent to or approval by Landlord of any act by Tenant requiring Landlord's consent or approval shall not waive or render necessary Landlord's consent to or approval of any subsequent similar act by Tenant. No action required or permitted to be taken by or on behalf of Landlord under the terms or provisions of this Lease shall be deemed to constitute an eviction or disturbance of Tenant's possession of the Leased Property. All preliminary negotiations are merged into and incorporated in this Lease. The laws of the State of Minnesota shall govern the validity, performance and enforcement of this Lease.

c. **Entire Agreement.** This Lease and the exhibits, if any, attached hereto and forming a part hereof, constitute the entire agreement between Landlord and Tenant affecting the Leased Property and there are no other agreements, either oral or written, between them other than are herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall

be binding upon Landlord or Tenant unless reduced to writing and executed in the same form and manner in which this Lease is executed.

d. **Enforceability of Provisions.** If any agreement, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such agreement, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each agreement, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

e. **No Personal Obligations.** The obligations of Landlord under this Lease do not constitute the personal obligations of the individual officers or employees of Landlord. If Landlord shall fail to perform any covenant, term or condition of this Lease required of landlord, Tenant shall be required to deliver to Landlord written notice of the same. If, as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Leased Property and out of rent or other income from the Leased Property receivable by Landlord, or out of consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title or interest in the Leased Property, and no action for any deficiency may be sought or obtained by Tenant.

35. NO WASTE OR NUISANCE AND COMPLIANCE WITH LAWS:

a. **Leased Property Use.** The Leased Property shall be used by and/or at the sufferance of Tenant only for the purpose set forth in paragraph 11 above and for no other purposes. Tenant shall not use or permit the use of the Leased Property in any manner that will tend to create waste or a nuisance. Tenant, its employees and all persons visiting or doing business with Tenant in the Leased Property shall be bound by and shall observe the reasonable rules and regulations as listed on Exhibit A attached hereto, made by Landlord relating to the Leased Property, of which notice in writing shall be given to Tenant, and all such rules and regulations shall be deemed to be incorporated into and form a part of this Lease.

b. **Obey Laws.** Tenant covenants throughout the Lease Term, at Tenant's sole cost and expense, promptly to comply with all laws and ordinances and the orders, rules and regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards, and officers thereof, and the orders, rules and regulations of the Board of Fire Underwriters where the Leased Property are situated, or any other body now or hereafter created with jurisdiction over the Leased Property, and whether or not the same require structural repairs or alterations, which may be applicable to the Leased Property, or the use or manner of use of the Leased Property. Tenant will likewise observe and comply with the requirements of all policies of public liability, fire and all other policies of insurance at any time in force with respect to the buildings and improvements on the Leased Property and the equipment thereof.

37. HAZARDOUS MATERIAL:

In the event any Hazardous material (hereinafter defined) is brought or caused to be brought into or onto the Leased Property by Tenant, Tenant shall handle any such material in compliance with

all applicable federal, state and/or local regulations. For purposes of this paragraph, "Hazardous Material" means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, and so-called "Superfund" or "Super lien" law, or any federal, state or local statute, law, ordinance, code, rule, regulation, order decree regulation, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant shall submit to Landlord on annual basis copies of its approved hazardous materials communication plan, OSHA monitoring plan, and permits required by the Resource Recovery and Conservation Act of 1976, if Tenant is required to prepare, file or obtain any such plans or permits. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Leased Property, of any Hazardous Material. This paragraph shall survive the expiration or sooner termination of this Lease.

38. CAPTIONS:

The captions are inserted only as a mater of convenience and for reference, and in no way define, limit or describe the scope of this Lease nor the intent or any provision thereof.

39. ATTACHMENTS:

See the Exhibits attached hereto and made a part hereof.

Exhibit	**Description**
Exhibit A	Leased Property Rules and Regulations
Exhibit B	Graphic Depiction of Leased Property
Exhibit C	Lease Guarantee by Mark Kaufman

40. SUBMISSION:

Submission of this instrument to Tenant or proposed Tenant or its agents or attorneys for examination, review, consideration or signature does not constitute or imply an offer to lease, reservation of space, or option to lease, and this instrument shall have no binding legal effect until execution hereof by both Landlord/Owner and Tenant or its agents.

41. LEASE GUARANTEE:

This Lease shall not be a valid legally binding agreement between the parties hereto until the Lease Guarantee by Mark Kaufman, attached hereto as Exhibit C, has been executed.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, landlord and Tenant have caused these presents to be executed in form and manner sufficient to bind them at law, as of the day and year first above written.

LANDLORD:

CITY OF RAMSEY, a Minnesota Municipal Corporation

By:_____
Mark E. Kuzma, Mayor

ATTEST:
By:_____
Brian Hagen, City Administrator

TENANT:

rm Golf Carts, Inc., a Minnesota Corporation

By: _____
Its: _____

EXHIBIT A
TO LEASE AGREEMENT
DATED _____, 2023

LEASED PROPERTY RULES AND REGULATIONS

1. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Property and visible from the exterior of the Leased Property, shall be installed at Tenant's sole cost and expense, and in such manner, character and style as Landlord may approve in writing. Anything herein to the contrary notwithstanding, signs shall be subject to Landlord's approval which may be withheld in Landlord's sole discretion. In the event of a violation of the foregoing by Tenant, landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

2. Tenant assumes full responsibility for protecting its space from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Leased Property closed and secured after normal business hours.

3. Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and building rules and shall not directly or indirectly make any use of the Leased Property which may be prohibited by any of the foregoing or which may be dangerous to persons or Leased Property or may increase the cost of insurance or require additional insurance coverage.

4. The Leased Property shall not be used for cooking (as opposed to heating of food), lodging, sleeping or for any immoral or illegal purpose.

5. Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, Landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Leased Property and shall explain to Landlord all combination locks on safes, cabinets and vaults.

6. The restrooms, drinking fountains and other plumbing fixtures shall not be used for any purpose other than for which they are constructed, and no sweepings, rubbish, rags, coffee grounds or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by Tenant who, or whose employees, agents, visitors or licensees have caused same. No person shall waste water by interfering or tampering with the faucets or otherwise.

7. Tenant shall be responsible for any damage to the building or the Leased Property of its employees or others and injuries sustained by any person whomsoever resulting from the use or moving of such articles in or out of the Leased Property, and shall make all repairs and improvements required by Landlord or governmental authorities in connection with the use or moving of such articles.

8. Wherever in these Leased Property Rules and Regulations the word "Tenant" occurs, it is understood and agreed that it shall mean Tenant's associates, employees, agents, clerks, invitees, and visitors. Wherever the word "Landlord" occurs, it is understood and agreed that it shall mean Landlord's assigns, agents, clerks, and visitors.

9. Landlord shall have the right to enter upon the Leased Property at all reasonable hours for the purpose of inspecting the same.

10. Landlord shall have the right to enter the Leased Property at hours convenient to Tenant for the purpose of exhibiting the same to prospective tenants.

11. Tenant shall be responsible for all repair and maintenance of mechanical systems and devices if any associated with the Leased Property, including, but not limited to the electrical system, and the garage door opening system.

12. Alterations of any nature to the Leased Property by Tenant costing in excess of $3,000.00 shall require written approval of Landlord. Such approval shall be at the sole discretion of Landlord. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

13. Tenant and Tenant's employees, agents, visitors and licensees shall observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as Landlord or Landlord's agent may from time to time adopt. Reasonable notice of any additional rules and regulations shall be given in such manner as Landlord may reasonably elect.

14. Landlord reserves the right at any time to rescind, alter or waive, in whole or in part, any of these Rules and Regulations when deemed necessary, desirable, or proper, in Landlord's judgment, for its best interest. Tenant reserves the right to refuse compliance with any subsequent additional rules and regulations added to those agreed to at the time of signing the Lease.

15. To the extent these rules are in conflict with the terms of the Lease, the terms of the Lease shall rule and govern.

EXHIBIT B
GRAPHIC DEPICTION OF LEASED PROPERTY
6745 Highway 10

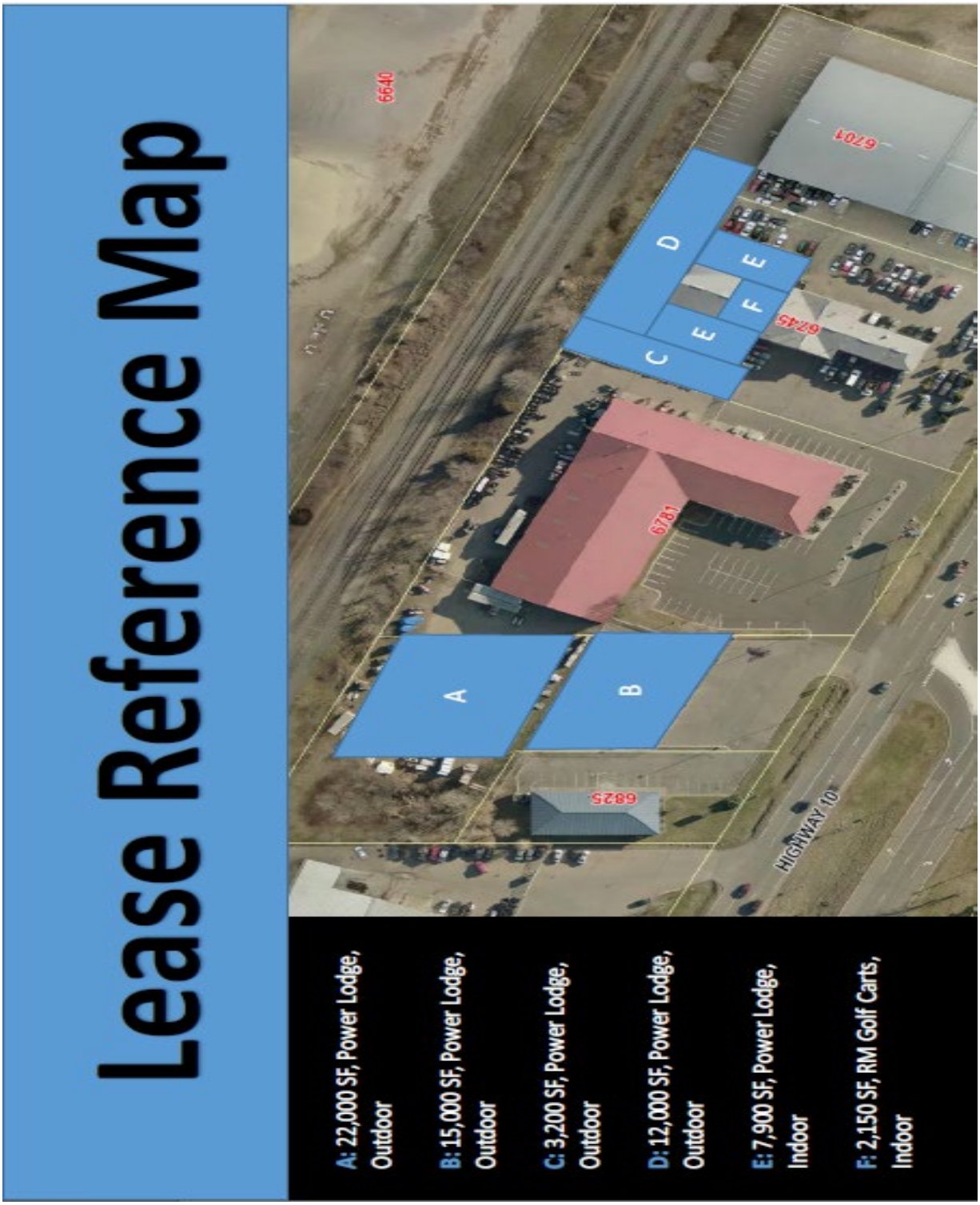


EXHIBIT C

LEASE GUARANTY

The undersigned ("Guarantor") in consideration of, and in order to induce **City of Ramsey,** a Municipal corporation ("Landlord") to enter into the attached Lease with **rm Golf Carts, Inc.,** a Minnesota Corporation ("Tenant") does hereby unconditionally guarantee to Landlord and Landlord's hers, successors and assigns the payment of rent and the performance of all obligations expressed as to be performed by Tenant under the terms and provisions of the Lease, including payment of damages for any breach of the Lease, and any liability of Tenant accruing under the Lease for any period preceding as well as any period following the term of the Lease (collectively, the "Lease Obligations"). The Guarantor's obligation under this Guaranty shall extend through the term of the Lease, and any renewals, extensions or holdovers thereof, and shall be binding upon Guarantor's heirs, successors and assigns.

Whether or not any existing relationship between the Guarantor and Tenant has been changed or ended and whether or not this Guaranty has been revoked, Landlord may, but shall not be obligated to, enter into transactions resulting in the modification, creation or continuance of the Lease Obligations, without any consent or approval by Guarantor and without any notice to Guarantor. The liability of Guarantor shall not be affected or impaired by any of the following acts or things (which Landlord is expressly authorized to do, omit or suffer from time to time, both before and after revocation of this Guaranty): (i) any one or more extensions or renewals of the Lease Obligations (whether or not for longer than the original period) or any modification of the contractual terms applicable to the Lease Obligations; (ii) any waiver or indulgence granted to Tenant, any delay or lack of diligence in the enforcement of the Lease obligations, or any failure to institute proceedings, file a claim, give any required notices or otherwise protect any other person liable in respect of any of the Lease Obligations; (iii) the assertion by Landlord of any right or remedy available under the Lease, including without limitation the termination thereof; (iv) any full or partial release of, settlement with, or agreement no to sue, Tenant or any other guarantor or other person liable in respect of any of the Lease Obligations; or (v) any release or discharge of Tenant in any creditors', receivership, bankruptcy or other proceeding; the impairment, limitation or modification of any liability of Tenant or remedy against Tenant in any such proceeding; or the rejection, disaffirmance, disallowance or the like of the Lease or this Guaranty in any such proceeding.

The Guarantor hereby waives notice of acceptance hereof, or any action taken or omitted in reliance hereof, or of any default of Tenant under the Lease. Guarantor hereby further waives any requirement that Landlord first exhaust or pursue Landlord's remedies available under the Lease or any other guaranty or security for Tenant's obligations under the Lease before Landlord proceeds directly, and recovers, against the Guarantor.

Guarantor will not exercise or enforce any right of contribution, reimbursement, recourse or subrogation available to Guarantor against any person liable for payment of the Lease Obligations, or as to any collateral security therefore, unless and until all of the Lease Obligations shall have been fully paid and discharged.

The Guarantor agrees to pay all costs and expenses, including reasonable attorney's fees, incurred by Landlord in connection with the protection, defense or enforcement of this Guaranty.

_____, 2023

_____

Mark Kaufman

Lease Reference Map

A: 22,000 SF, Power Lodge, Outdoor

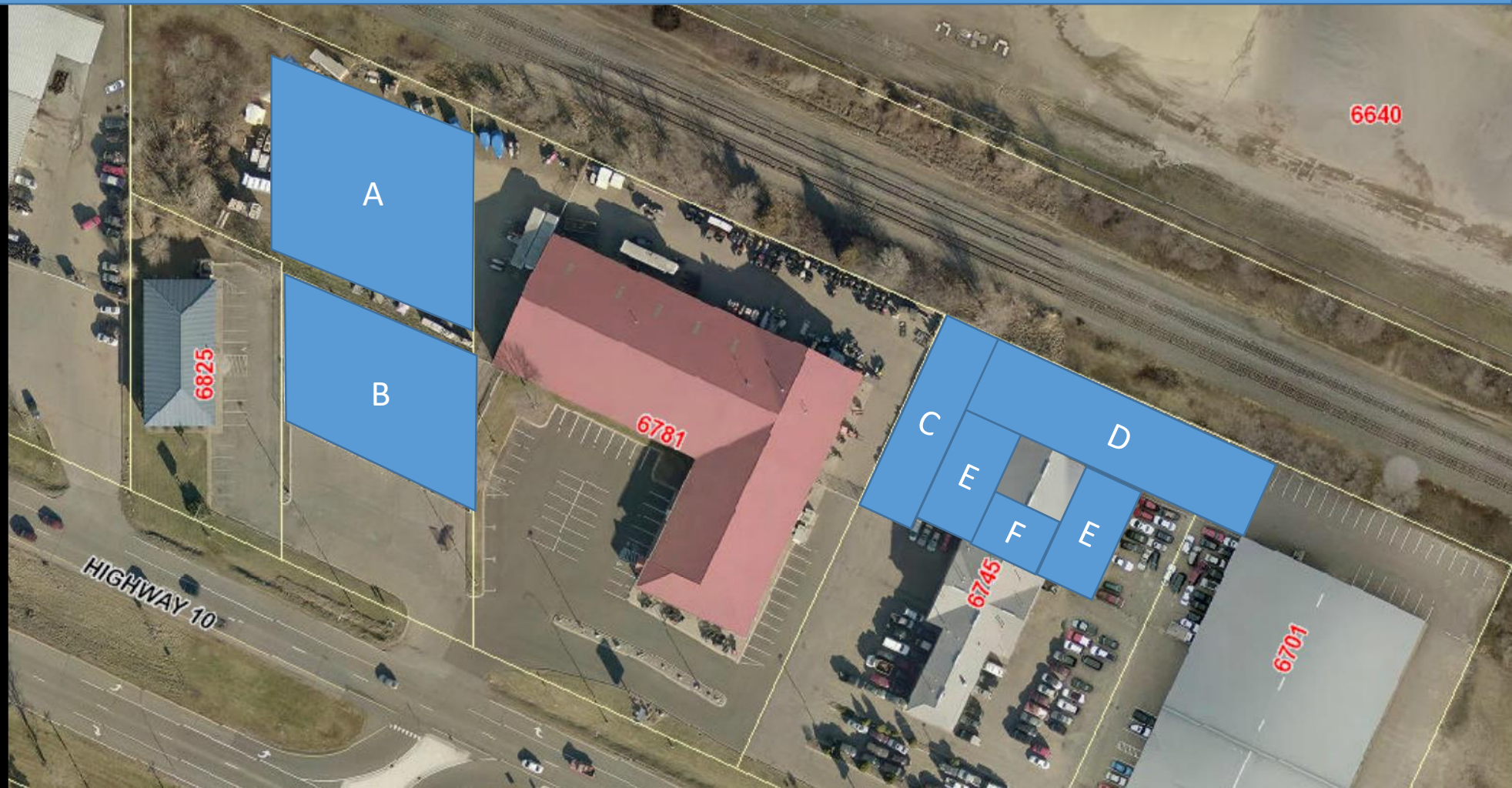
B: 15,000 SF, Power Lodge, Outdoor

C: 3,200 SF, Power Lodge, Outdoor

D: 12,000 SF, Power Lodge, Outdoor

E: 7,900 SF, Power Lodge, Indoor

F: 2,150 SF, RM Golf Carts, Indoor



CC Regular Session **5. 9.**

Meeting Date: 04/25/2023

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #23-080 Approving Lease Agreement with RM Golf Carts for 7039 Highway 10

Purpose/Background:

Purpose:

Approve Lease Agreement with RM Golf Carts, Inc. for 7039 Highway 10

Background:

The City has leased 7039 Highway 10 NW to RM Golf Carts, Inc. since 2011. The Current Lease Agreement is set to expire in June of 2023. RM Golf Carts has made a request for the City to extend their lease agreement by another two year term. The building is in good condition.

This property was purchased using RALF funds to secure land for the future improvements to Hwy 10. All rent proceeds are applied city costs for annual property management, property taxes and property maintenance. Any remaining rent is returned to the RALF program.

Notification:

NA

Observations/Alternatives:

Observations:

Attached to this case is an updated lease agreement. Here are the major terms:

- Rent is considered near market with 5% increases over future years included (See below)
- Rent covers taxes and base rent (tenant responsible for all other costs)
- Tenant responsible for maintenance / operations costs
- Clause included not allowing for political signs
- Clause included to cover major "damage / destruction" situations (i.e. the City won't be liable)
- Tenant required to have insurance
- Use: golf carts / recreation vehicles sales/ temporary storage/ display
- Clause to allow early termination included

$2,506.35	per month on June 1, 2023 and a like amount on each first day of the month thereafter through May 1, 2024; and
$2,631.66	per month on June 1, 2024 and a like amount on each first day of the month thereafter through May 1, 2025; and

The attached lease agreement template has been drafted/reviewed by the City Attorney. To date, RM Golf Carts has been a good tenant (maintains property, always pays rent on time). This lease allows property taxes to be generated on this property and retains a Ramsey business. The tenant has expressed an interest to purchase this property if it ever becomes available for sale.

Alternatives:

1. Adopt Resolution #23-080 Approving Lease Agreement with RM Golf Carts for 7039 Highway 10 (as presented); subject to City Attorney review
2. Adopt Resolution #23-080 Approving Lease Agreement with RM Golf Carts for 7039 Highway 10 (with changes); subject to City Attorney review
3. Something else

Funding Source:

This action is covered under normal staff duties and rent revenue received from RALF held properties.

Recommendation:

Staff recommends Adopt Resolution #23-080 Approving Lease Agreement with RM Golf Carts for 7039 Highway 10 (as presented); subject to City Attorney review

Action:

Motion to Adopt Resolution #23-080 Approving Lease Agreement with RM Golf Carts for 7039 Highway 10 (as presented); subject to City Attorney review

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Attachments

Site Location Map

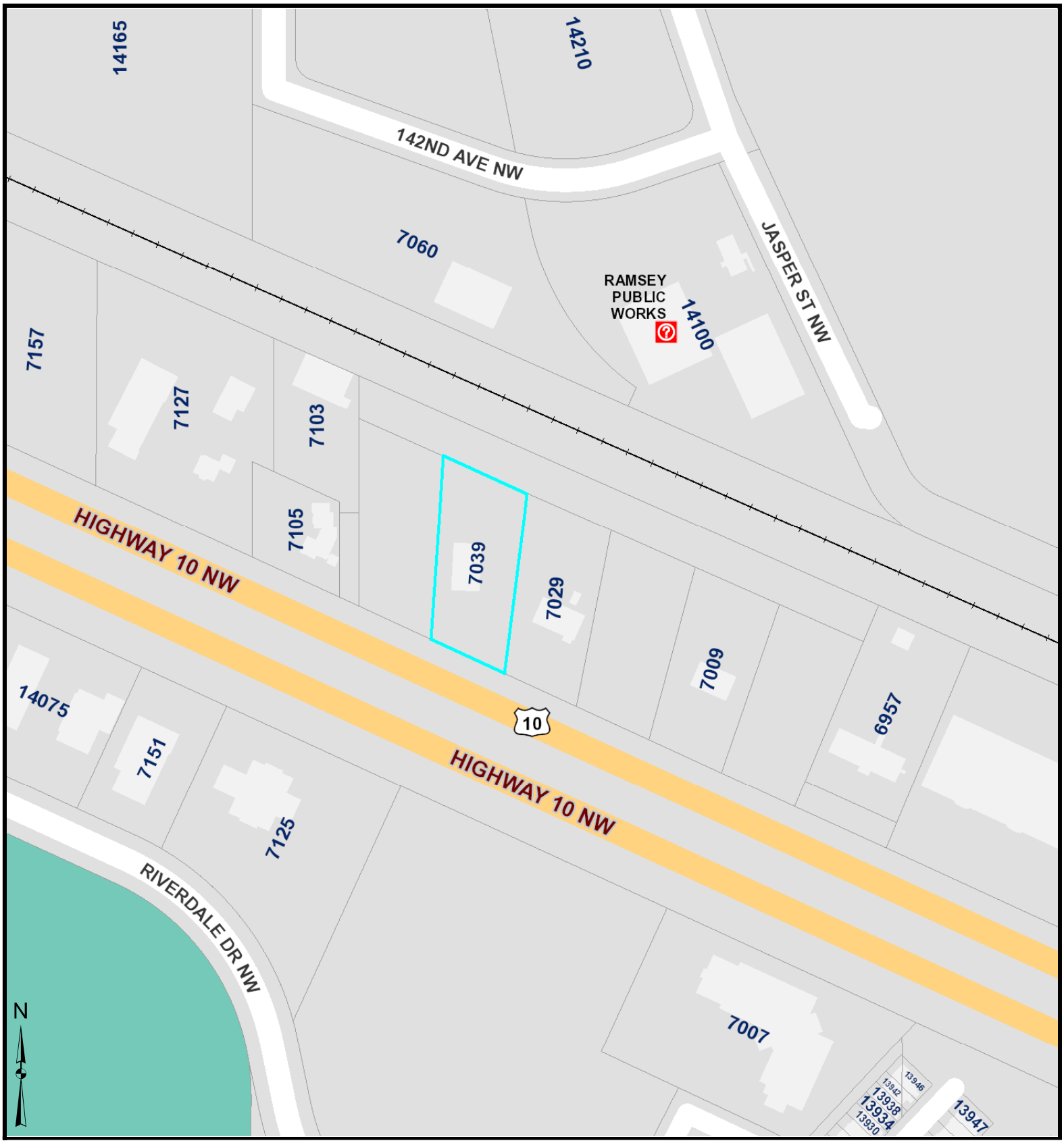
ACTION - Resolution #23-080

ACTION - Lease - RM Golf Carts 7039 Hwy 10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:43 PM
Form Started By: Sean Sullivan		Started On: 04/17/2023 09:28 AM
Final Approval Date: 04/20/2023		

7039 Hwy 10 NW - RM Golf Carts, Inc.



Parcel Information:
34-32-25-22-0007
7039 HIGHWAY 10 NW
RAMSEY
MN 55303
Plat: KOVAR ADDITION

Approx. Acres: 0.8
Commissioner: MATT LOOK

Owner Information:
RAMSEY, CITY OF
7550 SUNWOOD DR
RAMSEY
MN
55303

Sean Sullivan | 1:2,400 | Date: 5/4/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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

RESOLUTION #23-080

APPROVING LEASE AGREEMENT WITH RM GOLF CARTS FOR 7039 HIGHWAY 10 NW

WHEREAS, rm Golf Carts, Inc. (the "Tenant") has leased the commercial building and lot commonly known as 7039 Highway 10, Ramsey, Minnesota and legally described as Lot 2, Block 1, KOVAR ADDITION, Anoka County, Minnesota (the "Leased Property") for the past 12 years; and

WHEREAS, rm Golf Carts, Inc. has asked the City to consider a 2 year renewal of the Lease Space; and

WHEREAS, rm Golf Carts, Inc. has been a quality tenant for the duration of its previous leases with the City; and

WHEREAS, the proposed lease rate negotiated with the Tenant is:

$2,506.35 per month from June 1, 2023-May 31, 2024
$2,631.66 per month from June 1, 2024-May 31, 2025.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement on 7039 Hwy 10 with rm Golf Carts, Inc.; subject to City Attorney review.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

This Lease Agreement, dated this _____ day of _____, 2023, (this "Lease") by and between the **CITY OF RAMSEY**, Anoka County, Minnesota, a Minnesota municipal corporation ("Landlord") and **rm GOLF CARTS, Inc**., a Minnesota Corporation ("Tenant").

1. LEASED PROPERTY:

The subject of this Lease is the commercial building and lot commonly known as 7039 Highway 10, Ramsey, Minnesota and legally described as Lot 2, Block 1, KOVAR ADDITION, Anoka County, Minnesota (the "Leased Property").

2. TERM:

a. **Term**. The terms of this lease is for a period of two years commencing on the 1st day of June, 2023 (sometimes called "the Commencement Date") and expiring the 31st day of May, 2025 (sometimes called "Expiration Date"), unless sooner terminated as hereinafter provided.

b. **Early Termination**. Notwithstanding Term described in 1(a) above, Landlord and Tenant reserve the right to terminate this Lease without cause at any time with one year's written notice of intent to terminate

3. BASE RENT:

a. **Rent.** Tenant shall pay Landlord, a total monthly rent payment in advance without offset, deduction or demand, as follows:

$2,506.35	per month on June 1, 2023 and a like amount on each first day of the month thereafter through May 1, 2024; and
$2,631.66	per month on June 1, 2024 and a like amount on each first day of the month thereafter through May 1, 2025; and

The rent described in paragraph 3 is hereinafter referred to as the "Base Rent."

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Two Thousand Five Hundred Six and 35/100 Dollars ($2,506.35) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

b. **Late Fee.** If Landlord does not receive rent by the seventh day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as additional rent. Rent is deemed "paid" upon receipt by Landlord, not when mailed or sent by Tenant.

4. ADDITIONAL RENT:

a. **Operating Expenses**. Tenant shall pay all operating expenses including utilities incurred by Tenant in operating the Leased Property. The term "Operating Expenses" includes but is not limited to the maintenance, repair and operation of utilities and lighting, parking and landscaped areas and signs, as well as snow removal and non-structural repair and maintenance of the exterior of the building, all associated with the premises being rented. Failure to pay operating expenses when due shall constitute a default under this lease.

The payment of the sums set forth in this paragraph 4 shall be in addition to the Base Rent payable pursuant to paragraph 3 of this Lease. If Tenant fails to pay the Operating Expenses when due, Landlord may pay same and the same shall be immediately due to Landlord from Tenant together with 10% interest per annum.

The above is sometimes called the "Additional Rent."

b. Tenant shall not be responsible for the payment of any real estate taxes. Real estate taxes shall be the sole responsibility of Landlord, except as required in paragraph 3.

5. COVENANTS TO PAY RENT:

The covenants of Tenant to pay the Base Rent and the Additional Rent are each independent of any other covenant, condition, provision or agreement contained in this Lease. All rents are payable to Landlord at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota, or such other place as Landlord may designate.

6. UTILITIES:

Tenant shall provide mains and conduits to supply electricity to the Leased Property. Tenant shall pay, when due, all charges for garbage disposal, refuse removal, electricity, telephone and/or other utility services or energy source furnished to the Leased Property during the term of this Lease, or any renewal or extension thereof. In addition, Tenant shall be responsible to pay the City of Ramsey's quarterly storm water utility charge. If Landlord elects to furnish any of the foregoing utility services or other services furnished to Tenant, then the rate charged by Landlord shall not exceed the rate Tenant would be required to pay to a utility company or service company furnishing any of the foregoing utilities or services. The charges thereof shall be deemed Additional Rent in accordance with paragraph 4. Tenant shall not be entitled to any abatement or reduction of Base Rent by reason of Landlord's failure to furnish any of the foregoing utilities when such failure is caused by accident, breakage, repairs (including replacements), strikes, lockouts or other labor disturbances or labor disputes of any character, or for any other causes.

7. CARE AND REPAIR OF LEASED PROPERTY:

Tenant shall, at all times throughout the term of this Lease, including any renewals and extensions, and at its sole expense, keep and maintain the Leased Property in a clean, safe, sanitary and first class condition and in compliance with all applicable laws, codes, ordinances, rules and regulations. Tenant's obligations hereunder shall include but not be limited to the maintenance and repair of all lighting and equipment, fixtures, motors and machinery including the overhead

door opening systems, all interior walls, partitions, doors and windows, including the regular painting thereof, all exterior entrances, windows and doors and the replacement of all broken glass. Tenant shall keep and maintain all portions of the Leased Property and the sidewalk and areas adjoining the same in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice. Tenant shall be responsible for all outside maintenance of the Leased Property, including grounds and parking areas. Tenant shall properly utilize, maintain and repair the septic system and associated drain field. No parking of any vehicles or equipment is allowed on the drain field

If Tenant fails, refuses or neglects to maintain or repair the Leased Property as required in this Lease after notice shall have been given Tenant, in accordance with paragraph 31 of this Lease, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other personal property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs incurred by Landlord in making such repairs upon presentation to Tenant of bill therefore.

Landlord shall repair, at its expense, the structural portions of the Leased Property, provided, however, where structural repairs are required to be made by reason of the acts of Tenant, the costs thereof shall be borne by Tenant and payable by Tenant to Landlord upon demand.

8. SIGNS:

Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Property and visible from the exterior of the Leased Property, or visible from the exterior of the Leased Property, must be approved in advance by Landlord and installed at Tenant's expense and be in compliance with all City of Ramsey sign code regulations. Tenant may not post any political signs in relation to City, School District, County, or State elections or policy initiatives.
In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge Tenant the expense incurred for such removal.

9. ALTERATIONS, INSTALLATION, FIXTURES:

a. **AS IS Condition**. Except as may be expressly modified herein, Tenant leases the Leased Property in an 'AS IS" condition and Landlord shall not be responsible for any repairs or modifications thereto.

b. Except as hereinafter provided, Tenant shall not make any alternation, additions, or improvements in or to the Leased Property or add, disturb or in any way change any plumbing or wiring therein without the prior written consent of Landlord. In the event alterations are required by any governmental agency by reason of the use and occupancy of the Leased Property by Tenant, Tenant shall make such alterations at its own cost and expense after first obtaining Landlord's approval of plans and specifications therefore and furnishing such indemnification as Landlord may reasonably require against liens, costs, damages and expenses arising out of such alterations. Alterations or additions by Tenant must be done in compliance with all laws, ordinances and governmental regulations affecting the Leased Property and Tenant shall warrant to Landlord that all such alterations, additions, or improvements shall be in strict compliance with all relevant laws, ordinances, governmental regulations, and insurance requirements. Construction of such alterations or additions shall commence only upon Tenant obtaining and exhibiting to Landlord

the requisite approvals, licenses and permits and indemnification against liens. All alterations, installations, physical additions or improvements to the Leased Property made by Tenant shall at the option of Landlord become the property of Landlord and shall be either removed by Tenant at Tenant's sole cost or surrendered to Landlord upon the termination of this Lease; provided, however, this clause shall not apply to movable equipment or furniture owned by Tenant which may be removed by Tenant at the end of the term if this Lease is not then in default.

10. POSSESSION:

Except as hereinafter provided Landlord shall deliver possession of the Leased Property to Tenant in the condition required by this Lease on or before the Commencement Date, but delivery of possession prior to or later than such Commencement Date shall not affect the expiration date of this Lease. The rentals herein reserved shall commence on the date when possession of the Leased Property is delivered by Landlord to Tenant. Any occupancy by Tenant prior to the beginning of the term shall in all respects be the same as that of Tenant under this Lease. Landlord shall have no responsibility or liability for loss or damage to fixtures, facilities or equipment installed or left on the Leased Property. If Leased Property is not ready for occupancy by Commencement Date and possession is later than Commencement Date, rent shall begin on date of possession. If for any reason, Landlord cannot deliver possession of the Leased Property to Tenant by the Commencement Date, in no event shall landlord be subject to any liability for a delay in delivery and such failure shall not affect the validity of this Lease or the obligations of tenant under, and Tenant's remedies for such delay shall be limited to termination of this Lease in the event that Landlord fails to deliver the Leased Property to Tenant within 30 days of the Commencement Date.

11. SECURITY AND DAMAGE DEPOSIT:

Tenant has previously deposited with Landlord the sum of One Thousand Six Hundred Fifty and 00/100 Dollars ($1,650), receipt of which is hereby acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to sue such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Property, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and tenant's failure to do so within five (5) days after receipt of such demand shall constitute a breach of this Lease. Said security deposit shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the term of this Lease or upon the earlier termination of this Lease.

Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

12. USE:

The Leased Property shall be used and occupied by Tenant solely for the purposes of sale and storage of golf carts and related equipment and such use by Tenant shall at all times be in full compliance with all applicable laws, ordinances and governmental regulations affecting the Leased Property. The use shall include outside parking of customer and employee vehicles. Parking of vehicles and equipment shall be permitted only on hard surfaced areas or areas covered by Class 5 aggregate, if approved by Ramsey City Council, on the Lease Property. In no event are golf carts or any other vehicles or equipment to be parked within the area overlying the septic system. The Leased Property shall not be used in such manner that, in accordance with any requirement of law or of any public authority, Landlord shall be obligated on account of the purpose or manner of said use to make any addition or alteration to or in the Leased Property. The Leased Property shall not be used in any manner which will increase the rates required to be paid for public liability or for fire and extended coverage insurance covering the Leased Property. Tenant shall occupy the Leased Property, conduct its business and control its agents, employees, invitees and visitors in such a way as is lawful and reputable, and will not permit or create any nuisance, noise, odor, or otherwise interfere with, annoy or disturb any other Tenant in the Leased Property in its normal business operations or Landlord in its management of the Leased Property. Tenant's use of the Leased Property shall conform to all Landlords' rules and regulations relating to the use of the Leased Property as listed on Exhibit A attached hereto.

13. ACCESS TO LEASED PROPERTY:

The Tenant agrees to permit Landlord and the authorized representatives of Landlord to enter the Leased Property at all times during usual business hours for the purpose of inspecting the same and making any necessary repairs to the Leased Property and performing any work therein that may be necessary to comply with any laws, ordinances, rules, regulations or requirements of any public authority or of the Board of Fire Underwriters or any similar body or that Landlord may deem necessary to prevent waste or deterioration in connection with the Leased Property. Nothing herein shall imply any duty upon the part of Landlord to do any such work that, under any provision of this Lease, Tenant may be required to perform and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. The Landlord may, during the progress of any work in the Leased Property, keep and store upon the Leased Property all necessary materials, tools and equipment. The Landlord shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business, or other damage of Tenant by reason of making repairs or the performance on any work in the Leased Property, or on account of bringing materials, supplies and equipment into or through the Leased Property during the course thereof and the obligations of Tenant under this Lease shall not thereby be affected in any manner whatsoever.

Landlord reserves the right to enter upon the Leased Property at any time in the event of an emergency and at reasonable hours to exhibit the Leased Property to prospective Tenants and to display "For Lease" or similar signs on windows or doors in the Leased Property during the last

one hundred eighty (180) days of the term of this Lease, all without hindrance or molestation by Tenant.

14. EMINENT DOMAIN:

In the event of any eminent domain or condemnation proceeding or private sale in lieu thereof in respect to the Leased Property during the term thereof, the following provisions shall apply:

a. **Leased Property Acquired** If the whole of the Leased Property shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date possession shall be taken in such proceeding and all rentals shall be paid up to that date. Notwithstanding the above, Landlord, upon receipt of written notice of a condemnation proceeding regarding the Property being filed in a Court of competent jurisdiction, shall forth with notify Tenant in writing of said Notice. Upon receipt of same, Tenant shall have the right to terminate the Lease upon 30 days written notice to Landlord.

b. **Part of Leased Property Acquired.** If any part constituting less than the whole of the Leased Property shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, then the term of this Lease shall cease and terminate as of the date possession shall be taken by the condemning authority and rent shall be paid to the date of such termination.

In the event of a partial taking or condemnation of the Leased Property which shall not materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, this Lease shall continue in full force and effect but with a proportionate abatement of the Base Rent and Additional Rent based on the portion if any, of the Leased Property taken. Landlord reserves the right, at its option, to restore the Leased Property to substantially the same condition as they were prior to such condemnation. In such event, Landlord shall give written notice to Tenant within 30 days following the date possession shall be taken by the condemning authority, of Landlord's intention to restore. Upon Landlord's notice of election to restore, Landlord shall commence restoration and shall restore the Leased Property with reasonable promptness, subject to delays beyond Landlord's control and delays in the making of condemnation or sale proceeds adjustment by Landlord; and Tenant shall have no right to terminate this Lease except as herein provided. Upon completion of such restoration, the rent shall be adjusted based upon the portion, if any, of the Leased Property restored.

c. **Tenant Waiver.** Subject to the notice provision in paragraph 13 a. above, in the event of any condemnation or taking as aforesaid, whether whole or partial, Tenant shall not be entitled to any part of the award paid for such condemnation and Landlord is to receive the full amount of such award, Tenant hereby expressly waives any right to claim to any part thereof.

d. **Tenant Damages.** Although all damages in the event of any condemnation shall belong to Landlord whether such damages are awarded as compensation for diminution in value of the leasehold or to the fee of the Leased Property, Tenant shall have the right to claim and recover from the condemning authority, but not from Landlord, such compensation as may be separately awarded or recoverable by Tenant in Tenant's own right on account of any and all

damage to Tenant's business by reason of the condemnation and of or on account of any cost or loss to which Tenant might be put in removing Tenant's merchandise, furniture, fixtures, leasehold improvements and equipment. However, Tenant shall have no claim against Landlord or make any claim with the condemning authority of the loss of its leasehold estate, any unexpired term of loss of any possible renewal or extension of said lease or loss of any possible value of said lease, any unexpired term, renewal or extension of said Lease.

15. DAMAGE OR DESTRUCTION:

In the event of any damage or destruction to the Leased Property by fire or other cause during the term hereof, the following provisions shall apply:

a. **Significant Damages.** If the Leased Property is damaged by fire or any other cause to such extent that the cost of restoration, as reasonably estimated by Landlord, will equal or exceed twenty percent (20%) of the replacement value of the Leased Property (exclusive of foundations) just prior to the occurrence of the damage, then Landlord may, no later than the sixtieth (60^{th}) day following the damage, give Tenant written notice of Landlord's election to terminate this Lease.

b. **Date of Termination.** In the event Landlord elects to terminate this Lease, it shall be deemed to terminate on the date of the occurrence of damage or destruction and all rentals shall be paid up to that date. Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease except for prepaid rent.

Notwithstanding anything contained in this paragraph 14 to the contrary, Landlord shall only be obligated to restore the Leased Property to the extent of the insurance proceeds actually received, but if the insurance proceeds actually received do not permit Landlord to restore the Leased Property, Landlord shall so notify Tenant and either Landlord or Tenant may terminate this Lease by written notice given within 60 days after Landlord's notice. If Landlord restores the Leased Property in accordance with the provisions of this Section, then Tenant shall not have any right to terminate this Lease because of such damage pursuant to (i) any common law rights, (ii) Minnesota Statutes §504.131 as now in effect or as it may be hereafter amended or supplemented, or (iii) any comparable right established b a similar statute.

c. **Tenant Repair of Significant Damages.** In the event Landlord elects to terminate this Lease, the Tenant may make a written proposal to repair Significant Damages to the Leased Property at the sole cost of the Tenant, within 10 days of the Landlord's original notice outlined in Section 15, Paragraph A. The Landlord shall retain full discretion to reject or accept the Tenant's proposal to repair Significant Damages.

16. CASUALTY INSURANCE:

a. **Landlord and Tenant Obligations.** Landlord shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring the Leased Property against loss or damage by fire, explosion or other insurable hazards and contingencies for the full insurance value, provided that Landlord shall not be obligated to insure any furniture, equipment, machinery, goods or supplies not covered by this Lease which Tenant may bring upon the Leased Property or any additional improvements which Tenant may construct

or install on the Leased Property. Tenant shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring its property of whatever nature against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of said Tenant's property, including Tenants improvements to the Leased Property and Tenant's personal Property.

b. **Tenant Restriction.** Tenant shall not carry any stock of goods or do anything in or about the Leased Property which will in any way impair or invalidate the obligation of the insurer under any policy of insurance required by this Lease.

c. **Waiver of Liability.** Landlord hereby waives and releases all claims, liabilities and causes of action against Tenant and its agents, servants and employees for loss or damage to, or destruction of, the Leased Property or any portion thereof, including the buildings and other improvements situated thereon, resulting from fire, explosion and other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. Likewise, Tenant hereby waives and releases all claims, liabilities and causes of action against Landlord and its agents, servants and employees for loss or damage to, or destruction of, any of the improvements, fixtures, equipment, supplies, merchandise and other Leased Property, whether that of Tenant or of others, upon or about the Leased Property resulting from fire, explosion or the other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. The waiver shall remain in force whether or not Tenant's insurer shall consent thereto.

d. **Tenant Payment.** In the event that the use of the Leased Property by Tenant increases the premium rate for insurance carried by Landlord, Tenant shall pay Landlord, upon demand, the amount of such premium increase. If tenant installs any electrical equipment that overloads the power lines to the building or its wiring, Tenant shall, at its own expense, make whatever changes are necessary to comply with the requirements of the insurance underwriter, insurance rating bureau and governmental authorities having jurisdiction.

17. PUBLIC LIABILITY INSURANCE:

Tenant shall during the term hereof keep in full force and effect at its expense a policy or policies of public liability insurance with respect to the Leased Property and the business of Tenant, on terms with companies approved in writing by Landlord, in Landlord and Landlord's designees are named as additional insured under prudent limits of liability not less than: $500,000.00 for injury/death to any one person; $1,000,000.00 for injury/death to more than one person, and $500,000.00 with respect to damage to Leased Property. Such policy(ies) shall: (i) provide that such policies are primary and landlord's policy(ies) are noncontributing; (ii) include a cross-liability endorsement, and (iii) require that at least 30 days prior written notice must be given to Landlord prior to cancellation, expiration or material adverse changes to such policy(ies). Tenant shall furnish evidence satisfactory to Landlord at the time this Lease is executed that such coverage is in full force and effect.

17A. DEFAULT OF TENANT:

a. **Failure to Pay Rent.** In the event of any failure of Tenant to pay any rent due within ten (10) days after the same shall be due, or any failure to perform any other of the terms, conditions or covenants of this Lease to be observed or performed by Tenant for more than 20 days after written notice of such failure shall have been given to Tenant, or if Tenant or an agent of Tenant shall falsify any report required to be furnished to Landlord pursuant to the terms of this Lease, or if Tenant or any guarantor of this Lease shall become bankrupt or insolvent, or file any debtor proceedings or any person shall take or have against Tenant or any guarantor of this Lease in any court pursuant to any statute either of the United States or of any state a petition of bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Tenant's or any such guarantor's Leased Property, or if Tenant or any such guarantor makes an assignment for the benefit of creditors, or petitions for or enters into an arrangement, or if Tenant shall abandon the Leased Property or suffer this Lease to be taken under any writ of execution, then in any such event Tenant shall be in default hereunder, and Landlord, in addition to other rights of remedies it may have, shall have the immediate right of re-entry and may remove all personal property from the Leased Property and store it in a public warehouse or elsewhere at Tenant's cost without service of notice or resort to legal process and without being guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby.

b. **Landlord's Rights.** Should Landlord elect to re-enter the Leased Property, as herein provided, or should it take possession of the Leased Property pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time, without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Property, and relet the Leased Property or any part thereof upon such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such subletting all rentals received by Landlord from such reletting shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and costs of such alterations and repairs; third, to the payment of the rent due and unpaid payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant hereunder, possession of the Leased Property by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time after such re-entry and reletting elect to terminate this Lease for any such breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Property, reasonable attorney's fees, and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term, minus the amount of rental loss which Tenant proves could have been reasonably avoided, all of which amounts shall be immediately due and payable from Tenant to Landlord. Landlord shall also be entitled to any other amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to comply with the requirements of this Lease.

c. **Landlord May Cure Default.** Landlord may, at its option, instead of exercising any other rights or remedies available to it in this Lease or otherwise by law, statute or equity spend such money as is reasonably necessary to cure any default of Tenant herein and the amount so spent, and costs incurred, including attorney's fees incurring such default, shall be paid by Tenant, and additional rent, upon demand.

d. **Tenant Payment.** In the event suit is brought for recovery of possession of the Leased Property, for the recovery of rent of any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including a reasonable attorney's fee, together with interest on all such expenses at a reasonable the rate of interest from the date of such breach of the covenants of this Lease.

e. **Waiver of Rights of Redemption.** Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant being evicted or dispossessed for any cause, or in the event of Landlord obtaining possession of the Leased Property, by reason of the violation by Tenant of any of the covenants or conditions of this Lease, or otherwise. Tenant also waives any demand for possession of the Leased Property, and any demand for payment of rent and any notice of intent to re-enter the Leased Property, or of intent to terminate this Lease, other than the notices above provided in this paragraph, and waives any and every other notice or demand prescribed by any applicable statutes or laws.

f. **No Exclusive Remedy.** No remedy herein or elsewhere in this Lease or otherwise by law, statute or equity, conferred upon or reserved to Landlord or Tenant shall be exclusive of any other remedy, but shall be cumulative, and may be exercised from time to time and as often as the occasion may arise.

17B. DEFAULT OF LANDLORD:

Landlord Payment. In the event suit is brought by the Tenant because of the breach of any covenant herein contained on the part of Landlord to be kept or performed, and a breach shall be established, Landlord shall pay to Tenant all expenses incurred therefore, including reasonable attorney's fees, together with interest on all such expenses at the rate of interest established pursuant to Minnesota Statutes section 549.09 from the date of such breach of the covenants of this Lease.

18. INDEMNITY & HOLD HARMLESS:

Except to the extent that liability for damages or loss is caused by the gross negligence of Landlord, its agents or employees, Tenant shall indemnify, protect, defend (at Landlord's request and with counsel approved by Landlord) and hold Landlord and each of its respective officers and employees harmless from and against every demand, claim, cause of action, judgment and expense, including, but not limited to, reasonable attorney's fees and disbursements of counsel,

whether suit is initiated or not, and all loss and damage arising from: (a) any injury, loss or damage to the person or property of Tenant, or to any other person rightfully in the Leased Property, specifically including the owners who are renting space in the Leased Property for the storage of boats, RV vehicles and other similar type recreation equipment and vehicles stored in the Leased Property, (i) occurring in or about the Leased Property, or (ii) caused by the negligence or misconduct of Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors, or (iii) resulting from the violation of any legal requirements or the provisions of this Lease by Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors; (b) any loss or damage, however caused, to books, records, computer or other electronic equipment or data or media, files, artwork, money, securities, negotiable instruments or papers in the Leased Property; or (c) any loss or damage resulting from interference with or obstruction of deliveries to or from the Leased Property caused by Tenant or Tenant's affiliates or any of their respective employees, representatives, agents or contractors. All property kept, maintained or stored on the Leased Property shall be so kept, maintained or stored at the sole risk of Tenant. If any mechanic's lien is filed against any part of the Leased Property for work claimed to have been done for, or materials claimed to have been furnished to Tenant, such mechanic's lien shall be discharged by Tenant within ten (10) days thereafter, at Tenant's sole cost and expense, by the payment thereof or by making any deposit required by law or by posting a bond with such surety, in such amount and in such form as landlord deems proper. Tenant shall immediately notify Landlord of any mechanic's lien or other lien filed against the Leased Property or any part thereof by a contractor or subcontractor of Tenant or otherwise by reason of work claimed to have been done for or materials claimed to have been furnished to Tenant. If Tenant fails to remove such lien or post such bond within the ten (10) day period following the filing thereof, Landlord may, at its sole discretion and without waiving its right and remedies based on such breach by Tenant and without releasing Tenant from any of its obligations, cause such lien to be released by any means it shall deem proper, including payment in satisfaction of the claim giving rise to such lien. Tenant shall, in such event, pay to Landlord at once, upon notice by Landlord, any sum paid by Landlord to remove such lien, together with interest at a reasonable rate from the date of such payment by Landlord. Landlord shall have the right at all times to post and keep posted on the Leased Property any notices permitted or required by applicable law, or that Landlord shall deem proper for the protection of Landlord, the Leased Property, the property of and any other party having an interest therein, from liens. All material suppliers, contractors, artisans, mechanics, laborers and other parties contracting with Tenant for the furnishing of any labor, services, materials, supplies or equipment with respect to any portion of the Leased Property are hereby charged with notice that they must look solely to Tenant for payment of the same and Tenant's purchase orders, contracts and subcontracts in connection therewith must clearly state this requirement.

19. NON-LIABILITY:

Subject to the terms and conditions of paragraph 14 hereof, Landlord shall not be liable for damage to any property of Tenant or of others located on the Leased Property specifically including the Tenant's and Tenant's customers' equipment, golf carts, vehicles, and other similar types of recreation equipment stored in the Leased Property, nor for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow or leaks from any part of the Leased Property or from the pipes, appliances, or

plumbing works or from the roof, street or subsurface or from any other place or by dampness or by any other cause of whatsoever nature. Landlord shall not be liable for any such damage caused by Tenants or persons in the Leased Property, occupants of adjacent property, of the buildings, or the public or caused by operations in connection of any private, public or quasi-public work. Landlord shall not be liable for any latent defect in the Leased Property. All property of Tenant kept or stored on the Leased Property shall be so kept or stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

20. ASSIGNMENT OR SUBLETTING:

Tenant agrees to use and occupy the Leased Property throughout the entire term hereof for the purpose or purposes herein specified and for no other purposes, in the manner and to substantially the extent now intended, and not to assign, sublet, license, concession or otherwise transfer this Lease or Tenant's rights in the Leased Property, or any part thereof, whether by voluntary act, operation of law, or otherwise, without obtaining the prior written consent of Landlord in each instance. Tenant shall seek such consent of Landlord by a written request therefore, setting forth such information as Landlord may deem necessary. Landlord agrees not to withhold consent unreasonably. Consent by Landlord to any assignment of this Lease or to any subletting of the Leased Property shall not be a waiver of Landlord's rights under this paragraph as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified. No such assignment or subleasing shall relieve Tenant from any of Tenant's obligations in this Lease contained, nor shall any assignment or sublease or other transfer of this Lease be effective unless the assignees, subtenant or transferee shall at the time of such assignment, sublease or transfer, assume in writing for the benefit of Landlord, its successors or assigns, all of the terms, covenants and conditions of this Lease thereafter to be performed by Tenant and shall agree in writing to be bound thereby. Should Tenant sublease in accordance with the terms of this Lease, fifty percent (50%) of any increase in rent received by Tenant over the per square foot rental rate which is being paid by Tenant shall be forwarded to and retained by Landlord, which increase shall be in addition to the Base Rent and Additional Rent due landlord under this Lease.

21. ATTORNMENT:

In the event of any sale, transfer or assignment of Landlord's interest in the Leased Property, or this Lease, or if the Leased Property comes into custody or possession of a mortgagee or any other party whether because of a mortgage foreclosure, or otherwise, Tenant shall attorn to such assignee or other party and recognize such party as Landlord hereunder; provided, however, Tenant's peaceable possession will not be disturbed so long as Tenant faithfully performs it obligations under this Lease. Tenant shall execute, on demand, any attornment agreement required by any such party to be executed, containing such provisions and such other provisions as such party may require.

22. SUCCESSORS AND ASSIGNS:

The terms, covenants and conditions hereof shall be binding upon and inure to the successors and assigns of the parties hereto.

23. REMOVAL OF FIXTURES:

Notwithstanding anything contained in paragraph 8, paragraph 29 or elsewhere in this Lease, if Landlord requests then Tenant will promptly remove at the sole cost and expense of Tenant all fixtures, equipment and alterations made by Tenant simultaneously with vacating the Leased Property and Tenant will promptly restore the Leased Property to the condition that existed immediately prior to said fixtures, equipment and alterations having been made all at the sole cost and expense of Tenant.

24. QUIET ENJOYMENT:

Landlord warrants that it has full right to execute and to perform this Lease and to grant the estate demised, and that Tenant, upon payment of the rents and other amounts due and the performance of all the terms, conditions, covenants and agreements on Tenant's part to be observed and performed under this Lease, may peaceably and quietly enjoy the Leased Property for the business uses permitted hereunder, subject, nevertheless, to the terms and conditions of this Lease.

25. RECORDING:

Tenant shall not record this Lease without the written consent of Landlord. However, upon the request of either party hereto, the other party shall join in the execution of the Memorandum lease for the purposes of recordation. Said Memorandum lease shall describe the parties, the Leased Property and the term of the Lease and shall incorporate this Lease by reference.

26. OVERDUE PAYMENTS:

All monies due under this Lease from Tenant to Landlord shall be due on demand, unless otherwise specified and if not paid when due, shall result in the imposition of a service charge for such late payment in the amount of five percent (5%) of the amount due.

27. SURRENDER:

On the Expiration Date or upon the termination hereof upon a day other than the Expiration Date, Tenant shall peaceably surrender the Leased Property broom-clean in good order, condition and repair, reasonable wear and tear only excepted. On or before the Expiration Date or upon termination of this Lease on a day other than the Expiration Date, Tenant shall, at its expense, remove all trade fixtures, personal property and equipment and signs from the Leased Property and any not removed shall be deemed to have been abandoned. Any damage caused by removal of such items shall be repaired by Tenant at its expense. All alterations, additions, improvements and fixtures (other than trade fixtures) which shall have been made or installed by Landlord or Tenant upon the Leased Property and all floor covering so installed shall at the option of Landlord remain upon and be surrendered with the Leased Property as a part thereof, without disturbance, molestation or injury, and without charge, at the expiration or termination of this Lease. If the Leased Property is not surrendered on the Expiration Date or the date of termination, Tenant shall

indemnify Landlord against loss or liability, claims, without limitation, made by any succeeding Tenant founded on such delay. Tenant shall promptly surrender all keys for the Leased Property to Landlord at the place then fixed for payment of rent and shall inform Landlord of combinations of any locks and safes on the Leased Property.

28. HOLDING OVER:

In the event of a holding over by Tenant after expiration or termination of this Lease without the consent in writing of Landlord, Tenant shall be deemed a Tenant at sufferance and shall pay rent for such occupancy at the rate of twice the lease-current aggregate Base and Additional Rent, prorated for the entire holdover period, plus all attorney's fees and expenses incurred by Landlord in enforcing its rights hereunder, plus any other damages occasioned by such holding over. Except as otherwise agreed, any holding over with the written consent of Landlord shall constitute Tenant as a month-to-month Tenant.

29. ABANDONMENT:

In the event Tenant shall remove its fixtures, equipment or machinery or shall vacate the Leased Property or any part thereof prior to the Expiration Date of this Lease, or shall discontinue or suspend the operation of its business conducted on the Leased Property for a period of more than thirty (30) consecutive days (except during any time when the Leased Property may be rendered untenantable by reason of fire or other casualty), then in any such event Tenant shall be deemed to have abandoned the Leased Property and Tenant shall be in default under the terms of this Lease.

30. CONSENTS BY LANDLORD:

Whenever provision is made under this Lease for Tenant securing the consent or approval by Landlord, such consent or approval shall only be in writing.

31. NOTICES:

Any notice required or permitted under this Lease shall be deemed sufficiently given or secured if sent by registered or certified return receipt mail to Tenant at 7039 Highway 10, Ramsey, Minnesota 55303, and to Landlord at the address then fixed for the payment of rent as provided in paragraph 5 of this Lease, and either party may by like written notice at any time designate a different address to which notices shall subsequently be sent or rent to be paid.

32. RULES AND REGULATIONS:

Tenant shall observe and comply with the rules and regulations as Landlord may prescribe and as listed on Exhibit A attached hereto, on written notice to Tenant for the safety, care and cleanliness of the Leased Property.

33. INTENT OF PARTIES:

Except as otherwise provided herein, Tenant covenants and agrees that if it shall any time fail to pay any such cost or expenses, or fail to take out, pay for, maintain or deliver any of the insurance policies above required, or fail to make any other payment or perform any other act on its part to be made or performed as in this Lease provided, then Landlord may, but shall not be obligated so to do, and without notice to or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant in this Lease contained, pay any such cost or expense, effect any such insurance coverage and pay premiums therefore, and may make any other payment or perform any other act on the part of Tenant to be made and performed as in this Lease provided, in such manner and to such extent as Landlord may deem desirable, and in exercising any such right, to also pay all necessary and incidental costs and expenses, employ counsel and incur and pay reasonable attorney's fees. All sums so paid by Landlord and all necessary and incidental costs and expenses in connection with the performance of any such act by Landlord, together with interest thereon at the a reasonable rate from the date of making of such expenditure, by Landlord, shall be deemed Additional Rent hereunder, and shall be payable to Landlord on demand. Tenant covenants to pay any such sum or sums with interest as aforesaid and landlord shall have the same rights and remedies in the event of the non-payment thereof by Tenant as in the case of default by Tenant in the payment of the Base Rent payable under this Lease.

34. GENERAL:

a. **Landlord Tenant Relationship.** This Lease does not create the relationship of principal and agent or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between the parties hereto being that of Landlord and Tenant.

b. **Effect of Waivers.** No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord shall not then be construed as a wavier of a subsequent breach of the same covenant, term or condition. The consent to or approval by Landlord of any act by Tenant requiring Landlord's consent or approval shall not waive or render necessary Landlord's consent to or approval of any subsequent similar act by Tenant. No action required or permitted to be taken by or on behalf of Landlord under the terms or provisions of this Lease shall be deemed to constitute an eviction or disturbance of Tenant's possession of the Leased Property. All preliminary negotiations are merged into and incorporated in this Lease. The laws of the State of Minnesota shall govern the validity, performance and enforcement of this Lease.

c. **Entire Agreement.** This Lease and the exhibits, if any, attached hereto and forming a part hereof, constitute the entire agreement between Landlord and Tenant affecting the Leased Property and there are no other agreements, either oral or written, between them other than are herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and executed in the same form and manner in which this Lease is executed.

d. **Enforceability of Provisions.** If any agreement, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such agreement, covenant or

condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each agreement, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

e. **No Personal Obligations.** The obligations of Landlord under this Lease do not constitute the personal obligations of the individual officers or employees of Landlord. If Landlord shall fail to perform any covenant, term or condition of this Lease required of landlord, Tenant shall be required to deliver to Landlord written notice of the same. If, as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Leased Property and out of rent or other income from the Leased Property receivable by Landlord, or out of consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title or interest in the Leased Property, and no action for any deficiency may be sought or obtained by Tenant.

35. NO WASTE OR NUISANCE AND COMPLIANCE WITH LAWS:

a. **Leased Property Use.** The Leased Property shall be used by and/or at the sufferance of Tenant only for the purpose set forth in paragraph 11 above and for no other purposes. Tenant shall not use or permit the use of the Leased Property in any manner that will tend to create waste or a nuisance. Tenant, its employees and all persons visiting or doing business with Tenant in the Leased Property shall be bound by and shall observe the reasonable rules and regulations as listed on Exhibit A attached hereto, made by Landlord relating to the Leased Property, of which notice in writing shall be given to Tenant, and all such rules and regulations shall be deemed to be incorporated into and form a part of this Lease.

b. **Obey Laws.** Tenant covenants throughout the Lease Term, at Tenant's sole cost and expense, promptly to comply with all laws and ordinances and the orders, rules and regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards, and officers thereof, and the orders, rules and regulations of the Board of Fire Underwriters where the Leased Property are situated, or any other body now or hereafter created with jurisdiction over the Leased Property, and whether or not the same require structural repairs or alterations, which may be applicable to the Leased Property, or the use or manner of use of the Leased Property. Tenant will likewise observe and comply with the requirements of all policies of public liability, fire and all other policies of insurance at any time in force with respect to the buildings and improvements on the Leased Property and the equipment thereof.

37. HAZARDOUS MATERIAL:

In the event any Hazardous material (hereinafter defined) is brought or caused to be brought into or onto the Leased Property by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this paragraph, "Hazardous Material" means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, and so-called "Superfund" or "Super lien" law, or any federal, state or local statute, law, ordinance, code, rule, regulation, order decree regulation, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste,

substance or material, as now or at any time hereafter in effect. Tenant shall submit to Landlord on annual basis copies of its approved hazardous materials communication plan, OSHA monitoring plan, and permits required by the Resource Recovery and Conservation Act of 1976, if Tenant is required to prepare, file or obtain any such plans or permits. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Leased Property, of any Hazardous Material. This paragraph shall survive the expiration or sooner termination of this Lease.

38. CAPTIONS:

The captions are inserted only as a mater of convenience and for reference, and in no way define, limit or describe the scope of this Lease nor the intent or any provision thereof.

39. ATTACHMENTS:

See the Exhibits attached hereto and made a part hereof.

Exhibit	**Description**
Exhibit A	Leased Property Rules and Regulations
Exhibit B	Graphic Depiction of Leased Property
Exhibit C	Lease Guarantee by Mark Kaufman

40. SUBMISSION:

Submission of this instrument to Tenant or proposed Tenant or its agents or attorneys for examination, review, consideration or signature does not constitute or imply an offer to lease, reservation of space, or option to lease, and this instrument shall have no binding legal effect until execution hereof by both Landlord/Owner and Tenant or its agents.

41. LEASE GUARANTEE:

This Lease shall not be a valid legally binding agreement between the parties hereto until the Lease Guarantee by Mark Kaufman, attached hereto as Exhibit C, has been executed.

IN WITNESS WHEREOF, landlord and Tenant have caused these presents to be executed in form and manner sufficient to bind them at law, as of the day and year first above written.

LANDLORD:	**TENANT:**
CITY OF RAMSEY, a Minnesota Municipal Corporation	**rm Golf Carts, Inc., a Minnesota Corporation**

By:_____ By:_____
Mark E. Kuzma, Mayor Its

ATTEST:

By:_____
Brian Hagen, City Administrator

EXHIBIT A
TO LEASE AGREEMENT
DATED June 1, 2023

LEASED PROPERTY RULES AND REGULATIONS

1. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Property and visible from the exterior of the Leased Property, shall be installed at Tenant's sole cost and expense, and in such manner, character and style as Landlord may approve in writing. Anything herein to the contrary notwithstanding, signs shall be subject to Landlord's approval which may be withheld in Landlord's sole discretion. In the event of a violation of the foregoing by Tenant, landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

2. Tenant assumes full responsibility for protecting its space from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Leased Property closed and secured after normal business hours.

3. Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and building rules and shall not directly or indirectly make any use of the Leased Property which may be prohibited by any of the foregoing or which may be dangerous to persons or Leased Property or may increase the cost of insurance or require additional insurance coverage.

4. The Leased Property shall not be used for cooking (as opposed to heating of food), lodging, sleeping or for any immoral or illegal purpose.

5. Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, Landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Leased Property and shall explain to Landlord all combination locks on safes, cabinets and vaults.

6. The restrooms, drinking fountains and other plumbing fixtures shall not be used for any purpose other than for which they are constructed, and no sweepings, rubbish, rags, coffee grounds or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by Tenant who, or whose employees, agents, visitors or licensees have caused same. No person shall waste water by interfering or tampering with the faucets or otherwise.

7. Tenant shall be responsible for any damage to the building or the Leased Property of its employees or others and injuries sustained by any person whomsoever resulting from the use or moving of such articles in or out of the Leased Property, and shall make all repairs and improvements required by Landlord or governmental authorities in connection with the use or moving of such articles.

8. Wherever in these Leased Property Rules and Regulations the word "Tenant" occurs, it is understood and agreed that it shall mean Tenant's associates, employees, agents, clerks, invitees, and visitors. Wherever the word "Landlord" occurs, it is understood and agreed that it shall mean Landlord's assigns, agents, clerks, and visitors.

9. Landlord shall have the right to enter upon the Leased Property at all reasonable hours for the purpose of inspecting the same.

10. Landlord shall have the right to enter the Leased Property at hours convenient to Tenant for the purpose of exhibiting the same to prospective tenants.

11. Tenant shall be responsible for all repair and maintenance of mechanical systems and devices if any associated with the Leased Property, including, but not limited to the electrical system, and the garage door opening system.

12. Alterations of any nature to the Leased Property by Tenant costing in excess of $3,000.00 shall require written approval of Landlord. Such approval shall be at the sole discretion of Landlord. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

13. Tenant and Tenant's employees, agents, visitors and licensees shall observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as Landlord or Landlord's agent may from time to time adopt. Reasonable notice of any additional rules and regulations shall be given in such manner as Landlord may reasonably elect.

14. Landlord reserves the right at any time to rescind, alter or waive, in whole or in part, any of these Rules and Regulations when deemed necessary, desirable, or proper, in Landlord's judgment, for its best interest. Tenant reserves the right to refuse compliance with any subsequent additional rules and regulations added to those agreed to at the time of signing the Lease.

15. To the extent these rules are in conflict with the terms of the Lease, the terms of the Lease shall rule and govern.

EXHIBIT B
GRAPHIC DEPICTION OF LEASED PROPERTY

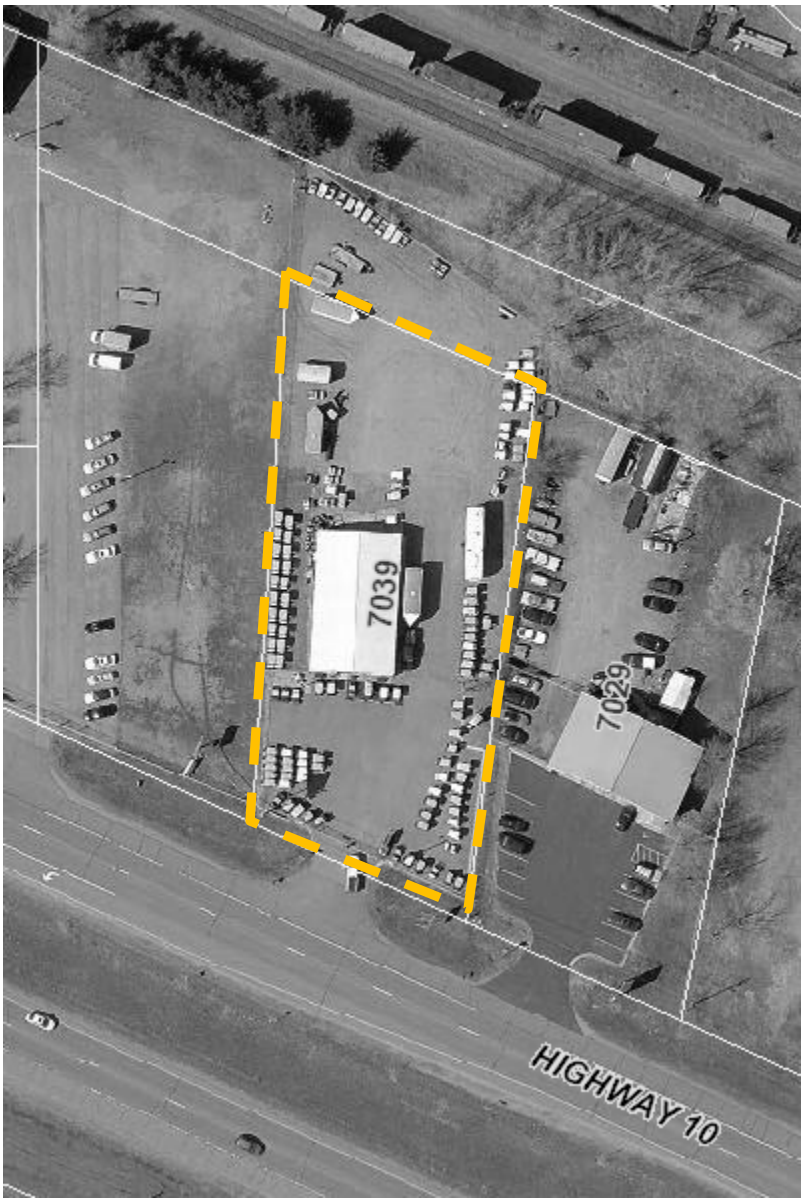


EXHIBIT C

LEASE GUARANTY

The undersigned ("Guarantor") in consideration of, and in order to induce **City of Ramsey,** a Municipal corporation ("Landlord") to enter into the attached Lease with **rm Golf Carts, Inc.,** a Minnesota Corporation ("Tenant") does hereby unconditionally guarantee to Landlord and Landlord's hers, successors and assigns the payment of rent and the performance of all obligations expressed as to be performed by Tenant under the terms and provisions of the Lease, including payment of damages for any breach of the Lease, and any liability of Tenant accruing under the Lease for any period preceding as well as any period following the term of the Lease (collectively, the "Lease Obligations"). The Guarantor's obligation under this Guaranty shall extend through the term of the Lease, and any renewals, extensions or holdovers thereof, and shall be binding upon Guarantor's heirs, successors and assigns.

Whether or not any existing relationship between the Guarantor and Tenant has been changed or ended and whether or not this Guaranty has been revoked, Landlord may, but shall not be obligated to, enter into transactions resulting in the modification, creation or continuance of the Lease Obligations, without any consent or approval by Guarantor and without any notice to Guarantor. The liability of Guarantor shall not be affected or impaired by any of the following acts or things (which Landlord is expressly authorized to do, omit or suffer from time to time, both before and after revocation of this Guaranty): (i) any one or more extensions or renewals of the Lease Obligations (whether or not for longer than the original period) or any modification of the contractual terms applicable to the Lease Obligations; (ii) any waiver or indulgence granted to Tenant, any delay or lack of diligence in the enforcement of the Lease obligations, or any failure to institute proceedings, file a claim, give any required notices or otherwise protect any other person liable in respect of any of the Lease Obligations; (iii) the assertion by Landlord of any right or remedy available under the Lease, including without limitation the termination thereof; (iv) any full or partial release of, settlement with, or agreement not to sue, Tenant or any other guarantor or other person liable in respect of any of the Lease Obligations; or (v) any release or discharge of Tenant in any creditors', receivership, bankruptcy or other proceeding; the impairment, limitation or modification of any liability of Tenant or remedy against Tenant in any such proceeding; or the rejection, disaffirmance, disallowance or the like of the Lease or this Guaranty in any such proceeding.

The Guarantor hereby waives notice of acceptance hereof, or any action taken or omitted in reliance hereof, or of any default of Tenant under the Lease. Guarantor hereby further waives any requirement that Landlord first exhaust or pursue Landlord's remedies available under the Lease or any other guaranty or security for Tenant's obligations under the Lease before Landlord proceeds directly, and recovers, against the Guarantor.

Guarantor will not exercise or enforce any right of contribution, reimbursement, recourse or subrogation available to Guarantor against any person liable for payment of the Lease Obligations, or as to any collateral security therefore, unless and until all of the Lease Obligations shall have been fully paid and discharged.

The Guarantor agrees to pay all costs and expenses, including reasonable attorney's fees, incurred by Landlord in connection with the protection, defense or enforcement of this Guaranty.

_____, 2023

_____

Mark Kaufman

CC Regular Session **5. 10.**

Meeting Date: 04/25/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-082 Approving Plans and Specifications and Authorizing Advertisement for Bid for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-082 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions.

Background:

City Improvement Project #23-05 proposes to reconstruct the streets within the Barthel's Rum River Acres 2nd subdivision, generally located between 161st Avenue and 164th Avenue, adjacent to the Rum River. The streets are 24 feet wide rural section with drainage swales along both sides of the streets, totaling 1.64 miles in length. A street segment summary is attached to this case for reference.

Project History

- 2023 – 2032 Capital Improvement Program – listed as street reconstruction for 2023
- Resolution #22-204 & Resolution #22-202 adopted August 23, 2022, City Council accepted proposals for geotechnical report and topographic survey
- November 15, 2022 Public Works Committee recommended City Council order plans and specifications
- Resolution #22-286 adopted December 13, 2022, City Council ordered plans and specifications
- Resolution #23-047 adopted February 28, 2023, City Council accepted a proposal for an addendum to the geotechnical report
- April 18, 2023 Public Works Committee recommended City Council approve plans and specifications and authorize advertisement for bids

Pavement History

The streets within the subdivision were built in 1988. Pavement maintenance has included an initial round of crack seal / seal coat improvements in 1994. In 1997 161st Lane and Dysprosium Street received overlay improvements. All street segments received 2 more rounds of crack seal / seal coat improvements in 2001 and 2009. Maintenance crews have performed patching over the last several years, including patching some areas of the road with clay subgrade coming to the surface. 2021 PASER values we 2 for all street segments. PASER values of 2 are as low as any street segments within the City.

Ground Penetrating Radar (GPR) was performed on the street segments. Bituminous pavement thickness averages were between 3.0 and 3.7 inches thick on the various street segment. Aggregate base thickness was found to vary between 4.0 and 4.6 inches thick. GPR data was not available for some street segments. The GPR summary is included in the attached street segment summary.

Proposed Improvements

Staff review of the geotechnical report found a mix of native sandy and clayey alluvial soils made up the sub-base material. The sandy materials are well suited for pavement support and are considered non-frost susceptible and are also free draining materials. The clayey soils are considered undesirable materials, and are proposed to be replaced with 2 feet of select granular material on top of geotechnical fabric. Generally, these subsoil corrections

are proposed along 164th Avenue, the northern portion of Germanium Street, and 161st Avenue connecting into the Estates of Silver Oaks subdivision. Additionally, the southern portion of Germanium Street and adjacent 161st Lane was found to have a high-water table, which seasonally impacts the strength of the pavement section. The project proposes to raise the elevation of the pavement approximately 1-foot to allow the pavement section to be dry during seasonally high-water. In the areas not requiring corrections, Staff is proposing to use a pavement section made up of 6-inches in-place reclamation material below 3.5-inches of new bituminous pavement.

This project proposes to remove the stub street at the corner of Dysprosium Street and 161st Lane, and create a true corner, since the development of the adjacent Scout Camp property is not currently proposed to occur.

In general, the current swales along the streets are not proposed to be re-graded as part of this project. Due to the nature of subsoil corrections, and raising the profile of the pavement, some areas of the project will have impacts to the in-slopes between the pavement and bottom of the swales. No changes to the current drainage patterns are proposed. The existing culverts crossing the streets are proposed to be removed and replaced, this is to ensure the culverts will last at least through the proposed 60-year design life of the street. Due to the subsoil corrections, drain tile will be added in the low areas to properly drain the pavement subbase. The drain tile is proposed to drain into the existing swales.

Preliminary Schedule Remaining

- Staff Receives Bids
  - May 19, 2023
- Council Awards Contract to the lowest responsible bidder
  - May 23, 2023
- Contractor begins construction
  - June 2023
- Contractor Substantially Completes construction
  - September 1, 2023
- Contractor Final Completion (verify final restoration, punch list created)
  - September 29, 2023

Bid Opening

Staff proposes to open bids on May 19, 2023, and to present the bid results to City Council on May 23, 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, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

The proposed improvements are designated as City Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions.

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, April 28, and again on Friday May 5, 2023, in the City's official newspaper, the Anoka Union Herald.

Additionally, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City Improvement webpages with the most current project information, this can be found on the City website, Engineering department page.

Observations/Alternatives:

Observations:
During project design and review of the initial geotechnical report, Staff noted a change in the subsoil conditions between gaps of several hundred feet in the soil borings. Additional soil borings within an addendum to the geotechnical report were acquired, which allowed Staff to more accurately place the limits to the subsoil correction areas, and expand the areas as necessary. Performing additional soil borings was discussed as a hopeful solution to change orders due to unforeseen subsoil conditions as part of the 2021 Tiger Street Reconstruction, Improvement Project #21-02.

Alternatives:
Motion to adopt Resolution #23-082 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions.

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 $2,128,746.75, which includes 23-percent indirect costs for administrative, engineering, finance, and legal costs.

- Street Project Costs $1,965,662.89
- Storm Sewer Project Costs $163,083.86
- Total Estimated Costs $2,128,746.75

Recommendation:
Staff recommends adopting Resolution #23-082 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions.

On April 18, 2023 the Ramsey Public Works Committee reviewed the improvement project and recommended City Council approve the plans and specifications and authorize advertisement for bids.

Action:
Adopt Resolution #23-082 approving plans and specifications and authorizing advertisement for bids for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions.

Attachments

Res 23-082
23-05 Project Scope
23-05 Street Summary
23-05 Title Sheet
23-05 Typical Sections

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/20/2023 11:17 AM
Brian Hagen	Brian Hagen	04/20/2023 12:49 PM
Form Started By: Joe Feriancek		Started On: 04/17/2023 02:00 PM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-082

RESOLUTION APPROVING PLANS AND AUTHORIZING ADVERTISEMENT FOR BID FOR IMPROVEMENT PROJECT #23-05, BARTHEL'S RUM RIVER ACRES 2nd ADDITION STREET RECONSTRUCTIONS

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Barthel's Rum River Acres 2nd subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-202, adopted August 23, 2022, City Council accepted and awarded the proposal to Hakanson Anderson for Topographic Survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-204, adopted August 23, 2022, the City Council awarded a contract to Haugo Geotechnical Services to prepare a geotechnical report for Improvement Project #23-05, Barthel's Rum River Acres 2nd Addition Street Reconstructions, including 13 soil borings and pavement cores; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-286, adopted December 13, 2022, the City Engineer was ordered to prepare plans and specifications for Improvement Project #23-05, Barthel's Rum River Acres 2nd Addition Street Reconstructions; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-047 adopted February 28, 2023, the City Council awarded Haugo Geotechnical Services an addendum to the current contract for said project and plans and specs have been updated with said information; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for Improvement Project #23-05, Barthel's Rum River Acres 2nd Addition Street Reconstructions.

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 and authorizes advertisements for bids for said improvements as City Improvement Project #23-05, Barthel's Rum River Acres 2nd Addition Street Reconstructions.

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:

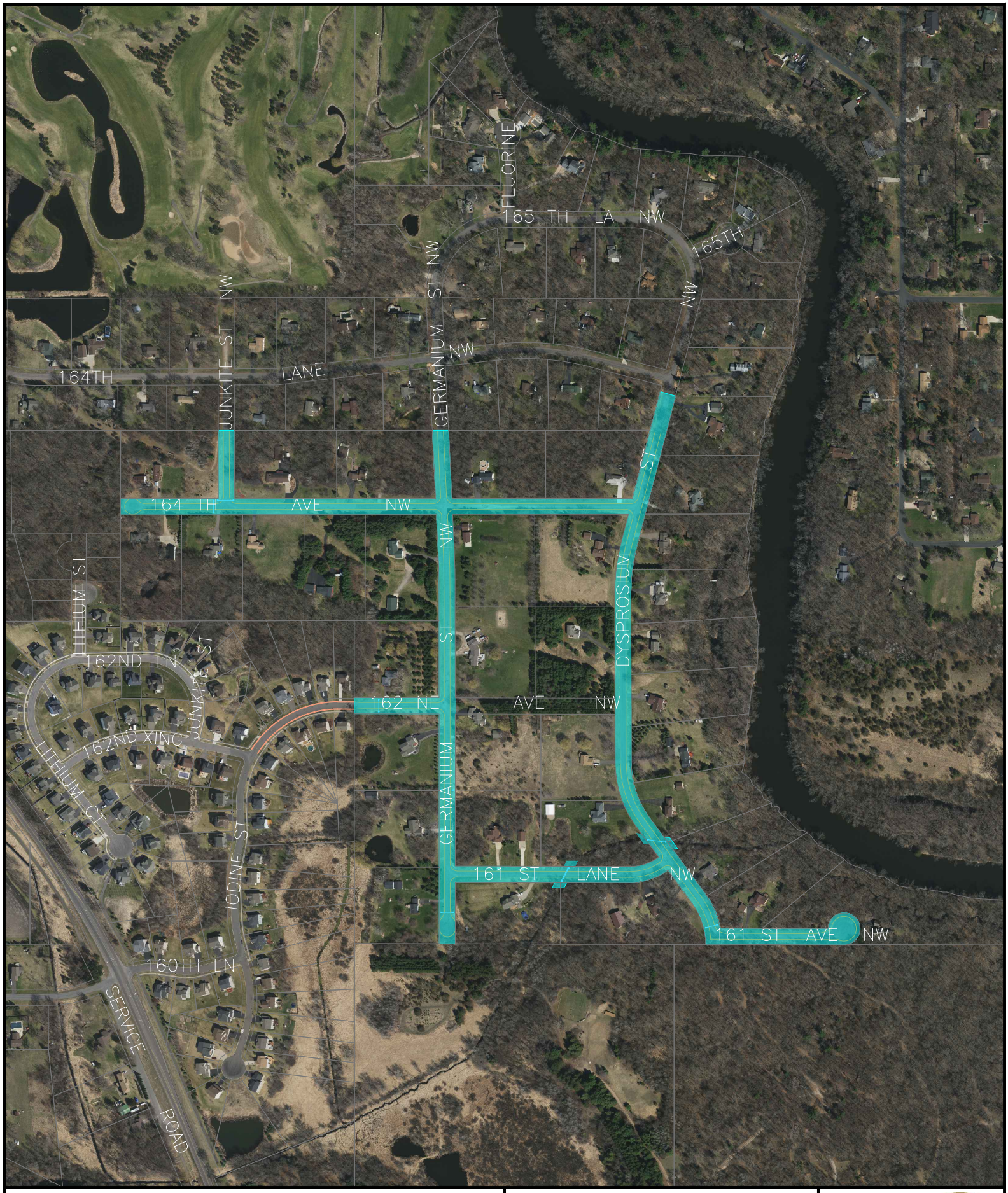
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk



IP 23-05
BARTHEL'S RUM RIVER ACRES 2ND
PROJECT SCOPE

0 500 1000 1500
SCALE (FEET)

N

City of RAMSEY

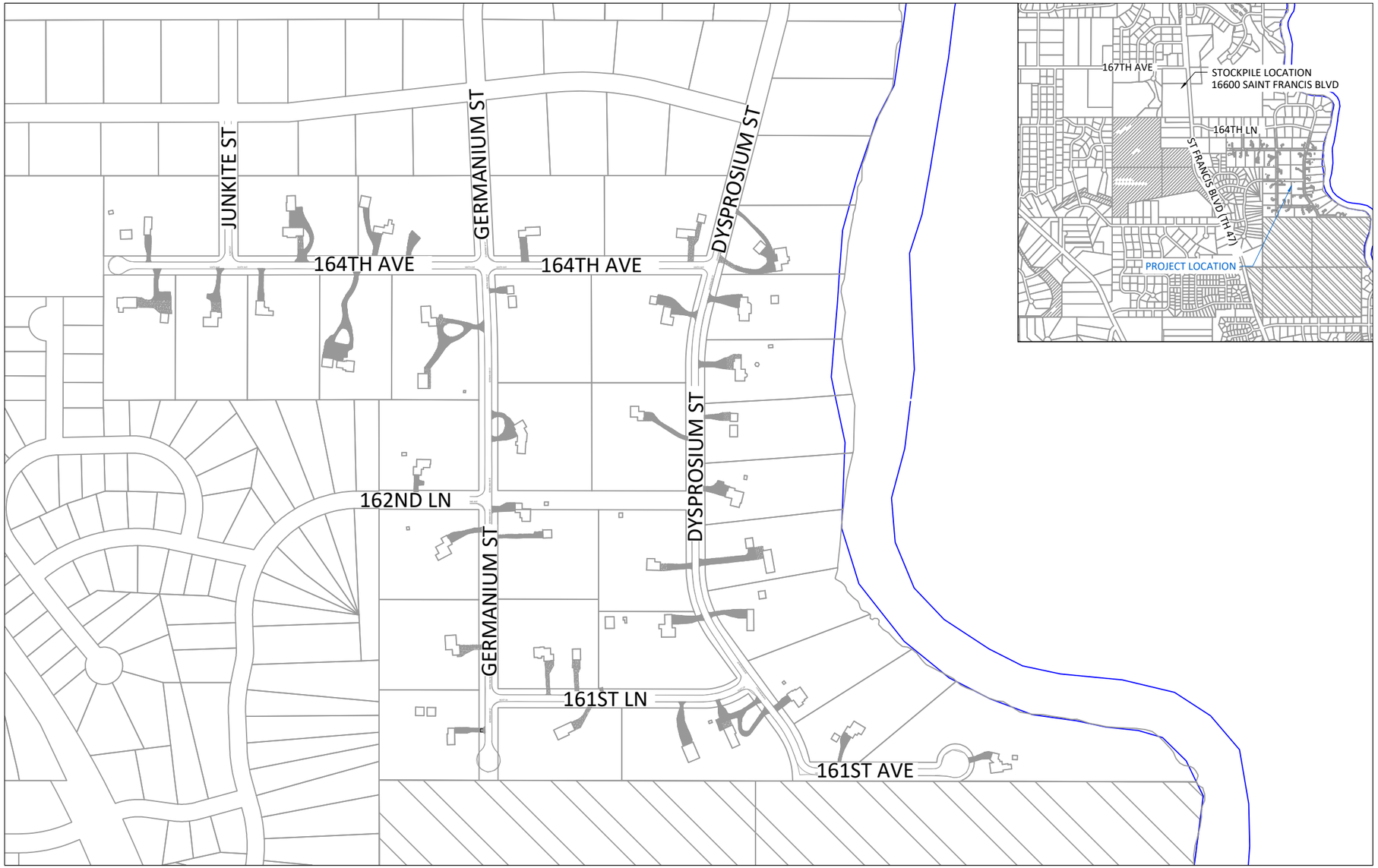
IP 23-05 Barthel's Rum River Acres 2nd
Street Segment Summary

Street Description				Street History							GPR Summary		
Street	**Segment Description**	**Length (feet)**	**Section (Urban / Rural)**	**2021 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Maint. 4**	**Maint. 5**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
161st Avenue	Dysprosium St / E CDS	606	Rural	2	1988	SC 1994	SC 2001				3.7	4.6	8.3
161st Lane	Germanium St / Dysprosium St	926	Rural	2	1988			OL 1997	SC 2001	SC 2009	3.5**	4.5**	8.0**
162nd Lane	W EOP / Germanium St	375	Rural	2	1988	SC 1994	SC 2001				3.4	4.3	7.7
164th Avenue	Germanium St / Dysprosium St	786	Rural	2	1988	SC 1994	SC 2001				3.0	4.0	7.0
164th Avenue	Junkite St / Germanium St	889	Rural	2	1988	SC 1994	SC 2001				3.0	4.0	7.0
164th Avenue	W EOP / Junkite St	433	Rural	2	1988	SC 1994	SC 2001				3.0	4.0	7.0
Dysprosium Street	161st Ave / 161st Ln	384	Rural	2	1988			OL 1997	SC 2001	SC 2009	3.5**	4.5**	8.0**
Dysprosium Street	161st Ln / 162nd Ln	665	Rural	2	1988			OL 1997	SC 2001	SC 2009	3.5**	4.5**	8.0**
Dysprosium Street	162nd Ln / 164th Ave	828	Rural	2	1988			OL 1997	SC 2001	SC 2009	3.5**	4.5**	8.0**
Dysprosium Street	164th Ave / N EOP	326	Rural	2	1988			OL 1997	SC 2001	SC 2009	3.5**	4.5**	8.0**
Germanium Street	161st Ln / 162nd Ln	698	Rural	2	1988	SC 1994	SC 2001				3.5	4.5	8.0
Germanium Street	162nd Ln / 164th Ave	822	Rural	2	1988	SC 1994	SC 2001				3.5	4.5	8.0
Germanium Street	164th Ave / N EOP	309	Rural	2	1988	SC 1994	SC 2001				3.5	4.5	8.0
Germanium Street	S EOP / 161st Ln	272	Rural	2	1988	SC 1994	SC 2001				3.5	4.5	8.0
Junkite Street	164th Ave / N EOP	321	Rural	2	1988	SC 1994	SC 2001				3.0	4.5	7.5
	Total Length	**8,640**	**1.64 mi.**										

** GPR not able to detect Agg. Base*

*** Estimated Depths, GPR not available*

CITY OF RAMSEY
BARTHELS RUM RIVER ACRES 2ND RECONSTRUCTION
CITY IMPROVEMENT PROJECT NO. 23-05



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 66 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TYPICAL SECTION
05	CITY DETAILS
06 - 07	SWPPP
08 - 16	EROSION CONTROL
17 - 25	REMOVALS
26 - 43	STREET IMPROVEMENTS
44 - 66	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CATCH BASIN - GROUT
- CATCH BASIN - RESET
- FLARED END SECTION
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- BITUMINOUS TRAIL
- REMOVE BIT PAVE
- REMOVE CONCRETE PAVE
- REMOVE GRAVEL SURFACE
- MILL BIT PAVEMENT
- RECLAIM BIT PAVEMENT
- CONSTRUCTION EXIT
- RIPRAP CLASSIII
- Easement - Drainage & Utility
- Easement - Northern Natural Gas
- Easement - Roadway
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL
- PR. CONCRETE WALK
- PR. CONCRETE
- PR. SEEDING AREA

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.

57095 LIC. NO. DATE 04/11/23

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

DATE	REVISION

SHEET 01 OF 66 SHEETS

0 200 400 600
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

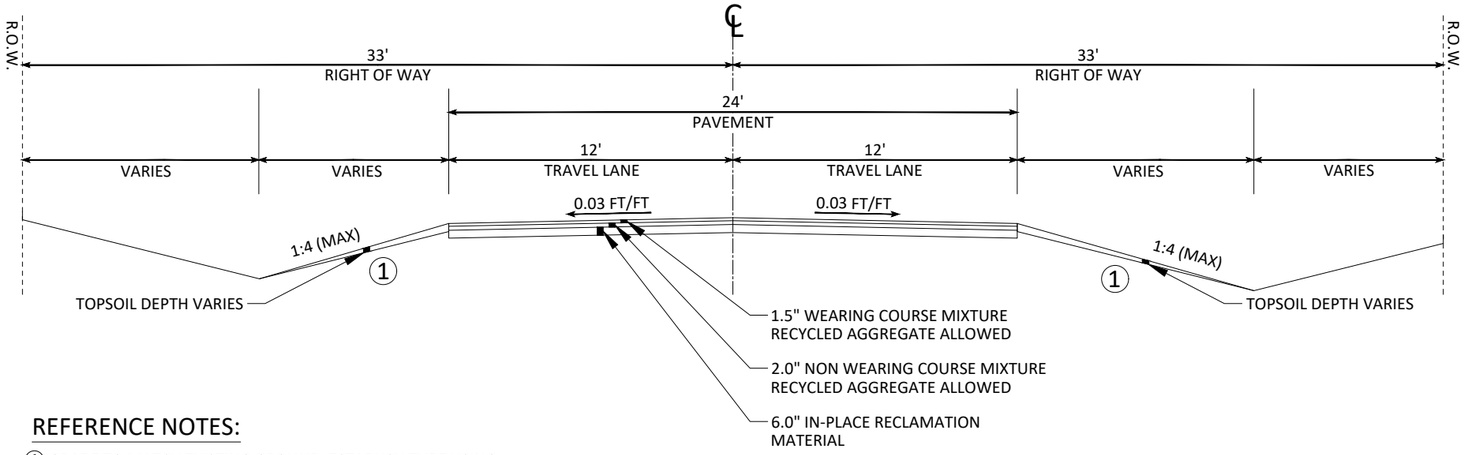
NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

Apr 11, 2023 - 10:57am
C:\Users\Czech\Documents\AutoCAD Sheet Sets\01 23-05 TITLE SHEET.dwg

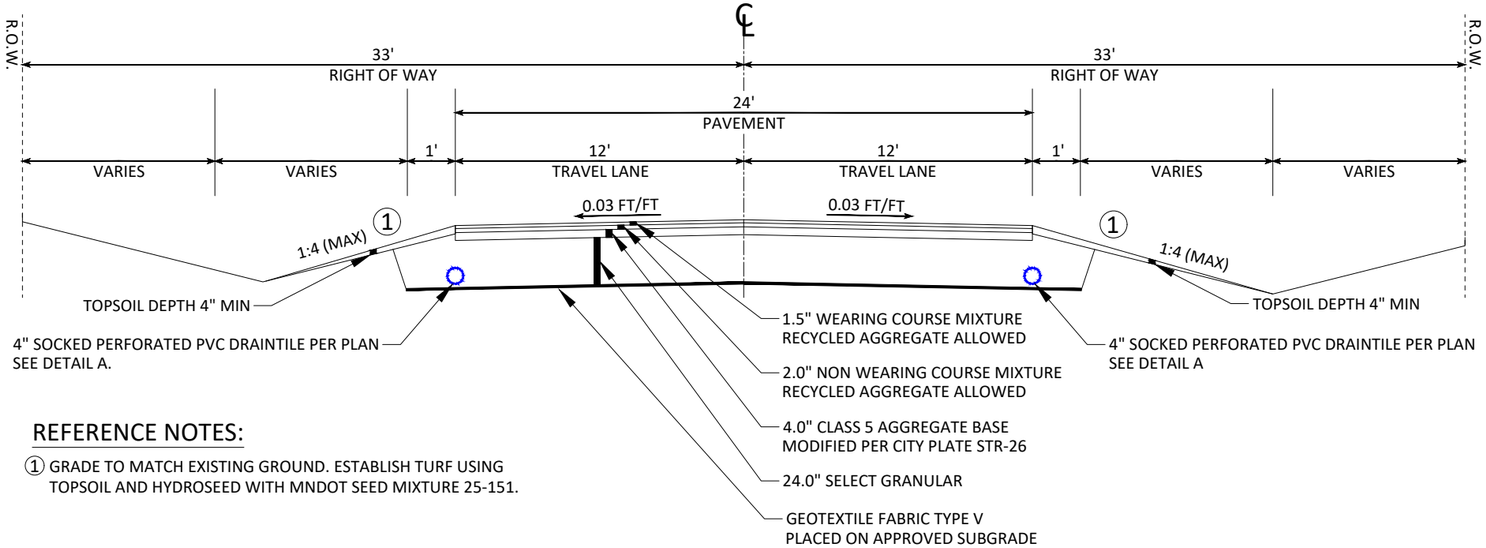
TYPICAL SECTION: RECONSTRUCTION



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

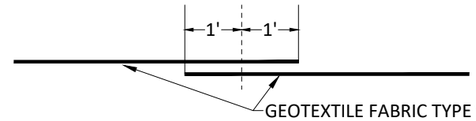
TYPICAL SECTION: SOIL CORRECTION AREA



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

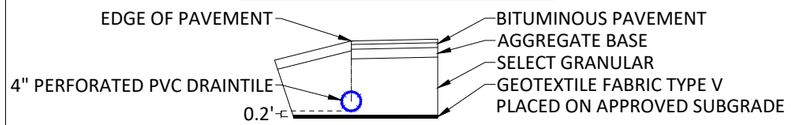
DETAIL B: GEOTEXTILE FABRIC SEAM



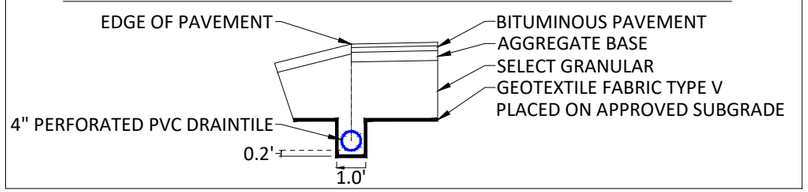
1. GEOTEXTILE FABRIC SHALL BE OVERLAPPED 2-FEET AS SHOWN.
2. THE GEOTEXTILE FABRIC MUST BE SECURED SO THAT IT IS NOT DISPLACED DURING SUBSEQUENT CONSTRUCTION. NO TRAFFIC OR CONSTRUCTION EQUIPMENT IS TO OPERATE DIRECTLY ON THE FABRIC, 1-FOOT OF SELECT GRANULAR FILL MUST BE PLACED FIRST.
3. MEASUREMENT FOR PAYMENT DOES NOT INCLUDE ALLOWANCE FOR SEAMS OR OVERLAPS.

DETAIL A: DRAINTILE INSTALLATION

TYPICAL DRAINTILE INSTALLATION



DRAINTILE INSTALLATION: DRAINTILE BELOW SELECT GRANULAR GRADE



DATE	REVISION

Apr 11, 2023 - 10:58am
C:\Users\jcoech\Documents\AutoCAD Sheet Sets\05 23-05 TYPICAL SECTION.dwg

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

Engineer Name
Date 04/11/23 Lic. No. Eng. No.

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 04/11/23
CHECKED BY:	---	FILE: 23-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

23-05 TYPICAL SECTION

BARTHELS RUM RIVER ACRES 2ND RECONSTRUCTION
CITY PROJECT NO. 23-05
CITY OF RAMSEY, MINNESOTA

CC Regular Session **5. 11.**

Meeting Date: 04/25/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-083 Amending Scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-083 amending the scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements to include the streets within the Rivenwick 3rd and Rivenwick Village subdivisions.

Background:

On December 13, 2022, the Ramsey City Council ordered the City Engineer to prepare plans and specifications for Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements. This project proposes to mill and overlay 0.61 miles of Riverdale Drive between Ramsey Boulevard and Feldspar Street.

In March of 2023, Staff received concerns from residents about the condition of 139th Lane and Jaspar Street, a loop road off of Riverdale Drive west of Feldspar Street. Staff followed up on the concerns with a site visit and noted significant pavement stripping is occurring on the streets within the Rivenwick 3rd an Rivenwick Village subdivisions. A street segment summary and pictures of the pavement conditions are attached to this case for reference.

The current 2023 through 2032 10-year Capital Improvement Program (CIP) proposes pavement mill and overlay improvement for Rivenwick 3rd and Rivenwick Village in 2025. Staff proposes to move the improvements up to 2023 and to include as part of the 2023 MSA Pavement Overlay Improvements for the following reasons:

- Pavement stripping allows the bituminous to be exposed to further damage. If not treated, the pavement conditions may worsen to the point where a mill and overlay is no longer the suitable treatment.
- By including this as a 2023 improvement, it frees up resources to patch other areas of the City during 2023 and likely 2024. Typically, once pavement stripping occurs, it will migrate to adjacent pavement.
- Because the subdivisions are immediately adjacent to Riverdale Drive, already proposed to be milled and overlaid, additional mobilization costs are avoided.
- The 2023 Neighborhood Pavement Overlay Improvements has already been bid, with bids opened April 21, 2023. Adding these subdivisions to the 2023 MSA Pavement Overlay Improvements project avoids delays in starting or a change or to the 2023 Neighborhood Overlay Improvements. The 2023 Neighborhood Overlays are proposed to be substantially complete by June 30, 2023.
- The CIP proposes funding these improvements from Pavement Management Funds in 2025. The same funds would be used, just moved up to 2023.

Proposed Schedule:

- May 23, 2023 City Council approve plans & authorize advertisement for bids
- May 26; June 2, 2023 Advertisement for bids
- June 19, 2023 Bid opening
- June 27, 2023 City Council award contract to lowest responsible bidder
- July 10, 2023 Approximate start of construction
- Sep 1, 2023 Substantial Completion

Notification:

If Council amends the scope of the 2023 MSA Pavement Overlay Improvements to include the Rivenwick 3rd and Rivenwick Village subdivisions, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City Improvement webpages with the most current project information, which will also be updated.

Observations/Alternatives:

Observations:

Rivenwick Village includes two existing pedestrian ramps not up to current ADA standards which require additional topographic survey. Staff proposes to complete the additional topographic survey required to reconstruct the pedestrian ramps to current ADA standards in-house.

Staff feels combining these subdivisions with the 2023 MSA Improvements will have an overall cost savings for the City by avoiding potentially 2-3 seasons of pothole patching maintenance. At the same time, this allows maintenance crews to focus their efforts in different neighborhoods.

Alternatives:

Alternative #1 – Motion to adopt Resolution #23-083 amending the scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements to include the streets within the Rivenwick 3rd and Rivenwick Village subdivisions.

Funding Source:

Funding for the improvements within Riverdale Drive right of way is proposed to come from a combination of Municipal State Aid funds and Storm Sewer Utility Funds. Improvements within the Rivenwick 3rd and Rivenwick Village subdivisions is proposed to come from a combination of Pavement Management Funds and Storm Sewer Utility Funds.

CIP Level Estimates:

Subdivision	**MSA Funds**	**PM Funds**	**Storm Sewer Funds**	**Total**
Riverdale Drive (Ramsey Blvd / Feldspar St)	$190,625		$19,063	$209,688
Rivenwick 3rd		$61,200	$6,120	$67,320
Rivenwick Village		$102,000	$10,200	$112,200
Funding Totals	*$190,625*	*$163,200*	*$35,383*	***$389,208***

Recommendation:

Staff recommends adopting Resolution #23-083 amending the scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements to include the streets within the Rivenwick 3rd and Rivenwick Village subdivisions.

On April 18, 2023, the Public Works Committee recommended City Council approval of adopting Resolution #23-083 amending the scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements to include the streets within the Rivenwick 3rd and Rivenwick Village subdivisions.

Action:

Adopt Resolution #23-083 amending the scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements to include the streets within the Rivenwick 3rd and Rivenwick Village subdivisions.

Attachments

Res 23-083
23-06 Project Scope - Revised
23-06 Street Summary - Revised

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/20/2023 11:21 AM
Brian Hagen	Brian Hagen	04/20/2023 12:49 PM
Form Started By: Joe Feriancek		Started On: 04/17/2023 02:01 PM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-083

RESOLUTION AMENDING SCOPE OF IMPROVEMENT PROJECT #23-06, 2023 MSA PAVEMENT OVERLAY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) street segments in 2023 as identified within the 2023 – 2032 Capital Improvement Program; and

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, the current 2023 through 2032 10-year Capital Improvement Program (CIP) proposes pavement mill and overlay improvement for Rivenwick 3rd and Rivenwick Village in 2025. Staff proposes to move the improvements up to 2023 and to include as part of the 2023 MSA Pavement Overlay Improvements, and

WHEREAS, City Staff has the capacity to prepare plans and specifications for Improvement Project #23-06, 2023 MSA Pavement Overlay 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 adding streets within Rivenwick 3rd and Rivenwick Village subdivisions to Improvement Project #23-06, 2023 MSA 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:

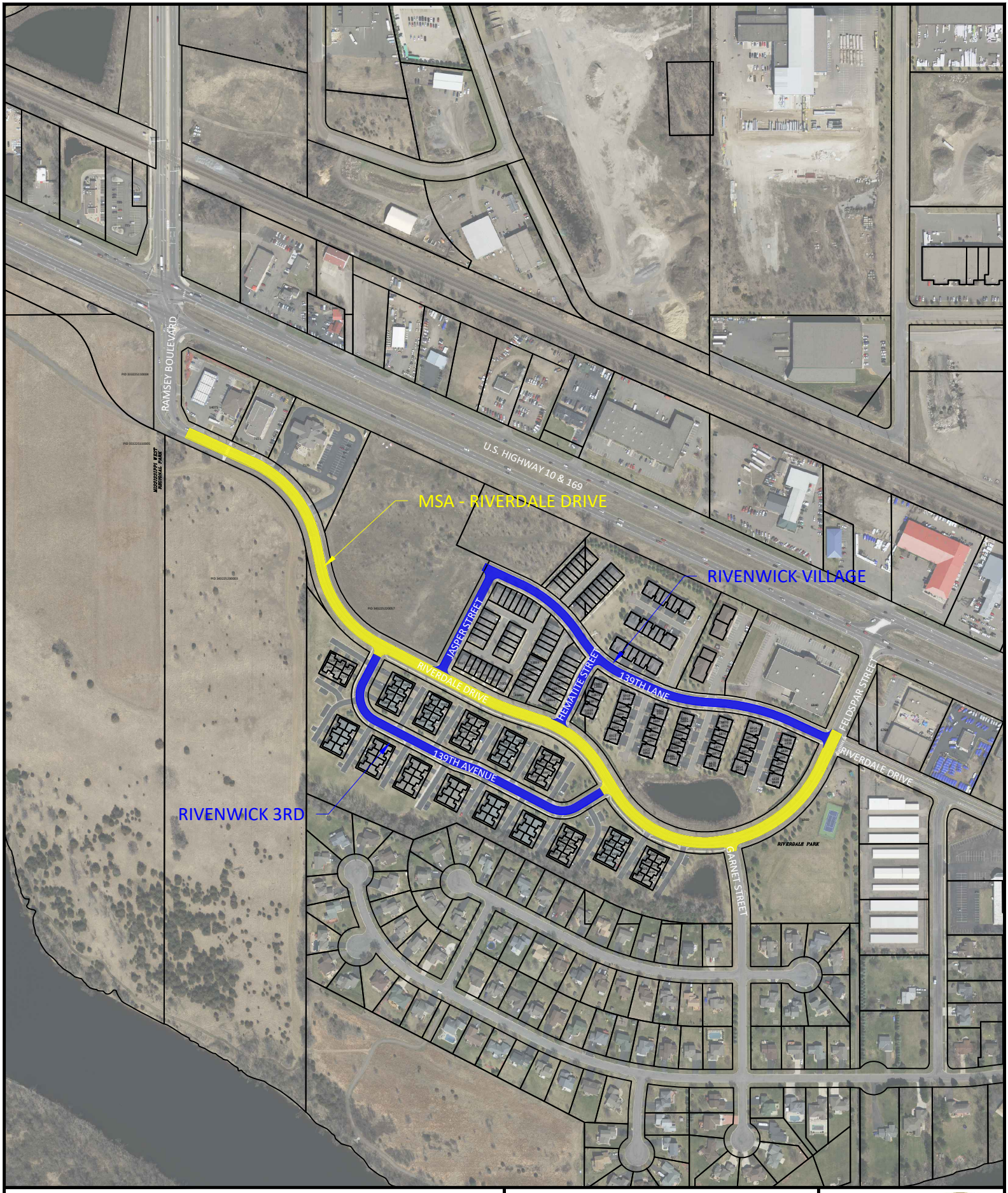
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk



IP 23-06
2023 MSA PAVEMENT OVERLAY
PROJECT SCOPE

0 1/12 1/6 1/4
SCALE (FEET)

N

City of RAMSEY

IP 23-06 2023 MSA Pavement Overlay Improvements
Street Segment Summary - Revised 4/11/2023

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2021 PASER	Year Built	Maint. 1	Maint. 2	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA	Riverdale Drive	Ramsey Blvd / Garnet St	2702	Urban	Conc.	8	2003	SC 2009	SC 2018	4.0	5.6	9.6
	Riverdale Drive	Garnet St / Feldspar St	544	Urban	Conc.	8	1992	SC 1999	SC 2018	4.0	6.0	10.0
Rivenwick 3rd	139th Avenue	Riverdale Dr / Riverdale Dr	1277	Urban	Conc.	8	2003	SC 2009	SC 2016	3.5*	4.0*	7.5*
Rivenwick Village	139th Lane	Hematite St / Jaspar St	487	Urban	Conc.	8	2004	SC 2009	SC 2018	3.5*	4.0*	7.5*
	139th Lane	Riverdale Dr / Hematite St	939	Urban	Conc.	8	2004	SC 2009	SC 2018	3.5*	4.0*	7.5*
	Hematite Street	Riverdale Dr / 139th Ln	268	Urban	Conc.	8	2004	SC 2009	SC 2018	3.5*	4.0*	7.5*
	Jaspar Street	Riverdale Dr / 139th Ln	432	Urban	Conc.	8	2004	SC 2009	SC 2018	3.5*	4.0*	7.5*
2023 MSA Overlay Total Length			6649	1.26 mi.				* GPR data not available, depth per as-built plans				

CC Regular Session **5. 12.**

Meeting Date: 04/25/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-085 Authorizing Request for Quotation for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution#23-085 authorizing request for quotation for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

Background:

Previously pavement markings were completed on a 7-year cycle as part of the annual seal coat improvements project. Since the City suspended the seal coat program indefinitely in 2019, pavement markings are only triggered on Municipal State Aid (MSA) streets during reconstruction and pavement overlay improvements. The current 2023 – 2032 Capital Improvement Program (CIP) includes an annual MSA Pavement Marking Improvements project to perform pavement markings on a 7-year cycle, outside of reconstructions and pavement overlays.

Pavement markings are a critical component of driver and pedestrian safety, and are a required maintenance operation per MSA rules and standards.

A total of 7.36 miles of public streets segments is proposed to receive pavement marking improvements in 2023. These street segments were selected based on age since last treatment and the next proposed trigger for a treatment (i.e. seasons until a street reconstruction or pavement overlay).

If authorized, Staff will send the request for proposals to firms known to preform this work. The proposed schedule for this work is to occur in June of 2023. This allows the pavement marking improvements to occur after crack seal improvements, completion by June 2, 2023, and before anticipated pavement rejuvenator improvements, which are anticipated to occur July of 2023.

Plans for the 2023 MSA Pavement Marking Improvements are proposed to be prepared in-house as part of Staff's normal duties. The overall project map and street segment summary is attached to this case for reference.

Notification:

Staff does not mail letters to property owners for pavement marking improvements since the work occurs quickly and has little to no impact to the traveling public or abutting properties. Mailing notices would therefore incur additional project costs with little to no public benefit. Instead, the Engineering department will maintain a project webpage, which will be updated as new information is made available throughout the project.

Observations/Alternatives:

Alternatives:

Motion to adopt Resolution#23-085 authorizing request for quotation for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

Funding Source:

Funding for these services would come from Municipal State Aid Maintenance Funds.

Staff has completed a detailed engineer's estimate, with construction costs totaling $76,472.75.

Recommendation:

Staff recommends adopting Resolution #23-085 authorizing requests for quotes for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

On April 18, 2023, the Public Works Committee recommended City Council approval of authorizing requests for quotes for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

Action:

Motion to adopt Resolution#23-085 authorizing request for quotation for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

Attachments

Res 23-085

23-13 Title Sheet

23-13 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/20/2023 11:24 AM
Brian Hagen	Brian Hagen	04/20/2023 12:50 PM
Form Started By: Joe Feriancek		Started On: 04/17/2023 02:08 PM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-085

RESOLUTION AUTHORIZING REQUST FOR QUOTATION FOR 2023 MSA PAVEMENT MARKING IMPROVEMENTS, IMPROVEMENT PROJECT #23-13

WHEREAS, visible pavement marking is a critical component of driver and pedestrian safety and are a required maintenance operation per MSA rules and standards; and

WHEREAS, the 2023 – 2032 Capital Improvement Program includes an annual MSA Pavement Marking Improvements project to perform pavement markings on a 7-year cycle, outside of reconstructions and pavement overlays; and

WHERAS, the city Staff has the capacity to prepare plans and specifications for Improvement Project #23-13, 2023 MSA Pavement Marking Improvements; and

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 orders the City Engineer to request quotations for constructing said 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 25th

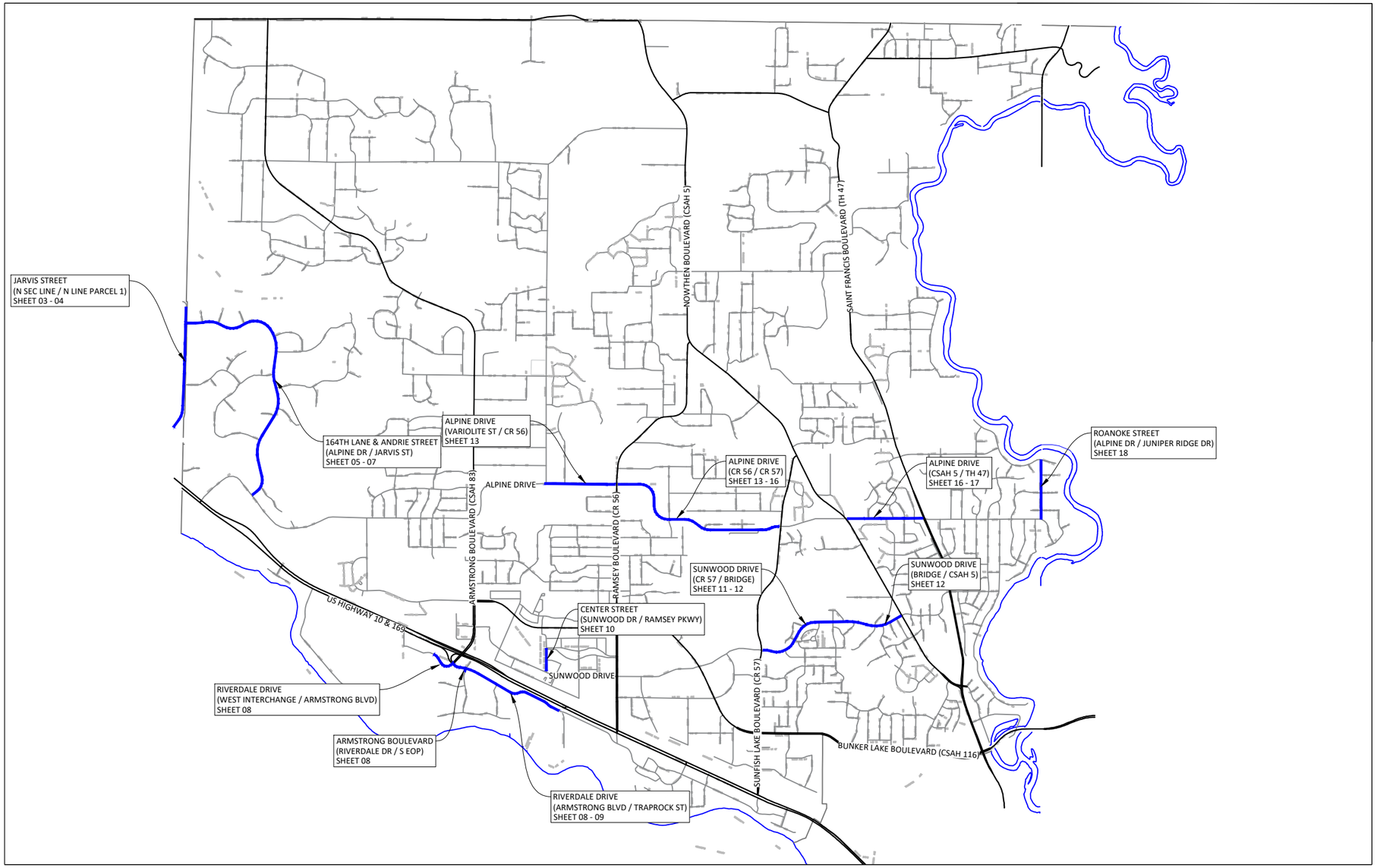
day of April, 2023.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 23-13



0 50 100 150
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC
Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 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 18 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03 - 07	PAVEMENT MARKING PLAN - JARVIS STREET & ANDRIE STREET
08 - 09	PAVEMENT MARKING PLAN - RIVERDALE DR & ARMSTRONG BLVD
10	PAVEMENT MARKING PLAN - CENTER STREET
11 - 12	PAVEMENT MARKING PLAN - SUNWOOD DRIVE
13 - 17	PAVEMENT MARKING PLAN - ALPINE DRIVE
18	PAVEMENT MARKING PLAN - ROANOKE STREET

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 04/16/23

DATE	REVISION

Apr 16, 2023 - 10:55am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Pavement Marking\2023 Pavement Marking\Plan Drawings\23-13 Title Sheet.dwg

IP 23-13 2023 MSA Pavement Marking Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (miles)	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	2023 - 2032 CIP
MSA	164th Lane & Andrie Street	Alpine Dr / Jarvis St	1.90	1985	RC 2016	CS 2019			n/a
MSA	Alpine Drive	CSAH 5 / TH 47	0.56	1980	OL 2002	SC 2009			RC 2032
MSA	Alpine Drive	CR 56 / CR 57	1.34	1991	OL 2011 / 2012	CS 2019			OL 2031
MSA	Alpine Drive	Variolite St / CR 56	0.50	1983	OL 2002	SC 2007	SC 2014		RC 2031
MSA	Armstrong Boulevard	Riverdale Dr / South E.O.P.	0.06	1981	RC 2014	CS 2020			n/a
MSA	Center Street	Sunwood Dr / Ramsey Pkwy	0.17	2015	CS 2022				n/a
MSA	Jarvis Street	N Sec Line / N Line Parcel 18-32-0002	0.40	1974	RC 2015	CS 2022			n/a
MSA	Riverdale Drive	West Arm. Interchange / Armstrong Blvd	0.26	2015	CS 2022				n/a
MSA	Riverdale Drive	Armstrong Blvd / Traprock St	0.64	1981	RC 2014	CS 2022			n/a
MSA	Roanoke Street	Alpine Dr / Juniper Ridge Dr	0.42	1987	OL 2011	CS 2020			n/a
MSA	Sunwood Drive	CR 56 / Bridge	0.84	1996	OL 2016	CS 2019			n/a
MSA	Sunwood Drive	Bridge / CSAH 5	0.27	1992	OL 2014	CS 2022			n/a
		2023 Pavement Marking Total Miles	**7.36**						

CC Regular Session **5. 13.**

Meeting Date: 04/25/2023

Submitted For: Stephanie Hanson, Community Development

By: Stephanie Hanson, Community Development

Information

Title

Adopt Resolution #23-086, Suspending Grass Height Enforcement of Section 30.3 of City Code in Support of No-Mow-May

Purpose/Background:

Council member Woestehoff and Council member Howell drafted Resolution #23-086 in support of a temporary exception to City Code Section 30-3 (10), Public Nuisance, allowing homeowners to grow grass in their backyards taller than eight inches during the month of May. Insects, especially bees, serve a significant and critical role as pollinators of plants, including agricultural plants. The ideal pollinator-friendly habitat is one comprised of plant species such as wildflowers, grasses, vines, shrubs and trees blooming in succession throughout the growing season. The formative period for establishment of pollinators and other insect species, songbirds and other wildlife depends on the late spring/early summer as the plants emerge from dormancy. "No Mow May" encourages property owners to limit lawn mowing practices, so early season foraging resources are available for pollinators.

For the duration of the month of May, the City of Ramsey will suspend the enforcement of City Code, Section 30-3 (10), Public Nuisance, to delay homeowner lawn-care practices until June, allowing pollinator species to emerge and early flowering grasses which may exceed the established ordinance height restrictions. This is to promote and educate the community about pollinators and pollinator-supporting habitat.

Recommendation:

Staff recommends adopting Resolution #23-086 Suspending Grass Height Enforcement of Section 30.3 of CIty COde in Support of No-Mow-May

Action:

Motion to adopt Resolution #23-086 Suspending Grass Height Enforcement of Section 30.3 of City Code in Support of No-Mow-May

Attachments

Resolution #23-086 No-Mow-May

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:46 PM
Form Started By: Stephanie Hanson		Started On: 04/17/2023 01:41 PM
Final Approval Date: 04/20/2023		

Councilmember_____ introduced the following resolution and moved for its adoption:

RESOLUTION #23-086

RESOLUTION SUSPENDING GRASS HEIGHT ENFORCEMENT OF SECTION 30.3 OF CITY CODE, IN SUPPORT OF NO-MOW-MAY

WHEREAS, the City of Ramsey is supportive of a temporary exception to City Code, Section 30-3 (10), Public Nuisance, allowing homeowners to grow grass in their backyards taller than eight inches during the month of May; and

WHEREAS, insects, especially bees, serve a significant and critical role as pollinators of plants including agricultural plants; and

WHEREAS, the ideal pollinator-friendly habitat is one comprised of mostly native wildflowers, grasses, vines, shrubs, and trees blooming in succession throughout the growing season; and

WHEREAS, the formative period for establishment of pollinator and other insect species and the many songbirds and other urban wildlife species that depend upon them occurs in late spring and early summer as they emerge from dormancy and require flowering plants as crucial foraging habitat; and

WHEREAS, '"No Mow May" is a community science initiative that encourages property owners to limit lawn mowing practices during the month of May to provide early season foraging resources for pollinators that emerge in the spring, especially in urban landscapes when few floral resources are available; and

WHEREAS, the City of Ramsey would like to increase pollinator-friendly habitat by encouraging pollinator-friendly lawn-care practices on their own properties for the month of May during this formative period.

NOW, THEREFORE BE IT RESOLVED, that the City of Ramsey recognizes No Mow May to actively promote and educate the community about the critical period of pollinator emergence, generation of crucial pollinator-supporting habitat and early spring foraging opportunities.

BE IT FURTHER RESOLVED, that for the duration of the month of May, the City of Ramsey shall suspend the enforcement of City Code, Section 30-3 (10), Public Nuisance, and voluntarily delay homeowner lawn-care practices until June, allowing pollinator species to emerge and early flowering grasses which may result in ground-cover exceeding established ordinance height restrictions, and; that during the month of May, the City of Ramsey shall not issue citations for excess grass height.

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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 14.**

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #23-087 Approving 2023 Construction Materials Testing Services Proposal

Purpose/Background:

The City of Ramsey requires assistance with materials testing services for all 2023 improvement projects and private developments. American Engineering Testing (AET) satisfactorily performed these same services for the City in 2022. AET submitted the attached proposal to perform the same services in 2023.

Funding Source:

Costs for these services will be paid through dedicated project funds for each project the services are require for.

Recommendation:

City Staff reviewed AET's proposal and found it to be very similar to last year's proposal, both in terms of services provided and fees charged for these services. Staff therefore recommends approving AET's 2023 Construction Materials Testing Services Proposal.

The City Attorney reviewed said proposal and approved it as to legal form.

Action:

Motion to adopt Resolution #23-087 approving American Engineering Testing's 2023 Construction Materials Testing Services Proposal.

Attachments

Resolution 23-087

AET 2023 Professional Services Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:55 PM
Form Started By: Bruce Westby		Started On: 04/18/2023 09:15 AM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-087

RESOLUTION APPROVING CONSTRUCTION MATERIALS TESTING SERVICES PROPOSAL FROM AMERICAN ENGINEERING TESTING

WHEREAS, the City of Ramsey requires assistance with materials testing services for all 2023 improvement projects and private developments; and

WHEREAS, American Engineering Testing satisfactorily performed these same services for the City of Ramsey in 2022; and

WHEREAS, American Engineering Testing submitted a proposal to perform the same services in 2023; and

WHEREAS, City Staff reviewed said proposal and finds it to be reasonable and satisfactory; and

WHEREAS, the City Attorney reviewed said proposal and approved it as to legal form.

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

1) The City Administrator is hereby authorized and directed to execute said proposal 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

January 23, 2023

City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, Minnesota 55303

Attn: Bruce Westby, PE – City Engineer

RE: 2023 Professional Services Agreement
Various Projects
Ramsey, Minnesota

Dear Mr. Westby:

American Engineering Testing (AET) is pleased to provide engineering consultation and construction materials testing as requested for 2023 Ramsey Street and Utility. These services will be performed in accordance with the attached 2023 Professional Service Agreement.

I appreciate the opportunity to provide our services to the City of Ramsey and I look forward to building a lasting relationship for years to come. If you have any questions regarding the service agreement presented, please contact me.

Sincerely,
American Engineering Testing



Nicholas D. Collette
Project Manager / Engineer I
ncollette@teamAET.com
Cell: (651) 470-4110

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

2023 Ramsey Street and Utility Construction/Improvements Projects
Ramsey, Minnesota

	Unit Cost
Personnel Rates	
Principal Engineer	$230.00 per hour
Senior Engineer	$190.00 per hour
Engineer II	$165.00 per hour
Engineer I / Project Manager	$146.00 per hour
Engineering Assistant / EIT	$139.00 per hour
Engineering Technician II (Special Inspector/MnDOT Certified)	$99.00 per hour
Engineering Techincian I	$84.00 per hour
Administrative Assistant	$75.00 per hour
Project Summary Report (Non-State Aid Projects)	$450.00 per report
Project Summary Report (State Aid Projects)	Varies
Field & Laboratory Testing - Soils & Aggregates	
Density/Moisture Relationship of Soil	
Standard Proctor (ASTM: D696)	$160.00 per test
Modified Proctor (ASTM: D1557)	$170.00 per test
Cohesive Soil Preparation	$50.00 per sample
Field Density Test	
By Nuclear Method (ASTM: D6938)	$35.00 per test
By Sand-Cone (ASTM: D1556)	$80.00 per test
MnDOT Modified Dynamic Cone Penetrometer	$55.00 per test
Moisture Content (ASTM: D2216)	$30.00 per test
Mechanical Analysis through #200 Sieve (ASTM: C136 & D1140)	$117.00 per test
Mechanical Analysis through 0.001 mm by Hydrometer Method (ASTM: D7928)	$250.00 per test
Mechanical Analysis Percent Passing #200 Sieve (ASTM: D422)	$54.00 per test
Percent Crushed (ASTM: D5821)	$190.00 per test
Fine Aggregate Angularity (ASTM: C1252)	$130.00 per test
Specific Gravity (ASTM: D854)	$158.00 per test
Organic Content of Soil (ASTM: D2974)	$100.00 per test
MnDOT Topsoil Borrow (Mechanical Analysis, Organic Content, Nutrients, pH)	$300.00 per sample
Field & Laboratory Testing - Concrete	
Slump (ASTM: C143), Temperature (ASTM: C1064), and Air Entrainment Tests (ASTM: C185)	Hourly Rates Apply
Casting, Curing (ASTM: C31), Testing (ASTM: C873) & Reporting Compressive Strength of Concrete Cylinders	
6" x 12" Cylinder	$40.00 per cylinder
4" x 8" Cylinder	$32.00 per cylinder
Securing Samples from Hardened Concrete by Coring (ASTM: C42)	Hourly Rates Apply

Table 1 - General Services Rates
2023 Ramsey Street and Utility Construction/Improvements Projects
Ramsey, Minnesota

	Unit Cost
Field & Laboratory Testing - Bituminous	
MnDOT Gyratory Mix Properties (Gyratory Density, Rice's Specified Gravity, Bituminous Extraction and Michanical Analysis of Aggregates, Fine Aggregate Angularity, and Percent Crushed)	$575.00 per sample
Marshall Density (ASTM: D6927)	$167.00 per test
Density by Gyratory Compaction (ASTM: D6925)	$210.00 per test
Bituminous Extraction and Mechanical Analysis of Aggregates (ASTM: D2172, C136 & C117)	$210.00 per test
Percent Crushed (ASTM: D5821)	$190.00 per test
Fine Aggregate Angularity (ASTM: C1252)	$130.00 per test
Rice's Maximum Theoretical Specific Gravity (ASTM: D2041)	$126.00 per test
Securing Samples from Bituminous by Coring (AASHTO T-168-03)	Hourly Rates Apply
Bituminous Field Density Test by Nuclear Method (ASTM: D2950)	$30.00 per test
Core Sample Bulk Density (ASTM: D2726)	$49.00 per core
Travel Expenses	
Trip Charge (from Albertville with 24 hour notification)	$80.00 per trip
Trip Charge (from St. Paul with less than 24 hour notification)	$135.00 per trip

2023 PROFESSIONAL SERVICE AGREEMENT
BETWEEN
CITY OF RAMSEY and AMERICAN ENGINEERING TESTING, INC.

THIS SERVICE AGREEMENT is made and entered into this _____ day of _____ 2023, by and between The City of Ramsey ("CLIENT") and American Engineering Testing, Inc., St. Paul, Minnesota ("AET").

RECITALS

CLIENT has need from time to time for various services offered by AET, including environmental services, geotechnical engineering, subsurface exploration, materials engineering, testing, forensic services and laboratory services ("Services").

This Service Agreement – Terms and Conditions ("terms and conditions") is applicable to all Services provided by American Engineering Testing, Inc. (AET). As used herein "Services" refer to the scope of Services described in the proposal submitted by AET to Client. The proposal, these terms and conditions and any appendices attached hereto shall comprise the Agreement between AET and Client for Services described in the proposal and are binding upon the Client, its successors, assignees, joint ventures and third-party beneficiaries. **AET requests written acceptance of the Agreement, but the following actions shall also constitute Client's acceptance of the Agreement: 1) issuing an authorizing purchase order, task order or service order for any of the Services, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services. Issuance of a purchase order, task order or service order by Client which contains separate terms and conditions will not take precedence or modify the terms and conditions contained in this Service Agreement.**

NOW THEREFORE in consideration of the foregoing, and the covenants contained herein, CLIENT and AET hereby mutually agree as follows:

SECTION I - SERVICES TO BE PERFORMED BY AET

A. Basic Services

1. When CLIENT requests Services for a specific project ("Project"), AET shall issue a letter proposal ("Letter Proposal") setting forth additional terms and conditions pursuant to which AET will perform the Services, e.g., the scope of Services for such Project and additional or alternate payment provisions. The Proposal is valid for thirty (30) day after such issuance to the Client. The Letter Proposal, the terms and conditions set forth in this Service Agreement and any appendices attached hereto shall comprise the Agreement between AET and CLIENT for Services for a Project and are binding upon the CLIENT, its successors, assignees, joint venturers and third-party beneficiaries.
2. Billing rates and invoicing for the Services will be in accordance with Section III of this Agreement—Payment to AET.
3. AET requests written acceptance of the Letter Proposal(s), but the following actions shall also constitute CLIENT's acceptance of the Agreement for a Project: 1) issuing an authorizing purchase order, task order or service order for any of the Services, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services.
4. The scope of Services may include, but shall not be limited to environmental services, geotechnical engineering, subsurface exploration, materials engineering, testing, forensics, and laboratory services.
5. AET shall perform its Services as an independent contractor. Except where otherwise provided in this Service Agreement, AET shall be responsible for the means and methods used in performing Services under this Service Agreement, and is not in a joint-venture with CLIENT. CLIENT or its designated representative shall coordinate AET's Services and shall facilitate the exchange of information among AET and the independent professional associates and consultants engaged by CLIENT.
6. AET will perform Services consistent with the level of care and skill normally performed by other firms in its profession at the time of the Services and in the same geographic area, under similar budgetary constraints.
7. AET shall request and obtain from CLIENT the data and information considered important for the performance of AET's Services. Documents prepared by AET and the Services will conform to applicable Federal, State, and local laws, rules, regulations, ordinances, codes, orders, and other legal requirements. AET's communications to or with CLIENT's other independent professional associates and consultants will be through or with the knowledge of CLIENT.
8. AET will contact the state "call before you dig" notification center (e.g. Gopher State One Call in Minnesota), if such an entity exists, for location information of public utilities only. AET shall have no obligation to proceed with the work until CLIENT has fully complied with all the requirements of Paragraphs 8 – 11.
9. CLIENT will mark or cause to be marked the location of all other underground utilities and structures (Facilities) that service or are located on the site. AET shall be entitled to rely upon the accuracy of all location information supplied by any source.
10. CLIENT acknowledges that location data may be incorrect or that some Facilities may not be capable of location and CLIENT fully accepts this risk and waives any claims against AET for incorrect locations or Facilities incapable of location.

11. CLIENT shall hold harmless, indemnify and defend AET from all claims, damages, losses, fines, penalties and expenses (including attorney's fees) arising out of or related to the following: a) Facilities that are not shown or vary from the locations shown on any plans or drawings, b) Facilities that are not located by or vary from the locations marked by CLIENT, governmental or quasi-governmental locator programs, or private utility locating services, or c) any other Facilities that are not disclosed or vary from locations provided by the CLIENT. The obligation to defend AET shall be independent of the obligation to indemnify and hold harmless AET and shall be with independent counsel acceptable to AET.
12. CLIENT acknowledges that, in the normal course of fieldwork, some damage to the site may occur. AET shall take reasonable precautions to minimize such damage and shall patch bore holes placed through pavement or slab areas after performance of borings. Except for the foregoing, restoration of the site shall be the responsibility of CLIENT.
13. To the extent required by law, AET shall report to CLIENT any contamination detected or of which AET becomes aware during the course of providing Services on a Project. Discovery of actual or suspected hazardous materials shall entitle AET to take immediate measures it deems necessary in its sole discretion, including regulatory notification, to protect human health and safety, and/or the environment. Further, discovery of such materials constitutes a changed condition for which CLIENT agrees to pay associated additional costs and/or which entitle AET to terminate Services on the Project.
14. Known or suspected hazardous material samples obtained by AET shall remain the property of CLIENT. AET reserves the right to return such samples to CLIENT.
15. AET shall only be responsible for safety of AET employees at the site.

B. Additional Services

Any additional Services requested by CLIENT for a Project shall be subject to the terms and conditions of this Service Agreement. A supplemental Letter Proposal may set forth the nature of the additional Services to be performed, the schedule, if appropriate, in which the Services must be completed, any variance in the amount or terms for payment for the Services from such amounts or terms set forth in an initial Letter Proposal and such other terms and conditions and appendices upon which the parties may mutually agree.

C. Change Orders

AET's proposal associated with this project provides an estimated cost for the work. If the proposal amount is a time and material estimate, or if changes occur affecting the project scope, estimated quantities, project schedule or other unforeseen conditions, AET will communicate with Client if AET's fees are approaching the proposal amount and request a change order. However, nothing in this agreement shall be construed in any way as a waiver of Client's payment to AET for services ordered under this agreement. Approval of a change order may be in writing or by electronic communication.

SECTION II - CLIENT'S RESPONSIBILITIES

A. CLIENT shall:

1. Make available to AET drawings, specifications, schedules, and other information, interpretation, and data which were prepared for or by CLIENT, or its consultants, and which CLIENT and AET consider pertinent to AET's responsibilities hereunder, all of which AET may rely upon in performing Services hereunder except as may be specifically provided in writing.
2. Provide AET information known by CLIENT concerning possible site contamination.
3. Make arrangements for safe and legal access to and make necessary provisions for AET to enter upon public and private property as required for AET to perform Services under this Service Agreement.
4. Give prompt written notice to AET whenever CLIENT observes or otherwise becomes aware of any development that in CLIENT's determination may affect the scope or timing of AET Services or any defect or non-conformance in the work of AET that may in CLIENT's determination affect the Project.
5. Advise AET of the identity of other independent professional associates or consultants participating in the design or construction administration of this part of the Project and the scope of such third-party services.
6. Be responsible for the safety of CLIENT's employees at the work site.

SECTION III - PAYMENT TO AET

A. General (Annual Schedule Rate)

Except as described in Paragraph B of this Section III, CLIENT shall compensate AET for all Services at rates set forth on AET's standard fee schedule in effect in the year in which Services are provided. CLIENT acknowledges receipt of AET's current standard fee schedule or the fees included in the Letter Proposal. AET's then-current standard fee schedule is available upon CLIENT's request.

B. Specific Projects

Any variance from AET's standard fee schedule or terms of payment shall be as set forth in the Letter Proposal attached hereto or any additional or supplemental Letter Proposal issued by AET and accepted by CLIENT.

C. General

1. If CLIENT disputes any matter or information contained in an AET invoice for the Services, CLIENT shall so notify AET within fifteen (15) days of receipt of the AET invoice. If CLIENT fails to notify AET of any dispute to an invoice within fifteen (15) days, invoices will be deemed accepted by CLIENT, and no longer subject to dispute.
2. Invoices for Services will be processed, and payments made by CLIENT to AET within thirty (30) days of the date of receipt of invoice.
3. Service charges for unpaid invoices shall be imposed at the rate of 1.5% per month or the highest rate permissible by law, whichever is less.
4. CLIENT shall indemnify and hold AET harmless for all costs of collection of unpaid invoices, including reasonable attorneys' fees.

SECTION IV - GENERAL CONSIDERATIONS

A. Personnel and Timing

1. AET has, or will secure, qualified personnel, equipment, and facilities to complete the Services it agrees to provide pursuant to this Service Agreement.
2. No Services will commence until written notice to proceed is given to AET by CLIENT.
3. The Services shall be commenced and carried out in accordance with a schedule which AET and CLIENT shall agree upon. The time and compensation within which AET shall perform its services shall be extended and/or adjusted for delays caused by acts of God or other circumstances beyond the control of AET.

B. Project and Agreement Changes

The terms of this Service Agreement or a Letter Proposal may be changed only by the written mutual consent of CLIENT and AET.

C. Termination

Either CLIENT or AET may terminate this Service Agreement without cause by giving thirty (30) days' prior written notice to the other party of such termination and specifying the effective date of termination. In such event, copies of documents, data, reports, work papers, studies, drawings, maps, models, and photographs prepared by AET shall become the property of CLIENT. AET retains the right to maintain a complete file in its archiving system. This Service Agreement may be terminated by either party for material breach, including without limitation, failure by CLIENT to pay invoices, upon seven (7) days written notice to the other party. Regardless of the reasons for termination or the party electing termination, CLIENT shall pay AET for all work performed pursuant to this Service Agreement prior to the effective date of termination and for costs incurred as a result of any early termination, including demobilization and reporting costs to complete the file. CLIENT's use of AET's work for any purpose other than that set forth in a Letter Proposal shall be unauthorized by AET, at CLIENT's sole risk and shall constitute CLIENT's waiver of any obligation by AET to indemnify CLIENT pursuant to Section IV, paragraph H, following.

D. Records

1. Fiscal records of AET pertinent to AET's compensation and payments under this Agreement will be kept in accordance with standard accounting practices.
2. AET shall maintain all original records (fiscal and other) and design calculations on file in legible form for a period of not less than two (2) years.
3. AET's records and design calculations will be available at AET's office at reasonable business hours upon reasonable notification for examination and audit if required.

E. Insurance

1. AET maintains insurance with coverage and limits shown below. AET will furnish certificates of insurance to CLIENT upon request.
2. AET maintains the following insurance coverage and limits of liability:

Workers' Compensation	Statutory Limits
Employer's Liability	$100,000 each accident $500,000 disease policy limit $100,000 disease each employee
Commercial General Liability	$1,000,000 each occurrence $1,000,000 aggregate
Automobile Liability	$1,000,000 each accident
Professional/Pollution Liability Insurance	$1,000,000 per claim $1,000,000 aggregate

3. Commercial General Liability insurance will include coverage for Products/Completed Operations extending one (1) year after completion of AET's services, Property Damage including Completed Operations, Personal Injury, and Contractual Liability insurance applicable to AET's indemnity obligations under this Agreement.
4. Automobile Liability insurance shall include coverage for all owned, hired and non-owned automobiles.
5. Professional Liability Insurance is written on a claims-made basis and coverage will be maintained for one (1) year after completion of AET's services. Renewal policies during this period shall maintain the same retroactive date.
6. **To the extent permitted by applicable state law, and upon Client's signing of the proposal, which includes these Terms and Conditions, and return of the same to AET, or Client provided forms of acceptance as defined in Section 1.1; Client and Owner shall be named an "additional insured" on AET's Commercial General Liability Policy (Form CG D4 14, which includes blanket coverage for Products/Completed Operations and on a Primary and Non-Contributory basis). Client and Owner shall also be named an "additional insured" on a Primary and Non-contributory basis on AET's Automobile Liability Policy (Form CA T4 74). Any other endorsement, coverage or policy requirement shall result in additional charges.**
7. AET will maintain in effect all insurance coverage required by this Service Agreement at its sole expense, provided such insurance is reasonably available, with insurance carriers licensed to do business in the state in which the Project is located and having a current A.M. Best rating of no less than A minus (A-). Such insurance shall provide for thirty (30) days prior written notice to CLIENT for notice of cancellation or material limitations for the policy or ten (10) days' notice for non-payment of premium.
8. AET reserves the right to charge CLIENT for AET's costs for additional coverage requirements unknown on the date of the Letter Proposal.

F. Mediation

1. Except for enforcement of AET's rights to payment for Services rendered or to assert and/or enforce its lien rights, including without limitation assertion and enforcement of mechanic's lien rights and foreclosure of the same, (including costs of collection and reasonable attorneys' fees) CLIENT and AET agree that any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party.
2. Unless CLIENT and AET mutually agreed otherwise, mediation shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association. The mediator shall be acceptable to both parties and shall have experience in construction matters.
3. The parties shall share the mediator's fee and any filing fees equally. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

G. Mutual Waiver of Consequential Damages

Except as specifically set forth herein and to the extent permitted by applicable law, Client and AET waive against each other, and each other's officers, directors, members, subcontractor, agents, assigns, successors, partners, and employees any and all claims for or entitlement to special, incidental, indirect, punitive, or consequential damages arising out of, resulting from, or in any way related to the services provided by AET under this Service Agreement. This mutual waiver of consequential damages includes, but is not limited to, the following: loss of profits; loss of revenue; rental costs/expenses incurred; loss of income; loss of use of property, equipment, materials or services; loss of opportunity; loss of rent; loss of good will; loss of financing; loss of credit; diminution of value; loss of business and reputation; loss of management or employee productivity or the services of such persons; increased financing costs; cost of substitute facilities; cost of substitute goods/property/equipment; cost of substitute services; and/or cost of capital. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's

termination of this Service Agreement in accordance with the provisions of the Service Agreement and related Documents and shall survive any such termination.

H. Limitation of Liability

In order to offer AET's Services at a reasonable price, AET limits its liability to CLIENT and anyone claiming through CLIENT for any claims resulting from Services provided pursuant to this Agreement. CLIENT agrees that in no event shall AET or its agents or employees be liable to CLIENT, any holder of any real property interest in the real property on which the project is located, or anyone claiming through CLIENT, for (1) incidental, indirect, special or consequential damages, or (2) any damages whatsoever resulting from personal injury, death, damage to or loss of use of property, or loss of profits, resulting from the performance of or non-performance of the Services, negligent acts, errors or omissions, even if the possibility of such damage was foreseeable. CLIENT agrees that the liability of AET and its agents and employees hereunder is limited solely to CLIENT's direct damages and in no event shall it exceed the amount of the stated insurance limits (stated in Section E – Insurance).

I. Indemnification

1. AET agrees to indemnify CLIENT from and against liability resulting from AET's negligent performance of the Services, subject to any limitations, other indemnifications or other provisions CLIENT and AET have agreed to in writing.
2. CLIENT agrees to indemnify AET from and against liability resulting from CLIENT's, CLIENT's Contractors/Subcontractors or other third parties' negligent conduct, including without limitation the owner of any interest in the real property on which the Project is located, subject to any limitations, other indemnifications or other provisions CLIENT and AET have agreed to in writing.
3. AET's indemnification is limited to costs for loss or damage caused by its failure to meet the standard of care and only to the extent of its negligence.
4. AET will not accept any obligation to defend CLIENT other than to meet the standard of care. If a court of competent jurisdiction rules that defense is implied or if required by law, AET's obligation for the cost of defense is only to the extent due to AET's negligent acts, errors or omissions.

J. Non-Solicitation

Each party to this Agreement (a "Party") agrees that it will not encourage, induce, or actively solicit any employee of the other party to leave their employment for any reason, provided that neither Party is precluded from (a) hiring any such employee who has been terminated by a Party or its subsidiaries prior to commencement of employment discussions between a Party and such employee, or (b) soliciting any such employee by means of a general advertisement or through an employment agency that does not specifically pursue the employee, or (c) hiring employees or former employees of the other Party who contact the Party on its own accord. This Non-Solicitation provision shall be effective and enforceable for six (6) months following termination of this Agreement.

K. Unionization

AET represents that its employees and personnel providing Services under this Agreement are non-union personnel and that the fees to be charged for the Services are calculated accordingly. In the event that AET is required to provide unionized personnel for performance of the Services, AET reserves the right to charge an appropriate fee increase or to terminate this Service Agreement on three (3) days written notice to CLIENT and CLIENT agrees that AET shall not be liable for any penalties or costs charged or incurred by CLIENT, and CLIENT's successors, assignees, joint-venturers, contractors and subcontractors, or any other parties involved with the Project for claims, liabilities, damages or consequential damages directly or indirectly related to AET's fee increase, termination of the Service Agreement or failure to perform the Services. This reservation of right on the part of AET represents only a reflection of additional costs anticipated to be incurred by AET in connection with assigning unionized personnel to the Project and shall not be considered either approval nor disapproval of unions in general or the use of collective bargaining agreements.

L. Posting of Notices on Employee Rights

Effective June 21, 2010, prime contracts with a value of $100,000 or more and signed by federal contractors on projects with any agency of the United States government must comply with 29 CFR Part 471, which requires physical posting of a notice to employees of their rights under Federal labor laws. The required notice may be found at *29 Code of Federal Regulations Part 471, Appendix A to Subpart A*. The regulation also has a "flow-down" requirement for subcontractors under the prime agreement for subcontracts with a value of $10,000 or more. AET requires strict compliance of its subcontractors working on federal contracts subject to this regulation. The regulation has specific requirements for location of posting and language(s) for the poster.

M. Severability

Any provisions of this Service Agreement later held to violate a law or regulation shall be deemed of no force and effect, and all remaining provisions shall continue in force; provided, however, CLIENT and AET will in good faith attempt to replace an invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing the intent of the original provision.

N. Governing Law

This Service Agreement, the Letter Proposal(s) and any appendices or amendments to either shall be construed, and the rights of the parties shall be determined, in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, this Agreement is herewith executed effective the date and year first above written by the undersigned, who are authorized representatives of Client and AET.

CLIENT:	**American Engineering Testing, Inc.**
By:_____	By:_____
Type or Printed Name:_____	Type or Printed Name:_____
Title:_____	Title:_____
Date Signed:_____	Date Signed:_____
Address and Phone:	American Engineering Testing, Inc. 550 Cleveland Avenue North St. Paul, MN 55114 Telephone: 651.659.9001

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
AMERICAN ENGINEERING TESTING, INC.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
550 CLEVELAND AVE. N..

Requester's name and address (optional)

6 City, state, and ZIP code
ST. PAUL, MN 55114

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	1	–	0	9	7	7	5	2	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 1/1/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

AMERCON-12 KREYNOLDS1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/8/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 20443386 Hub International Great Plains 245 E. Roselawn Avenue Suite 31 Saint Paul, MN 55117-1940	CONTACT NAME: Ann Ross PHONE (A/C, No, Ext): (651) 288-5137 FAX (A/C, No): (651) 286-0560 E-MAIL ADDRESS: ann.ross@hubinternational.com
INSURED AMERICAN CONSULTING SERVICES INC AMERICAN ENGINEERING TESTING INC AMERICAN PETROGRAPHIC SERVICES INC 550 CLEVELAND AVE N ST PAUL, MN 55114-1804	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : The Phoenix Insurance Company — 25623 INSURER B : The Travelers Indemnity Company of America — 25666 INSURER C : Travelers Property Casualty Company of America — 25674 INSURER D : The Travelers Indemnity Company — 25658 INSURER E : Continental Casualty Company — 20443 INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			P630539K8896PHX23	1/1/2023	1/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			8102L6457122343G	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			CUP3K2260092343	1/1/2023	1/1/2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB9H9151012343G	1/1/2023	1/1/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	PROF/POLL LIABILITY			ECH254066939	1/1/2023	1/1/2024	EACH CLAIM	10,000,000
E	RETRO: 070287			ECH254066939	1/1/2023	1/1/2024	AGGREGATE	15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RENEWALS: contracts@teamAET.com

CERTIFICATE HOLDER

ILLUSTRATION CERTIFICATE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

J. Craig McNulty

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CC Regular Session **5. 15.**

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #23-088 Approving Purchase of Vactor Trailer

Purpose/Background:

The adopted 2023 - 2032 Capital Improvement Program includes a request to purchase a Vactor trailer. See attached CIP sheet 165. As noted in the justification section of the CIP sheet, the Vactor trailer would be used in areas where use of the current large Vactor/jetter truck would not be practical, such as in back yards, off-road storm water systems, etc. The Vactor/jetter truck is not able to be driven off-road.

The Vactor trailer can also be used to pothole utilities for emergency utility locates and sign post installations.

If a Vactor trailer is equipped with a boiler it can also be used to thaw frozen culverts, sewer pipes, and catch basins. These are common issues in the Spring when we start to receive rains and much of the infrastructure in or on the ground is still frozen. When catch basins, culverts and sewer lines are frozen, runoff from rain or snowmelt will seek the path of least resistance, which is often onto private property. These property owners may then call the City asking what can be done to keep runoff from the street from flowing into their property.

When the Vactor trailer purchase request was added to the 2023 - 2032 CIP, a boiler was not included. However, in order to use this equipment for thawing sewer pipes, culverts and catch basins, a boiler is needed. The price obtained from the State Contract includes a boiler.

Attached are two brochures providing additional details on this piece of equipment.

Funding Source:

The cost for this piece of equipment as identified on sheet 165 of the 2023 - 2032 CIP is $121,500. The current cost for this piece of equipment through the State Contract is $145,428. As noted earlier, one reason for the increased cost is due to the addition of a water boiler for use in thawing sewer pipes, catch basins and culverts, which was not previously included. The other primary reason is increased material costs.

Funding for this purchase at the State Contract price is proposed to come from the Storm Water Utility Fund per attached sheet #165 of the 2023 - 2032 Capital Improvement Program.

Recommendation:

Staff recommends purchasing the Vactor trailer for reasons noted herein.

On April 18, 2023, the Public Works Committee recommended City Council approval to purchase the Vactor trailer.

Action:

Adopt Resolution #23-088 approving purchase of Vactor trailer.

Attachments

Resolution 23-088
2023-2032 CIP Sheet 165
Two Page Brochure
Trifold Brochure

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 02:12 PM
Form Started By: Bruce Westby		Started On: 04/18/2023 09:19 AM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-088

RESOLUTION APPROVING PURCHASE OF VACTOR TRAILER

WHEREAS, the adopted 2023 - 2032 Capital Improvement Program (CIP) includes a 2023 capital equipment request to purchase a Vactor trailer; and

WHEREAS, on April 18, 2023, the Ramsey Public Works Committee received information on this capital equipment request and recommended City Council approval to purchase the Vactor trailer in 2023; and

WHEREAS, Council approval is requested to purchase the requested Vactor trailer in 2023.

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

1) The Ramsey City Council hereby authorizes the City Engineer/Public Works Director to purchase the Vactor trailer in 2023, 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Capital Improvement Program

2023 *thru* 2032

City of Ramsey, Minnesota

Project # PW-733

Project Name Vactor Trailer

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $121,500

Description

A new purchase. Not a replacement

Justification

The vactor trailer would be used in areas where use of current large vactor/jetter truck would not be practical, such as back yards, off-raod storm water systems, etc. Can also be used to pothole for emegency utility locates and sign post installations.

Expenditures	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Furnishings/Equipment	121,500										121,500
Total	**121,500**										**121,500**

Funding Sources	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Storm Water Utility Fund	121,500										121,500
Total	**121,500**										**121,500**

TRUVAC TRXX

MAXXIMUM PRODUCTIVITY VERSATILITY CAPABILITY



TRUVAC.COM PHONE: 800.627.3171 SERVICE: 877.342.5374

EASY TO LEARN. EASY TO OPERATE. EASY TO MAINTAIN.

The TRUVAC TRXX vacuum excavator is a compact trailer with the power and features required at a variety of job sites to perform a wide range of tasks. This non-destructive hydro excavation trailer is portable and versatile and ideal for a broad range of applications.

CAPABILITIES

- Hydro Excavation
- Vacuum Excavation
- Potholing/Daylighting to locate underground utilities
- Keyholing for HDD installations
- Slot Trenching
- Cleanup of flood water, drilling spoils, catch basins, construction sites
- Valve box repairs
- Removal of non-hazardous liquids

FEATURES

- 600 - 1,000 cfm blower
- 49-64 hp diesel Kubota engine
- Easy 1-2-3 operation
- Easy to maintain
- Easy access to key operating components
- Standard wireless remote with multi functions
- Wireless remote includes “Dig and Unclog” function

EASY AS 1-2-3

Simple, clearly labeled, bi-lingual control panel.

1. Start engine
2. Select lights
3. Engage dig mode



REMOTE CONTROL

The TRUVAC TRXX wireless remote activates all functions, including a “Dig and Unclog” feature. The optional boom is also controlled with the remote’s directional keypad.



‘DIG AND UNCLOG’

Productivity on the job is aided by TRXX’s standard remote with ‘Dig and Unclog” function. No more walks from the worksite back to the trailer to unclog the hose.



TRXX™ SPECS

SPOILS TANK: 500 or 800 gallons

FRESHWATER TANK: 200 or 400 gallons

VACUUM SYSTEM: 600 cfm or 1,000 cfm

WATER PUMP: 5 gpm @ 3,000 psi

BOOM: Optional strong arm or hydraulically operated boom

FILTRATION: Standard 5 micron final filter, optional cyclone filtration



Specifications are general and subject to change without notice. If exact measurements are required, equipment should be weighed and measured. Delivered equipment may not necessarily match that shown, based on selected options.

Effective 02/22 P/N 300278

TRUVAC TRXX

MAXXIMUM PRODUCTIVITY VERSATILITY CAPABILITY



TRUVAC.COM PHONE: 800.627.3171 SERVICE: 877.342.5374

EASY TO LEARN.
EASY TO OPERATE.
EASY TO MAINTAIN.

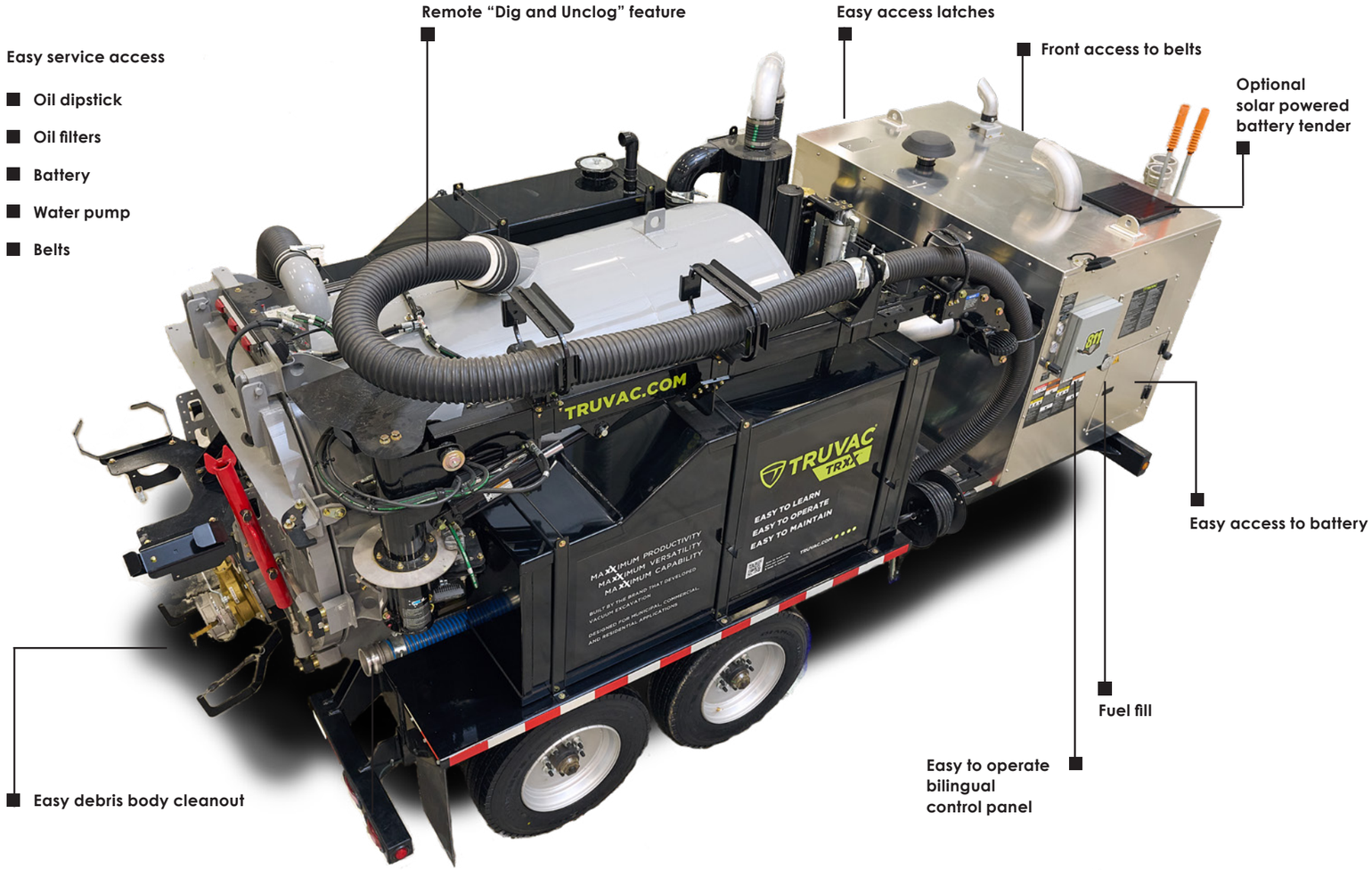
The TRUVAC TRXX vacuum excavator is a compact trailer with the power and features required at a variety of job sites to perform a wide range of tasks. This non-destructive hydro excavation trailer is portable and versatile and ideal for a broad range of applications.

Our network of dealers and service centers have expansive coverage, to sell and service TRUVAC machines across the United States and Canada.

When it comes to quality engineering, innovation and reliable service, no other vacuum excavators can match TRUVAC. For more information about our products, services, and rental programs please visit **TRUVAC.COM**.

FEATURES

- 600 - 1,000 cfm blower
- 49-64 hp diesel Kubota engine
- Easy 1-2-3 operation
- Easy to maintain
- Easy access to key operating components
- Standard wireless remote with multi functions
- Wireless remote includes “Dig and Unclog” function



TRUVAC® TRXX™

THE TRAILER-MOUNTED VACUUM EXCAVATOR THAT WORKS WHERE YOU DIDN'T KNOW YOU COULD

EASY AS 1-2-3

Simple, clearly labeled, bilingual control panel

1. Start engine
2. Select lights
3. Engage dig mode

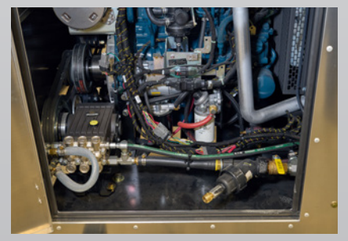


EASY TO MAINTAIN

- Easiest debris body cleanout in the industry
- Easy to maintain
- Easy access to operating components



Easy access to service panel



Easy access to maintenance items



Optional solar powered battery tender



VERSATILITY IN THE FIELD

The TRUVAC TRXX vacuum excavator has an extensive list of applications for municipal, commercial, and residential tasks.

UNDERGROUND UTILITY APPLICATIONS

- Potholing or daylighting to locate and verify underground utility locations
- Keyholing for horizontal directional drilling (HDD) installations
- HDD mud removal
- Slot trenching for new underground infrastructure installation

LANDSCAPING APPLICATIONS

- Planting trees
- Setting fence posts
- Removing gravel
- Removing mulch

PLUMBING APPLICATIONS

- Uncovering cleanout ports
- Installing cleanout port
- Septic tank lid uncovering
- Waterline repairs
- Service repair and replacement
- Lead water pipe replacement
- Emergency digs
- Slot trenching

PERFORMANCE

The TRUVAC TRXX vacuum excavator is available in two sizes, both are offered with optional cyclone filtration. Also available with a boom option.

TRUVAC is proud to offer custom solutions to meet your exact needs.

Built by the brand that developed vacuum excavation. Designed for municipal, commercial, and residential applications.

SERVICE & SUPPORT

The quality of our equipment is matched by the quality of our service and support after the sale.

Our experts are committed to helping you get the most from your vac equipment so you can focus on getting the job done right. Parts and service centers at the ready to keep you up and running.

Expert consultation and training for optimal equipment use, safety and maintenance. Cloud-based access 24/7 to technical information, parts bulletins and warranty information.

Performance Specifications	TRXX 500	TRXX 800
Debris Capacity	500 gallon/1800 liters	800 gallon/3028 liters
Water Capacity (standard)	200 gallons / 757 liters	400 gallons / 1514 liters
Engine	49-64 hp Kubota	49-64 hp Kubota
Blower	600 / 1000 cfm	600 / 1000 cfm
Vacuum Rating	15" Hg	15" Hg
Water Pump Volume	5 gpm / 19 lpm	5 gpm / 19 lpm
Water Pump Pressure	3000 psi / 207 bar	3000 psi / 207 bar
Length	243 inches / 6.17 meters	269 inches / 6.83 meters
Width	98 inches / 2.49 meters	98 inches / 2.49 meters
Height	103 inches / 2.62 meters	103 inches / 2.62 meters
Weight (empty)	9,000 lbs / 4733 kg	10,000 lbs / 4536 kg
Trailer GVWR	14,000 lbs / 6350 kg	20,000 lbs / 9072 kg

Effective 02/22 P/N # 300277

© 2022 Truvac Manufacturing

CC Regular Session **5. 16.**

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #23-091 Approving Change Order #3 for Improvement Project #23-03, Armstrong Boulevard and Alpine Drive Roundabout Improvements

Purpose/Background:

Due to a market shortage of 12-inch Ductile Iron Pipe (DIP) watermain and the short construction schedule allowed for Anoka County's Armstong Boulevard/CSAH 83 & Alpine Drive roundabout Improvements project, the contractor for this project, North Pine Aggregate, Inc., requests that the City approve Change Order #3 allowing 12-inch Polyvinyl Chloride (PVC) watermain to be substituted for 12-inch DIP watermain.

Funding Source:

Prices include all equipment, labor and miscellaneous items required to perform this work. North Pine Aggregate has submitted a price which was approved by MnDOT. The price shown on Change Order #3 is the price that will be honored by the contractor, which will save the City $3,847.50 in Water Funds.

Recommendation:

Staff recommends approving Change Order #3.

Action:

Adopt Resolution #23-091 Approving Change Order #3 for Improvement Project #23-03, Armstrong Boulevard and Alpine Drive Roundabout Improvements

Attachments

Resolution 23-091

Change Order #3

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 02:14 PM
Form Started By: Bruce Westby		Started On: 04/19/2023 01:57 PM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-091

RESOLUTION APPROVING CHANGE ORDER NO. 3 FOR IMPROVEMENT PROJECT #23-03, ARMSTRONG BOULEVARD AND ALPINE DRIVE ROUNDABOUT IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #22-120 adopted May 24, 2022, the City of Ramsey entered into a Joint Powers Agreement to define the respective costs and responsibilities of both parties for the proposed roundabout improvements at the intersection of Alpine Drive and Armstrong Boulevard/County State Aid Highway 83; and

WHEREAS, due to a shortage of 12-inch Ductile Iron Pipe (DIP) watermain and the short construction schedule allowed for this project, North Pine Aggregate, Inc. requests that the City approve Change Order #3 allowing 12-inch Polyvinyl Chloride (PVC) watermain to be substituted for 12-inch DIP watermain.

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

1) The Ramsey City Council hereby authorizes the City Engineer/Public Works Director to execute Change Order No. 3 for Improvement Project #23-03, Armstrong Boulevard and Alpine Drive Roundabout 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

STATE AID FOR LOCAL TRANSPORTATION
CHANGE ORDER

Rev. February 2018

SAP	002-683-006	MN Project No.:	0223 (061)	Change Order No.	3

Project Location	CSAH 83 (Armstrong Blvd) & Alpine Drive		
Local Agency	Anoka County Highway Dept	Local Project No.	
Contractor	North Pine Aggregate, Inc	Contract No.	C0009790
Address/City/State/Zip	14551 Lake Drive Columbus, MN 55025		
Total Change Order Amount $	-$3,847.50		

The City Engineer has determined, the item 2504.603 12" WATERMAIN DUCTILE IRON CL 52 shall be removed and replaced with item 2504.603 12" PVC WATERMAIN. The reason for this change is due to product / item availability of ductile iron pipe and the short timeline of this project.
Prices shall include all equipment, labor and miscellaneous items required to perform this work. Payment for this work will be made by negotiated unit prices shown in Estimate of Costs and in accordance with MNDOT Specification 1904. North Pine Aggregate has submitted a price and approved by MnDOT contract Estimating.

Estimate Of Cost: *(Include any increases or decreases in contract items, any negotiated or force account items.)*

**Group/funding Category	Item No.	Description	Unit	Unit Price	+ or – Quantity	+ or – Amount $
3	2504.603	12" WATERMAIN DUCTILE IRON CL 52	LF	$108.50	-(513)	-($55,660.50)
3	2504.603	12" PVC WATERMAIN	LF	$101.00	513	$51,813.00
					Net Change this Change Order	- $3,847.50

Group/funding category is required for federal aid projects

Due to this change, the contract time: *(check one)*

(X) Is NOT changed	( ) May be revised as provided in MnDOT Specification 1806
( ) Is Increased by _____ Working Days ( ) Is Decreased by _____ Working Days	( ) Is Increased by _____ Calendar Days ( ) Is Decreased by _____ Calendar Days

Approved by City of Ramsey: _____ Date: _____
Print Name: _____ Phone: _____

Approved by Project Engineer: _____ Date: _____
Print Name: Chris Osterhus _____ Phone: (763) 324-3189 ___

Approved by Contractor: _____ Date: _____
Print Name: _____ Phone: _____

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding _X_ Local funds

District State Aid Engineer: _____ Date: _____

CC Regular Session **5. 17.**

Meeting Date: 04/25/2023

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #23-093 Installing Boulevard Trees for the Barren Side of Sunwood Drive in The COR

Purpose/Background:

Street trees provide many environmental and community benefits, including beautification of urban areas, and creating shady sidewalks for pedestrians. Sunwood Drive is essentially Ramsey's 'main street', with boulevard trees, sidewalk, streetscape and irrigation installed on alternating halves of the approximately one mile arterial roadway in 2008. Planting trees on the opposite side sooner than later, will minimize the disparity in the height and canopy size of essentially a decade and a half differential in planting times for these new proposed trees.

Planting the trees in 2023, versus waiting years for individual parcels to develop along Sunwood will lesson the future visual lopsidedness of boulevard trees along Ramsey's most prominent street. Completing the trees on both sides of this street (west of Center Street) would also improve the overall aesthetic in this area of the downtown, improve property values there, and will have traffic-calming benefits. The installation of the trees and irrigation will also reduce the future streetscape costs for private developers for sites that abut Sunwood Drive—thus for the parcels the city would sell, there is an additionally theoretical increase in land sales value due to the established trees.

It may be reiterated here, that this proposed project only includes trees and irrigation; the future sidewalk, landscape, outdoor furnishings (benches, trash receptacles, etc.) are not envisioned with this project—these would be installed as individual development occurs on Sunwood Drive.

In 2022 the Public Works Committee authorized staff to issue a Request for Proposal to ascertain the costs for the proposed tree and irrigation project. The attached RFP details the scope of this work, and also parses the potential project into a Base Bid for the boulevard trees that abuts the city-owned property, and an Add Alternate for the trees in the right-of-way adjoining privately owned land. This was also at the direction of the PWC.

Observations/Alternatives:

While the whole of The COR is half built out, it may be many years before all of the parcels along 'main street' are developed—the 15-year disparity in tree sizes (2008 to 2023) will be noticeable if the trees are planted as this case discusses. If the streetscape trees are only planted as each private development is competed along Sunwood Drive, the tree size differences would likely be dramatic.

In following through on the PWC's direction to issue an RFP; Anderson Irrigation, Fair's Nursery, Great Northern Landscapes and Grove Nursery were invited to bid on a Base Bid and an Add Alternate for the project, with the following proposals received:

Contractor	Base Bid	Add Alternate
Anderson Irrigation	**$45,639**	$51,785
Great Northern Landscapes	$50,015	$56,045

Funding Source:

The funding source is the Community Forestry Fund 0233.4608 which has a present balance of $76,730.

Recommendation:

On April 18th, 2023 the Public Works Committee recommended proceeding with the Base Bid planting only at this time of $45,639 (plus $850 for grass seed and fertilization).

Action:

Motion to Adopt Resolution #23-093 authorizing the installation of boulevard trees and irrigation along Sunwood Drive from, at a not-to-exceed amount of $47,000.

Attachments

RFP

Appendix plan view

Scope of work and tree size comparison

CIP

Illustrative Benefits

2018 Tree Report

Development Plan

Resolution 23-093

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:57 PM
Form Started By: MaryJo Warner		Started On: 04/19/2023 10:29 AM
Final Approval Date: 04/20/2023		

REQUEST FOR PROPOSAL

PROPOSALS MUST BE RECEIVED BY:
4:00 PM on Monday, March 27th, 2023

E-mail to: mwarner@cityoframsey.com
Mary Jo Warner
763-433-9820

Procure and Plant 42 *or* 78 B & B Trees, with corresponding Design-build Irrigation System for Sunwood Drive NW



N

Base Bid ↑

Add Alternate ↓



PROPOSAL SPECIFICATIONS

Provide and plant trees, and provide and install irrigation system as follows:

I/We agree to furnish all trees, materials, labor and incidentals to perform the work below.

- Mobilization, deliver and plant, B & B trees approximately 60" back of curb in the locations shown in the attached plan view document (Appendix).
- A mandatory pre-construction meeting shall occur at the job with the City and the Contractor's on-site supervisor.
- Each tree shall have no less than ½ cubic yard 'Plaisted's Growers Mix' incorporated into the parent soil immediately surrounding each tree, at a rate of 25% Plaisted's soil to 75% native or parent soil.
- All trees shall be staked or paint-located in the ROW, approximately 40' O.C. by the contractor, and then verified/approved by a City representative.
- Trees shall be thoroughly watered-in upon planting, and kept sufficiently moist by the Contractor until acceptance of the irrigation system by the City.
- Trees shall be individually approved for planting on site by the City upon visual inspection—no park grade trees permitted, nor any defects in the trunk will be approved.
- The root flare shall be properly located level with the top of the B-style curb, even if the ground level slopes down and away from back of curb. It is not anticipated that any soil generated from the tree planting excavations will be hauled away—rather, this sand may be evenly spread parallel to the curb line to level the ROW where the tree planting is to take place.
- After the correct placement and planting depth is approved by the city representative, a 4' diameter circle of 'mink mulch' wood chips shall be placed around each tree, 3" to 4" in depth.
- All trees shall be warranted for a period of 18 months following installation and acceptance by the City.

- **Base Bid** tree planting shall include the following trees at a minimum 2.5 diameter, with Elms (only) a minimum of 3" dbh:
  6, Swamp White Oak
  6, Red Oak
  6, Heritage River Birch (single stem)
  6, Accolade Elm
  And 6 trees each (18 trees), of three of the following species;
  Bur Oak
  Sentry Linden
  Expresso Kentucky Coffee Tree
  Street Keeper Locust
  Sienna Glenn Maple

- **Add Alternate** tree planting shall include the following trees at a minimum 2.5 diameter, with Elms (only) a minimum of 3" dbh:
  6, Swamp White Oak
  6, Heritage River Birch (single stem)
  6, Expresso Kentucky Coffee Tree
  6, Accolade Elm
  And 6 trees each (12 trees), of two of the following species;
  Bur Oak
  Sentry Linden
  Street Keeper Locust
  Sienna Glenn Maple

- This Request for Proposal shall be a not-to-exceed amount, for the irrigation component, and numbers of trees to be planted. If upon field staking, it is determined that the tree count (of 42 or 36) can not 'fit' in the corresponding street blocks, the tree(s) shall be planted by the Contractor elsewhere in the downtown area, without the corresponding irrigation component. The Contractor must include within his/her quote any time or materials necessary and incidental to complete the work in a professional and quality manner. **There will be no Change Orders.**

- Key points of the design-build irrigation are noted on the 7 page appendix and may not be to scale—The relevant notes germane to this RFP are in color (many notes in black and white are carried forward in the plan view drawing from a previous project). All irrigation components shall be staked or located for field verification and approval by the city.
- The Base Bid irrigation main line is in place and consists of a 2" PVC pressurized pipe 32" to 48" below grade *approximately* 8' to 10' north of the curb line.
- The Add Alternate CL200 2" PVC main line shall be provided by the Contractor and installed 1.5' to 2' feet deep, approximately 1' foot back of curb.
- There shall be one Acclima decoder and one Hunter PROS valve per block A, B, and C for three total decoders and valves for the Base Bid. There shall be one Acclima decoder and one Hunter PROS valve per block D and E for two total decoders and valves for the Add Alternate blocks.
- Each block shall be served by 40 psi MP pop-up pressure regulating heads. The spray pattern shall be 5' x 30' with an approximate 20% overlap between heads (maximum spacing of 21' to 24' feet). Each zone line shall be connected to the main line with a 1" poly pipe. Each pop-up shall be connected to the zone line with 'funny pipe'.
- There shall be one surge protector in the Base Bid block and another in the Add Alternate block, or more frequency *if* the Acclima manufacturing specifications call for it. There shall be one 8' foot ground rod 5/8" diameter every 500' feet or less, and located within 24" of each decoder. The ground rod shall be connected by a #6 or # 10 copper wire.
- Each decoder and valve shall be in a green, 21" by 15" NDS 'jumbo' irrigation box blocked and secured to industry standards.
- The Acclima 2-wire system shall include a 14 gauge (blue or orange) jacketed wire.
- The contractor shall work with the City to program decoders, valves, with the Base Bid, and Add Alternate blocks on-site, following irrigation component installation. The Acclima CS3500 Installation Checklist (included in the Appendix) shall be consulted as part of part of project acceptance (where applicable), including also that spray patterns do not overlap curbing or street pavement.

Work and Staging Areas:

Confine work activities to the immediate project area, and approved traffic control and signage shall be employed for all vehicles, equipment and persons within Sunwood

Drive. Contactor is responsible for protecting pavement edge at the street from breaking and damage. No construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

A dumpster is not anticipated to be needed on site, and no construction related disposal is to be placed in the trash receptacles along Sunwood Drive.

Warranty/Guarantee:
The Contractor warrants and guarantees to the Owner that all Work will be of good quality and free from faults or defects for 18 months and in accordance with this RFP. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

Specification References:

- Plaisted's Grower's Mix

https://plaistedccompanies.com/horticultural-mixes/

Plaisted Companies
INCORPORATED

P.O. Box 332 • 11555 205th Avenue NW • Elk River, MN 55330 U.S.A.
www.plaistedccompanies.com
Tel 763.441.1100 • Fax 763.441.7782

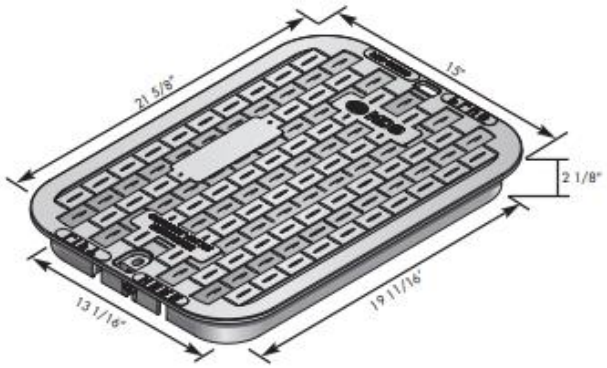
NDS
One source. Many solutions.

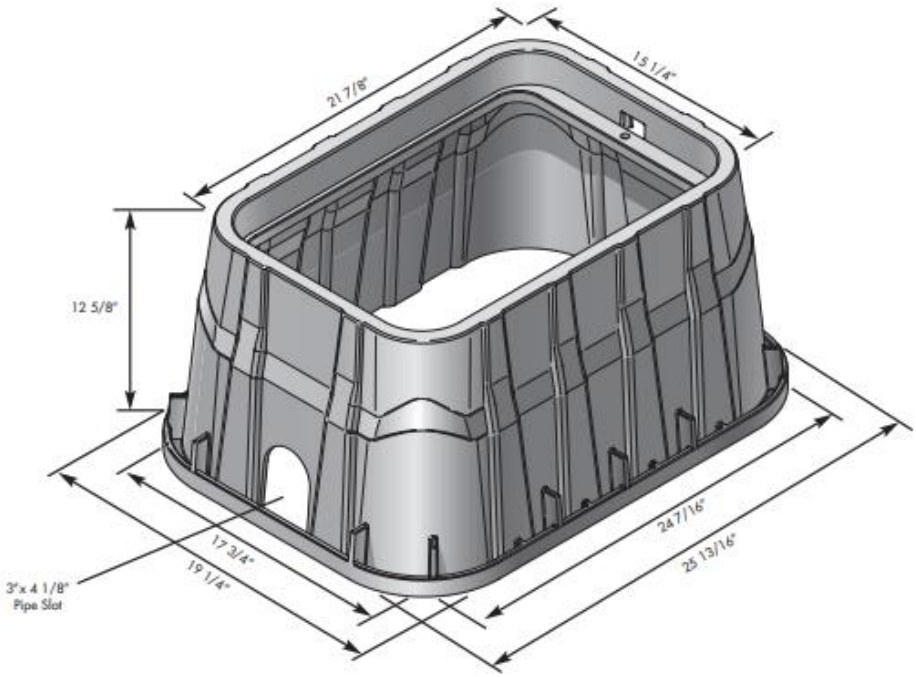
TECHNICAL SPECIFICATIONS

NDS Pro Series Plus 13"x 20" Jumbo Rectangular Valve Boxes

318BC, 13" x 20" Jumbo Rectangular Valve Box

The NDS 318BC is a 13" x 20" rectangular high performance structural foam polyethylene valve box with locking brass insert, structural corrugated ribbed sidewall, corrugated overlapping lip cover, and UV inhibitor. Optional locking stainless steel bolt available.





Decoder

2 and 4 Zone Decoder

2-Wire System Accessories, connecting solenoid valves and other system devices to the 2-Wire System.



Features:

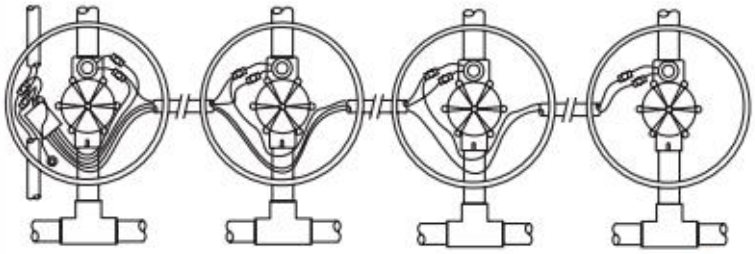
- Waterproof, submersible enclosure
- Interfaces with any 24VAC solenoid valve
- Zone activity LED for each zone
- Communications activity LED
- 14 Gauge Polyethylene insulated wire
- Automatic overload and short-circuit disconnect
- Short-circuit and overload reporting to controller
- Includes built in lightning arrestor

The Acclima 2 and 4 zone Decoders are used to connect 24 volt AC solenoid valves and relays to the Acclima 2-wire system. They are designed to be installed in valve boxes or underground wiring boxes where they can adapt any 24 volt AC solenoid valve or pump-start relay to the 2-wire system, thus providing communications to and control over those devices from Acclima's CS3500 controller.

Specifications:

- Power Consumption (valves off): 24vac 20ma,.48w
- Load Capability per zone: 0.7 Arms
- Operating Temperature Range: -20C to 70C
- Survival Temperature Range: -40C to 85C
- 36" min wire length for 2-Wire and zone connections
- Lightning Arrestor 6KV 6KA

NOTE:
2 and 4 Zone Adapters are best used for new system installation only. For retrofitting existing systems to the Acclima 2-Wire system use 16 or 32 zone decoders.



Dimensions:
Width: 3-1/2" (8.9 cm)
Length: 2-1/2" (6.3 cm)
Height: 7/8" (2.2 cm)
Wire length: 3" (7.6 cm)

Model Number#
ACC-DCR-002
ACC-DCR-004

Acclima
Closed Loop Irrigation Systems

Acclima, Inc., 2260 East Commercial Street, Meridian, Idaho 83642
Toll Free: 866-887-1470 Fax: 208-887-6368
www.acclima.com

Rev 0309

Closed Loop Irrigation®

WD System Water On Demand®

PRO-SPRAY® PRS40

To optimize MP Rotator Nozzle performance, the Pro-Spray PRS40 Sprinkler Body is pressure-regulated to 40 PSI.

KEY BENEFITS

- Industry's strongest sprinkler body for years of reliable performance
- Pressure-regulated to 40 PSI for the MP Rotator Nozzle
- Gray cap for easy field identification
- Co-molded wiper seal made from chemical- and chlorine-resistant materials
- Innovative seal design prevents cap-to-body leaks, even with a loose cap
- FloGuard Technology option eliminates water waste in the event of a missing nozzle

ADDITIONAL FEATURES

- Directional flush plug design for cleaner installation
- Interchangeable components for easier servicing, retrofits, and upgrades
- Heavy-duty spring for consistent riser retraction
- Check valve option eliminates low-head drainage

OPERATING SPECIFICATIONS

- Operational pressure range: 15 to 100 PSI
- Warranty period: 5 years

FACTORY-INSTALLED OPTIONS

- Check valve available for 4", 6", and 12" models (up to 14' of elevation)
- Reclaimed water identification
- FloGuard Technology available for pop-up models

USER-INSTALLED OPTIONS

- Check valve
  - Up to 10' of elevation for 3" model
  - Up to 14' of elevation for 4", 6", and 12" models
- Reclaimed water ID cap (P/N 458562SP)
- Snap-on reclaimed cover (P/N PROS-RC-CAP-SP)
- Shutoff cap (P/N 213600SP)
- Shutoff nozzle (P/N 916400SP)



PRS40 Reclaimed

Optional factory-installed purple reclaimed water caps



FloGuard Technology

Eliminate water waste in the event of a missing nozzle



PROS-00-PRS40
Retracted height: 4½"
Inlet size: ½"



PROS-03-PRS40
Retracted height: 5"
Pop-up height: 3"
Exposed diameter: 2¼"
Inlet size: ½



PROS-04-PRS40-CV
Retracted height: 5⅞"
Pop-up height: 4"
Exposed diameter: 2¼"
Inlet size: ½"



PROS-06-PRS40-CV
Retracted height: 8¾"
Pop-up height: 6"
Exposed diameter: 2¼"
Inlet size: ½"



PROS-12-PRS40-CV
Retracted height: 16⅛"
Pop-up height: 12"
Exposed diameter: 2¼"
Inlet size: ½"

Acclima
Closed Loop Irrigation Systems

CS3500 Installation Checklist

Site Installation

- ☐ Sensors are installed in each microclimate of the site
- ☐ Each sensor is be watered by a single host zone
- ☐ Each sensor is installed in healthy turf and free from runoff
- ☐ Sensors are buried at 3 inch depth +/-1 inch. Use a stiff wire probe or ice pick to find the sensor body
- ☐ New sites are wired with sheathed 2-conductor cable of at least 14 Gauge diameter
- ☐ All wire connections are protected by closed grease caps
- ☐ Wiring inside grease caps is secured by tightly fastened wire nuts. Don't open to inspect – ask
- ☐ Wires in valve boxes are orderly and easily discernable as to what they control

Device Configuration (at the Controller or from Irrigation Manager)

- ☐ Inspect the controller to see that it is clean and not damaged in shipping or by mishandling during installation
- ☐ Create and name watering restrictions in accordance with area and site requirements
- ☐ Install water sources, master valves and pumps and name them
- ☐ Install sensors and name them
- ☐ Install flow meters and name them
- ☐ Assign each flow meter a water source
- ☐ Set pipe diameter or custom settings for each flow meter
- ☐ Install any remaining devices and name them
- ☐ Install zones and name them. These can be reordered at any time
- ☐ Assign a Host Zone to each sensor

Zone Checklist

- ☐ Sensor zones are identified and programmed as per site specifications
- ☐ Dependent zones are assigned to sensor zones according to the microclimate
- ☐ Dependent zones are set to reasonable tracking ratios
- ☐ Timed zones have reasonable run times and frequencies
- ☐ Each zone should be assigned to the proper water source
- ☐ All zones are assigned to the appropriate watering restriction
- ☐ All zones water when manually activated
- ☐ Water distribution patterns assure efficient coverage (head to head coverage)
- ☐ Nozzle types (precipitation rates) are consistent throughout each zone
- ☐ Heads are clean with full spray patterns
- ☐ Heads are adjusted to avoid sidewalks and parking lots
- ☐ If a pressure meter is installed, verify that pressure readings are reasonable
- ☐ Set flow rates for each zone (as determined from flow meter readings or as specified if flow meter is not present)

Sensor Checklist

- ☐ Verify each sensor reads reasonable moisture, temperature and EC levels
- ☐ Identify Field Capacity and Managed Allowable Depletion levels for each sensor
- ☐ Program proper threshold settings for each sensor

Final Check

- ☐ Run the "Configuration Check" from the diagnostic screen in Irrigation Manager and resolve concerns
- ☐ Successfully run the "System Test" from the diagnostic screen in Irrigation Manager
- ☐ Verify remote connection is working (Telephone, Ethernet, or Radio)
- ☐ Verify "Voice Access" is working (where installed)
- ☐ Install the Acclima Email Reporting application and verify it is working (where desired)
- ☐ Notify site maintenance personnel of site connection information
- ☐ Create a site map with zone names and sensor locations
- ☐ File an 'Initial Configuration' reference document using the "Print configuration" option in Irrigation Manager
- ☐ Create a configuration backup using "Export Configuration" in Irrigation Manager

Tree Planting Blocks A, B, and C



N

Base Bid

Add Alternate



Tree Planting Blocks D and E

Procure and Plant 42 *or* 78 B & B Trees (Base Bid + Add Alternate)**, with corresponding Design-build Irrigation System for Sunwood Drive NW.**

Base Bid $ _____.

Add Alternate $ _____.

Total Base *and* Alternate $_____.

In submitting the above quote, I/We warrant the quote valid for work to be completed in the Spring, Summer, or Fall of 2023 (Contractor's choice), *or* Spring of 2024. (Bidders need only to submit this page, not the entire RFQ.)

Additionally, I/we acknowledge that the specifications and provisions above.

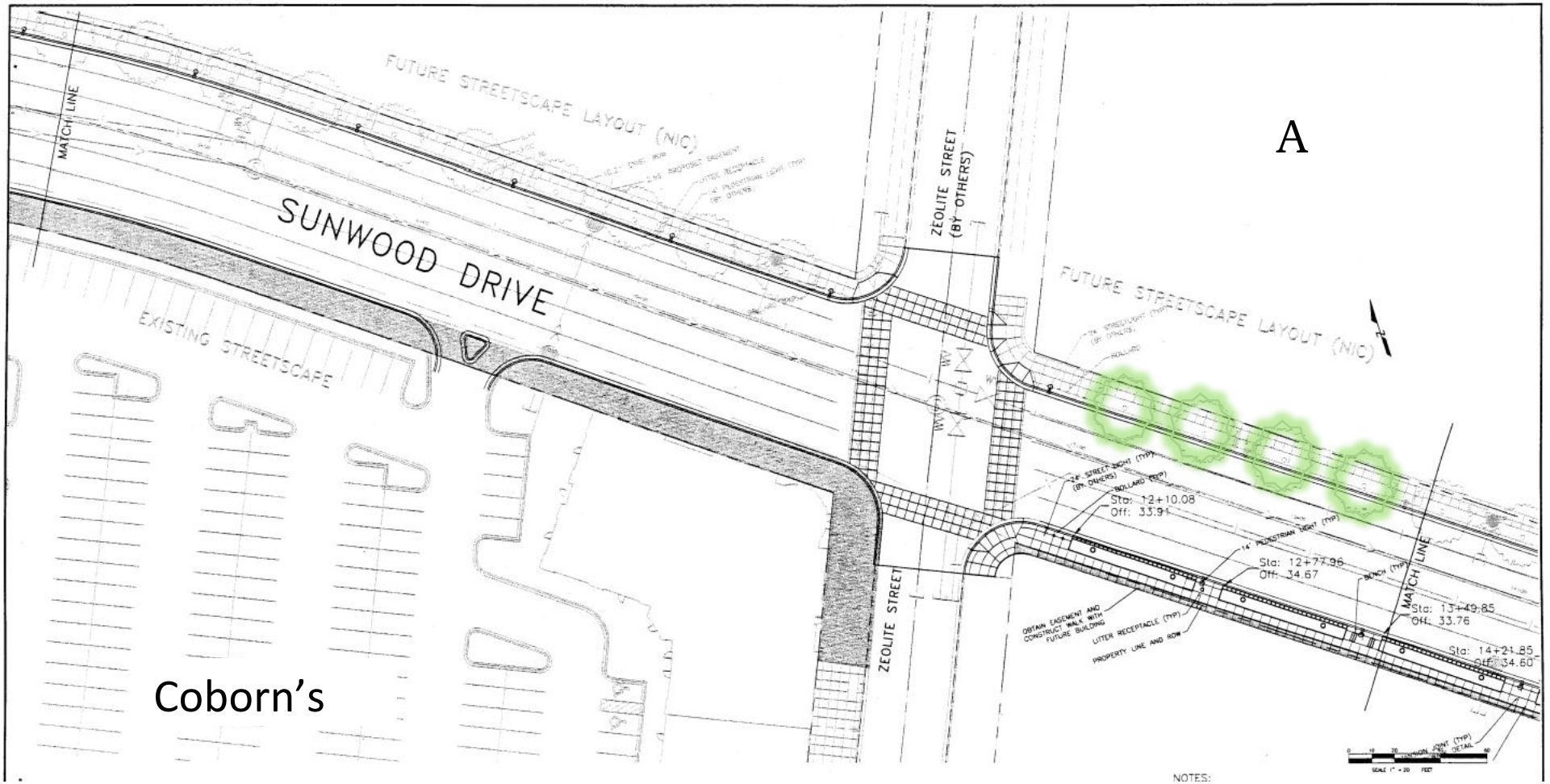
Contractor name _____

Owner or representative _____

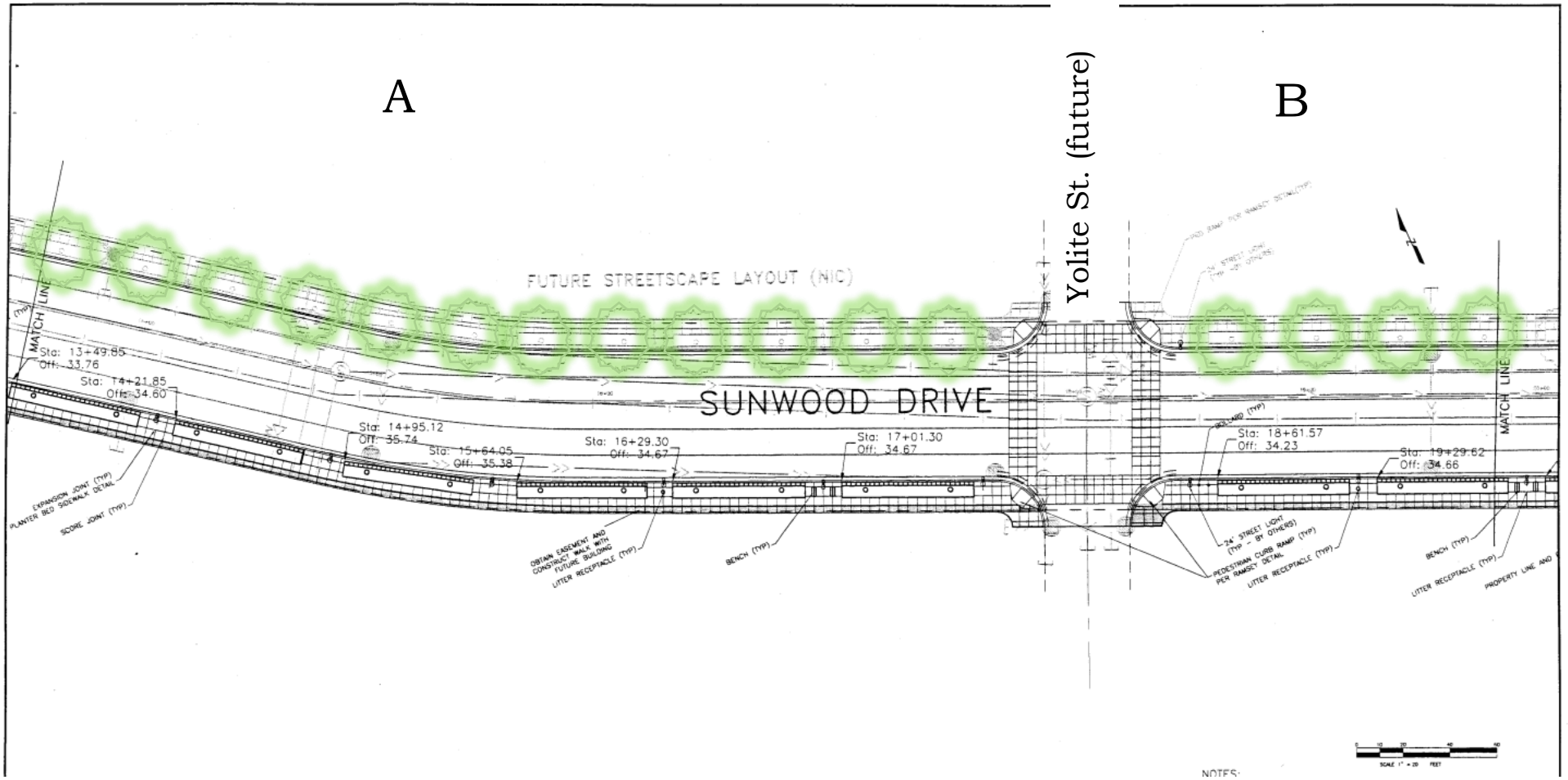
Signature _____

Phone(s) _____

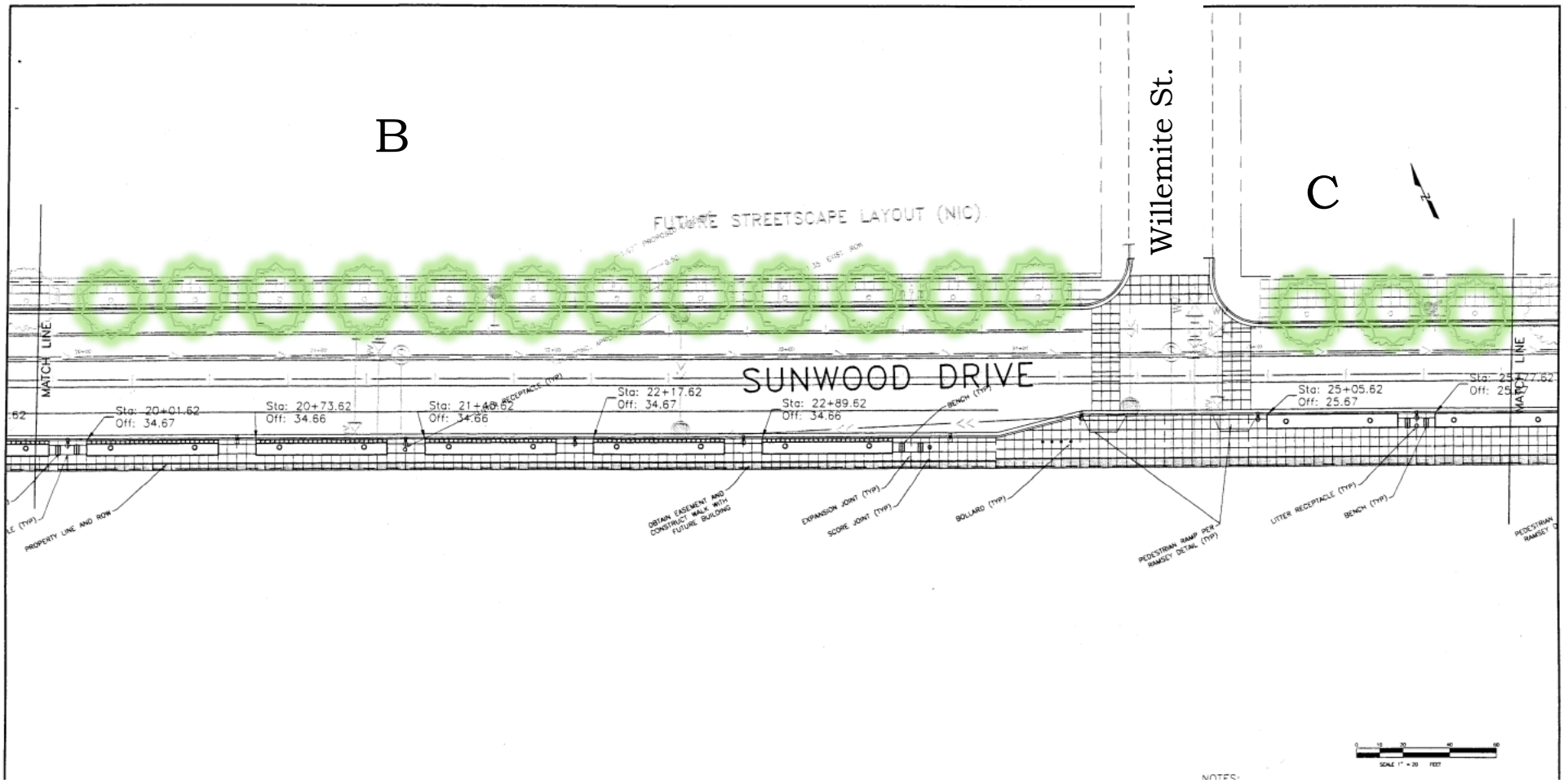
E-mail _____



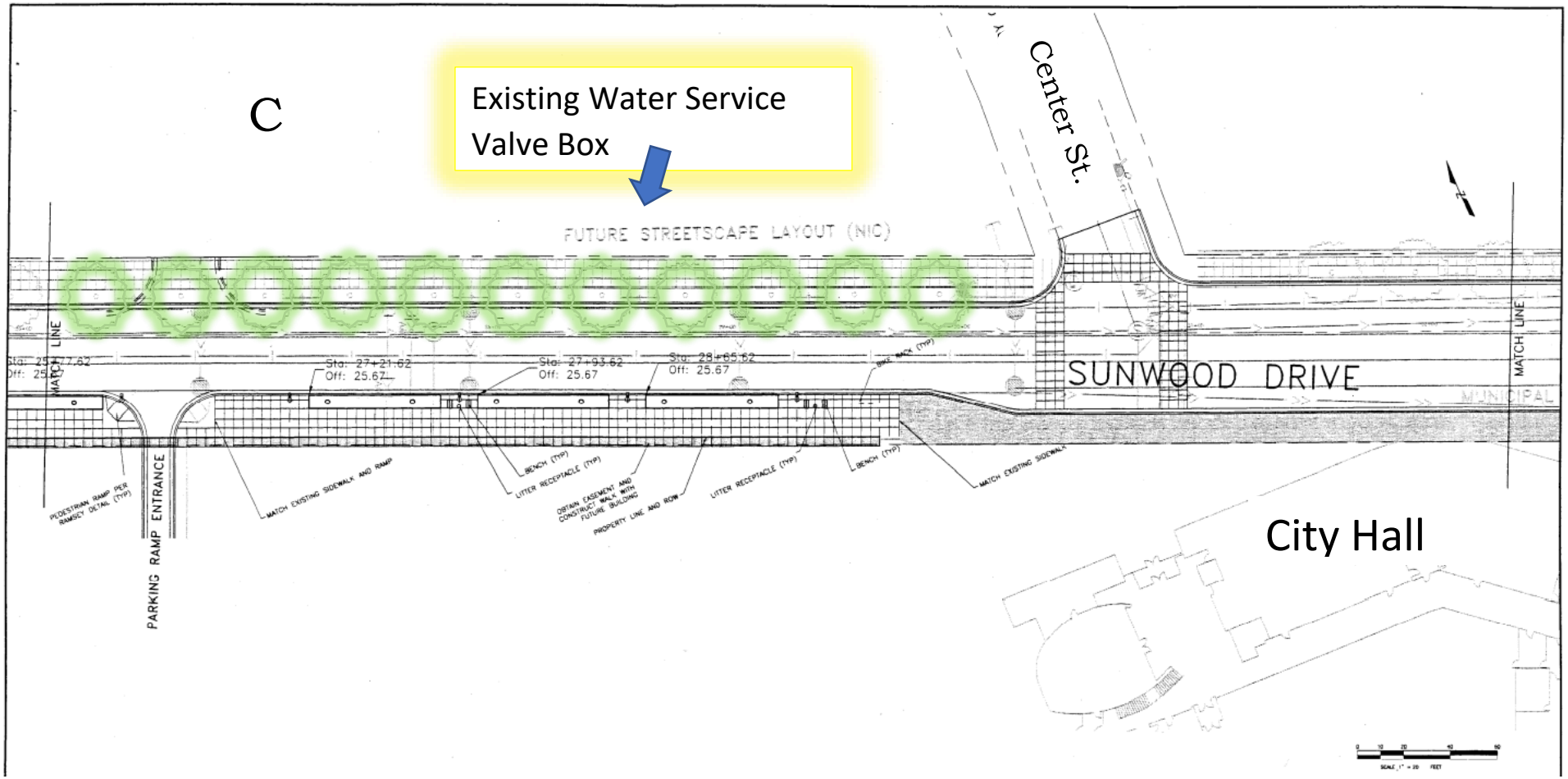
West side Block A (Base Bid)



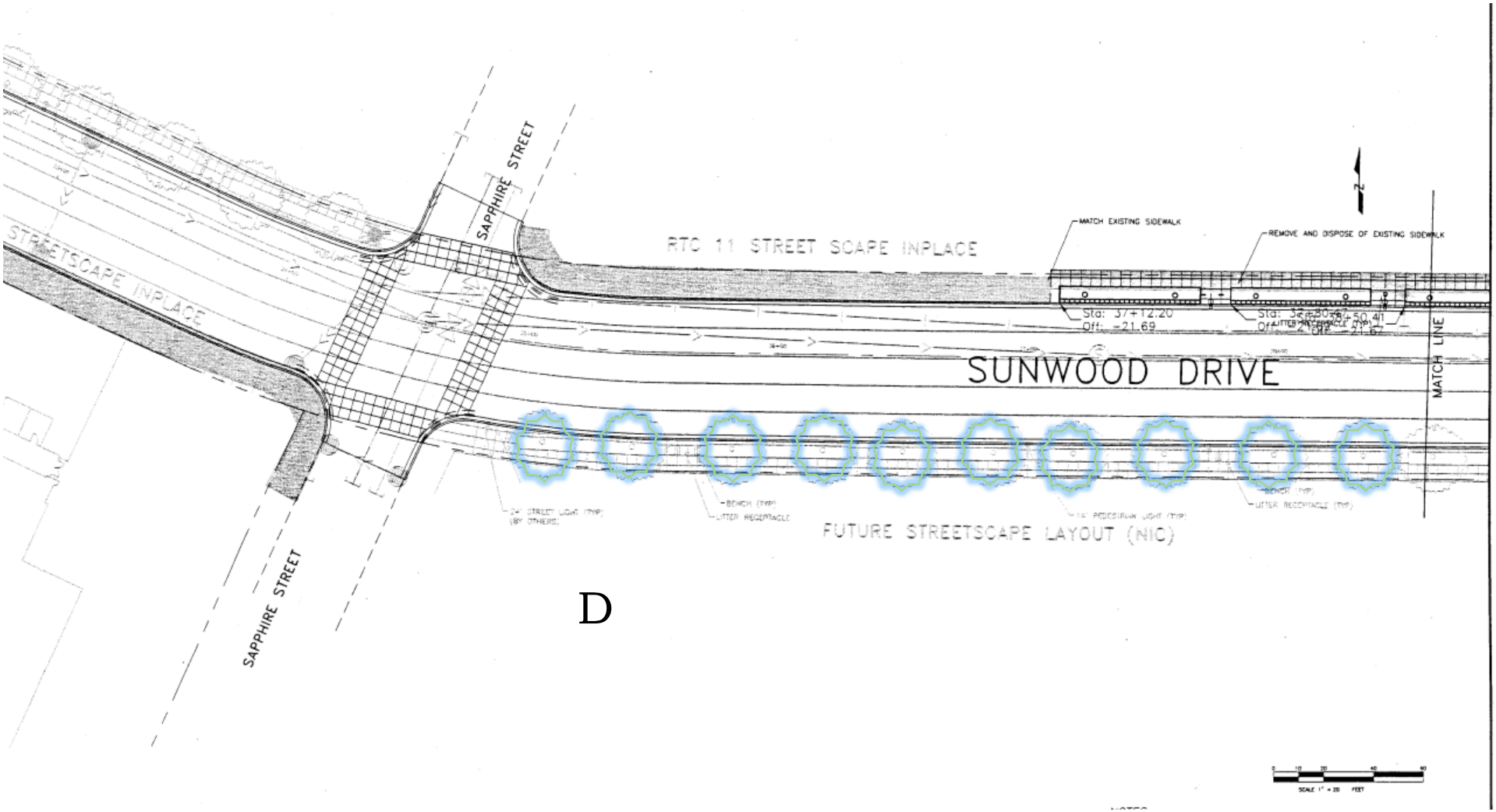
East side Block A, and West side Block B (Base Bid)



East side Block B, and West of C (Base Bid)

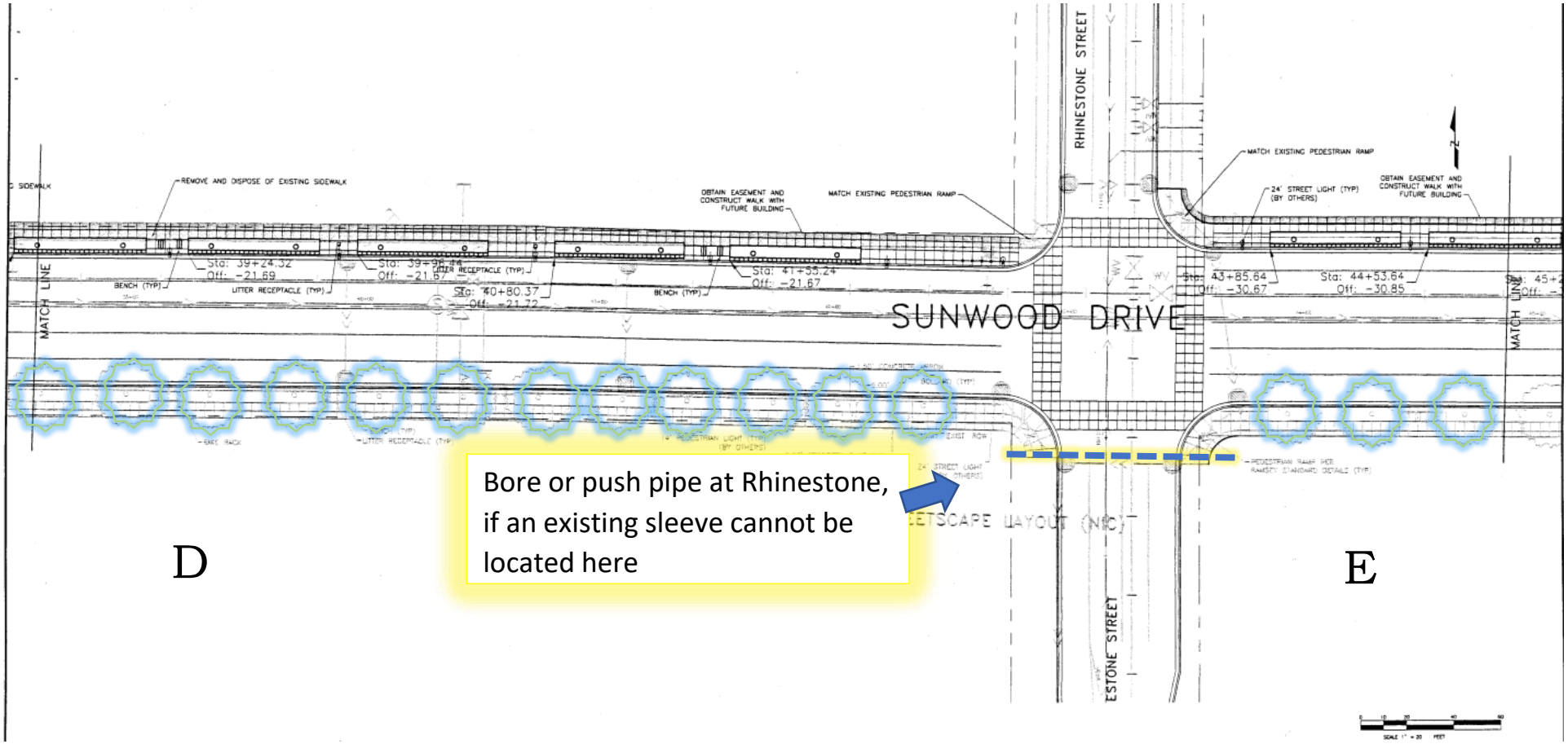


East side Block C (Base Bid)

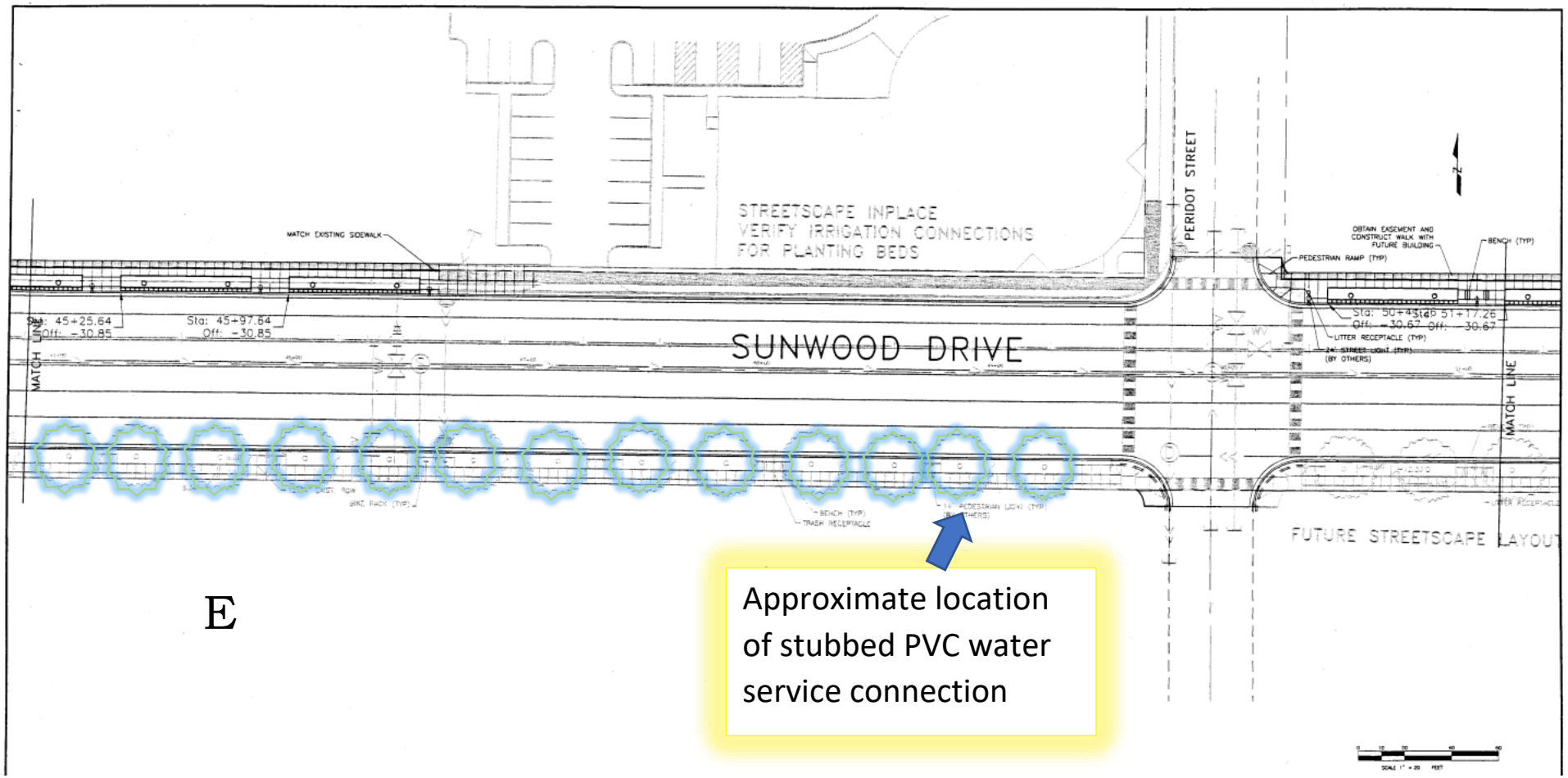


D

West side Block D (Add Alternate)



East side Block D, and West side Block E (Add Alternate)



East side Block E (Add Alternate)


Yellow bar represents approximate
tree height of 2 ½ inch B & B tree


2 ½ inch B & B tree planted two years ago
to replace 'car killed' tree


The Draw
The Draw
The Draw
Scope of work
Mississippi West
Regional Park

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-PARK-002

Project Name Boulevard Trees - Sunwood Drive in COR

Department Park Improvements
Contact
Type Improvement
Useful Life 50 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $80,000

Description

Sunwood Drive in The COR is essentially Ramsey's main street, and boulevard trees, sidewalk and streetscape and irrigation were installed on alternating halves' of the approximately one mile arterial roadway in 2008. Planting trees on the opposite side, sooner than later, will minimize the disparity in the height and canopy size of basically a decade and a half differential in planting time for these new trees. In addition, to contract installation of approximately 100, 2-1/2 inch diameter trees and soil amendments, the project would include the installation of irrigation behind the curb to ensure the establishment and viability of the shade trees.

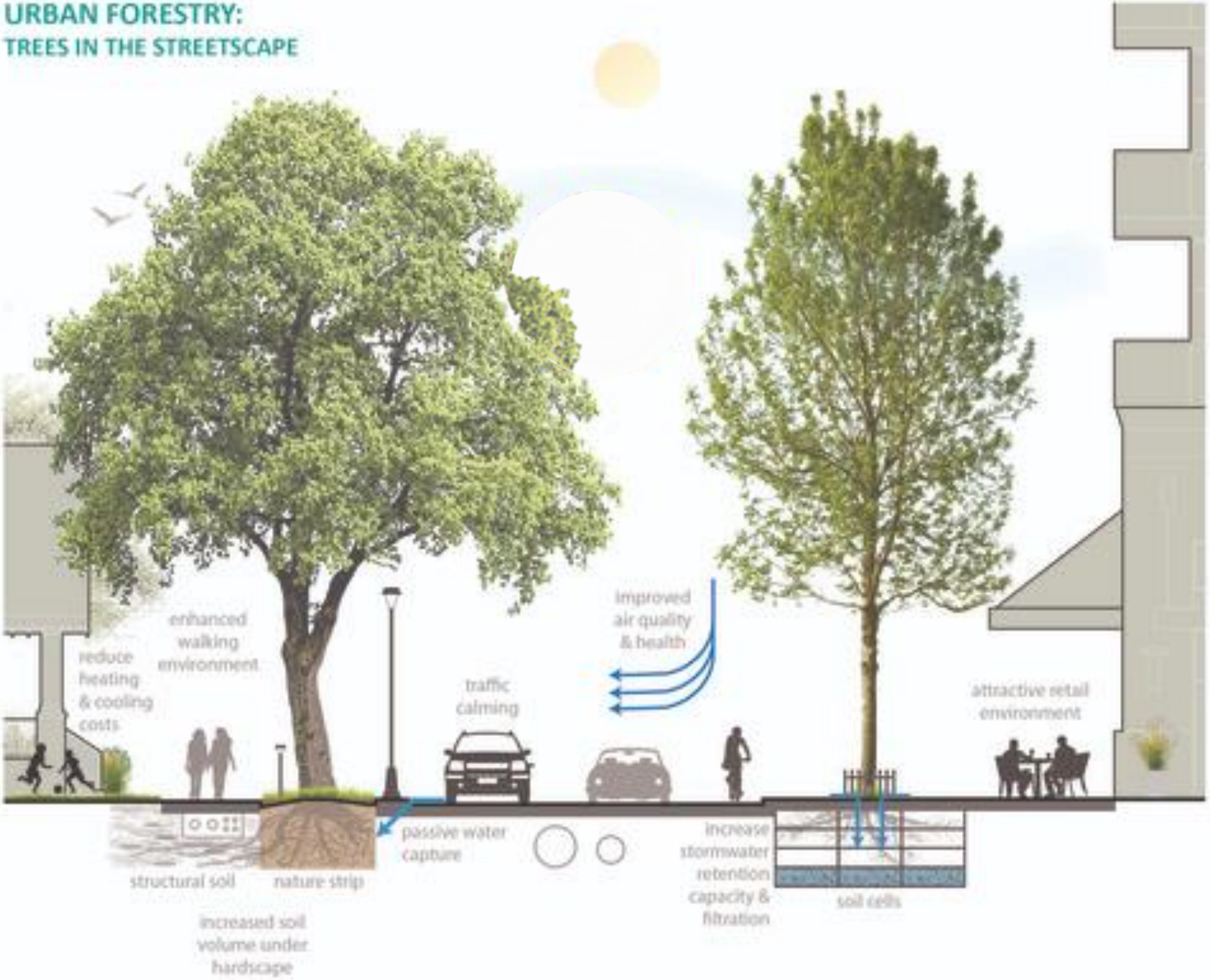
Justification

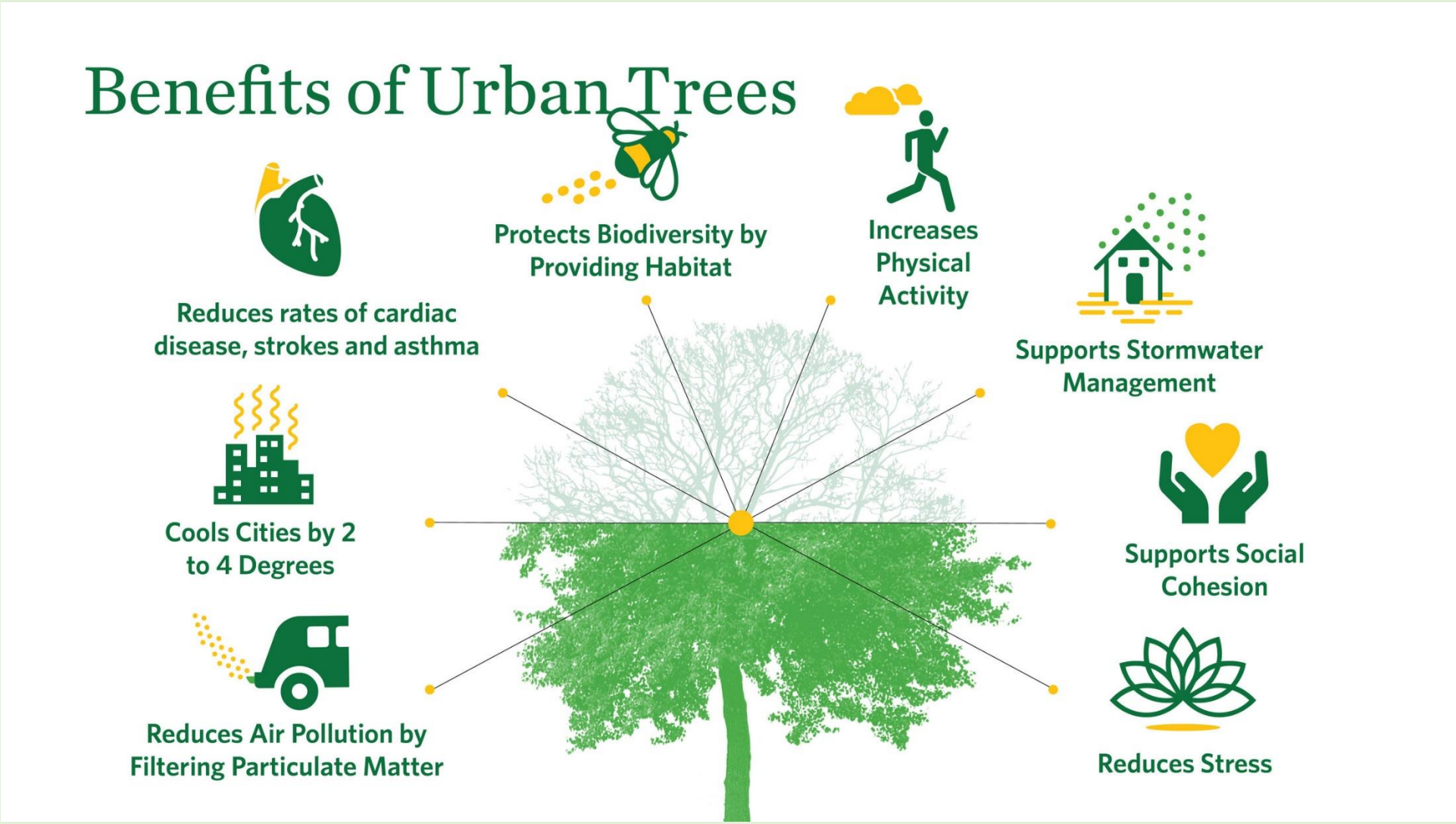
The above description calls attention to the intervention to minimize the future lopsided boulevard trees in Ramsey's most prominent street. Completing the trees along this street will also improve the overall aesthetic in this area of the downtown and include traffic calming benefits. The installation of trees and irrigation will also reduce future costs for private developer for sites that abut Sunwood Drive.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	80,000										80,000
Total	**80,000**										**80,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Tax Increment Fund #14	80,000										80,000
Total	**80,000**										**80,000**

URBAN FORESTRY:
TREES IN THE STREETSCAPE





Illustrative Benefits of Street Trees

Money Does Grow on Trees!
Investing in Ramsey's Streetside Urban Forest



Prepared by
Ada Moreno Gomez, Nick Kieser, and
Victoria Dan

Students in PA 5211 Land Use Planning
Instructor: Dr. Fernando Burga
Hubert H. Humphrey School of Public Affairs

Prepared in Collaboration with
Chris Anderson
City Planner
City of Ramsey

City of RAMSEY

Resilient Communities Project
University of Minnesota
Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota's Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.

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This publication may be available in alternate formats upon request.

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Money Does Grow on Trees!

Investing in Ramsey's Streetside Urban Forest

1

Introduction

Planting ahead: Ramsey's street tree inventory

as a proactive approach to planning for a resilient city

Tree inventories are used to assess and manage forest and community trees. As a tool for Urban Forest Management, they guide and inform public officials to **prioritize and budget for the proactive management of public trees.** Beyond aesthetic appeal, trees provide a multitude of **ecosystem services (stormwater benefits, pollution mitigation, and energy savings)** to individuals, businesses, and visitors alike. An inventory can be used for management and policy recommendations, to quantify the dollar value of a city's urban forest, and to educate residents about the benefits of a well-managed community forest.

A regularly updated inventory provides Ramsey with crucial data for maintaining its trees, enabling Ramsey to eventually **manage larger and more complex urban forests**. Well-managed trees will ensure that **future generations of Ramsey residents** will share in the benefits of **more engaging public spaces** and a **connected community**.

Improved Drainage

Trees **reduce stormwater runoff** by absorbing the water down their trunks and into the earth below. They act as natural sponges by filtering water and **preventing stormwater from carrying pollutants** into natural waterways like rivers and lakes.

Energy Savings

Trees benefit neighborhoods and homes by **reducing energy costs.** During hot summer months their shade can reduce **air conditioning** use and during the winter they provide wind barriers to decrease the need for **heating**.

Vibrant Community

Embracing the ecosystem services and property value added by trees will lead to smart planting practices, which in turn benefits the well-being of communities. Trees promote community vibrancy by improving **health, safety,** and **neighborhood satisfaction.**

Cleaner Air

Trees improve air quality by **absorbing and storing CO_2** while **releasing oxygen** back into the atmosphere. They clean the air by absorbing odor and pollutants and filtering out **airborne particles.**

Added Property Value

Trees improve the value of homes and the aesthetic appeal of a neighborhood. In addition to providing **shade** and **privacy**, a well maintained landscape adds **curb appeal** and increases the value the property.

We have three main objectives

for developing a street tree planting framework

Information • Provide the City of Ramsey with the information and resources necessary to make better budgetary and management decisions for their upcoming Comprehensive Plan

Pilot • Examine the value of an inventory through a "micro" pilot of Sunwood Drive, which assesses tree genus, diameter at breast height (DBH), location, and canopy quality

Vision • Suggest a long-range vision for tree planting in Ramsey, which can be made possible through regular inventorying and assessment

We will see the benefits of a tree inventory in the following posters...

1 Introduction
2 Benefits
3 Stormwater
4 Air Quality
5 Energy + Property
6 Community
7 Diversity
8 Methods
9 COR Inventory
10 Residential Inventory
11 Conclusion

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project — University of Minnesota Driven to Discover — City of Ramsey

References:
PennState Extension. (2017). *Conducting a Community Tree Inventory*. Retrieved from https://extension.psu.edu/conducting-a-community-tree-inventory
United States Forest Service. i-Tree Design (Version 6.0) [web application]. Available from https://design.itreetools.org/

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Investing in Ramsey's Streetside Urban Forest

2 Benefits

An appreciative tree advantage:

A look at the 20-year benefits of street trees

Trees are unique assets to cities and properties because they generally appreciate in value as they grow and age. Some trees do survive the urban environment for over a century, but most city street trees have a lifespan of up to 20 years.

Even so, in two decades a tree can impart significant benefits, and as the tree ages it adds to **property values** and more efficiently provides **ecosystem services** to owners and the wider community. With patience, young trees will start generating more value than the cost of planting and maintenance.



Over the next 20 years, these two oak trees outside Ramsey City Hall will perform valuable services and increase property value as the canopy grows...

2017 $47 → 2037 $154 → 20 years $1,168

Return on Investment
over one year

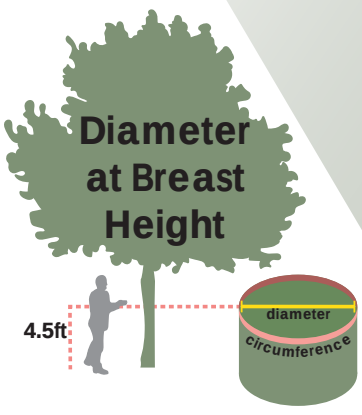


$1 spent on tree management

$4 returned to the community

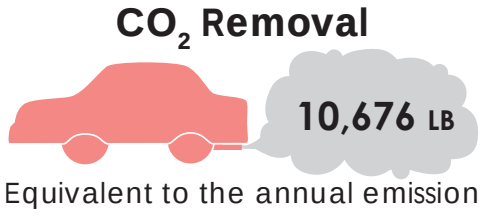


Diameter at Breast Height



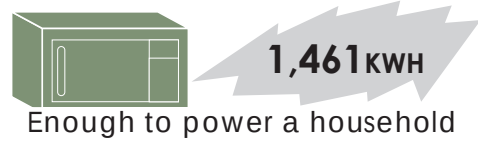
A tree's age and size is inferred from its Diameter at Breast Height (DBH), which is the trunk diameter at 4.5 ft from the ground. Measuring DBH is non-invasive: find the diameter using a diameter tape or by calculating from the circumference.

CO_2 Removal



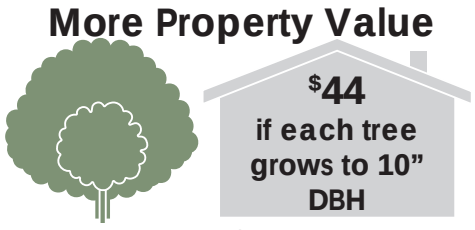
Equivalent to the annual emission of a typical passenger vehicle

Electricity Savings



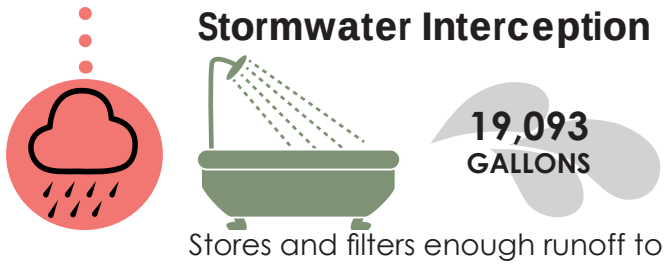
Enough to power a household microwave for **81 days**

More Property Value



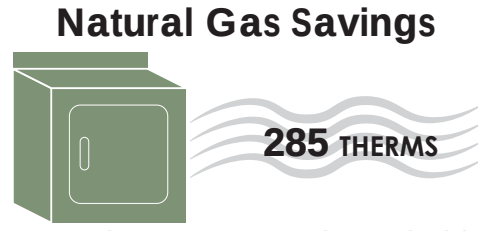
Compared to **$23 in 2017** with approximately 4"-5" DBH

Stormwater Interception



Stores and filters enough runoff to fill **477 bathtubs**

Natural Gas Savings



Enough to operate a household dryer for **59 days**

Trees Generate Diverse Benefits and Savings

Trees are nature's workhorse, and they provide significant and measurable benefits to communities. Street trees **clean the air, reduce energy expenses, filter stormwater,** and **increase property values**. We will first explore how street trees help **maximize stormwater management by reducing surface water pollution**.

Stormwater

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project
University of Minnesota Driven to Discover
City of Ramsey

References:
Casey Trees & Davey Tree Expert Co. National Tree Benefit Calculator (Beta) [web application]. Available from http://www.treebenefits.com/calculator/
United States Forest Service. i-Tree Design (Version 6.0) [web application]. Available from https://design.itreetools.org/

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Investing in Ramsey's Streetside Urban Forest

3 Stormwater

Improving Runoff Drainage

Each year, Ramsey receives 14 to 15 billion gallons of rainfall. New development expands **impervious surface area**, which includes surfaces like parking lots and roofs that are impenetrable by water. Stormwater systems mitigate flooding by channeling rainfall to stormwater ponds and other surface waters (e.g. wetlands, lakes, and rivers).

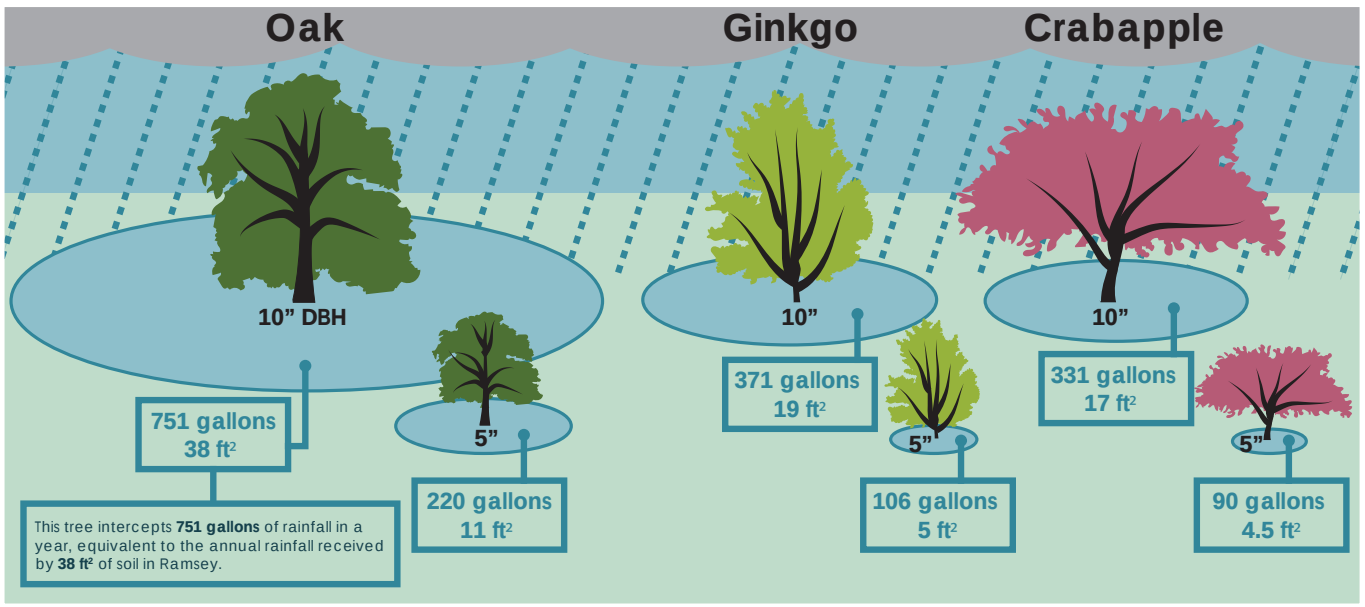
However, **runoff contaminates surface water** when it carries oil, litter, and other pollutants. Trees improve stormwater management by promoting infiltration (movement of water into soil), which helps **filter pollutants** and **recharge aquifers**.

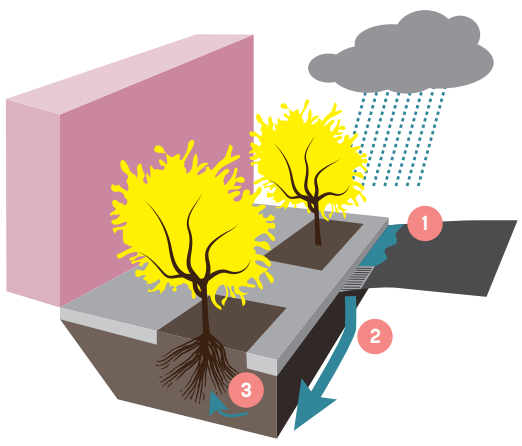
Rainfall Interception

A tree will absorb more water as its **Diameter at Breast Height (DBH)** increases. However, **water interception also varies by species.** In areas that experience heavy runoff, oaks would be effective at intercepting large volumes of water. However, **oaks grow large** and may not fare well in narrow spaces. **Ginkgos** can grow large, but they are **slower-growing** and would be more appropriate in **confined spaces.** In small planting spaces with less runoff, **small trees like crabapples** would be a good alternative.

Annual Rainfall

More development means less surface soil for water infiltration; trees make up for this loss by intercepting water and promoting infiltration.



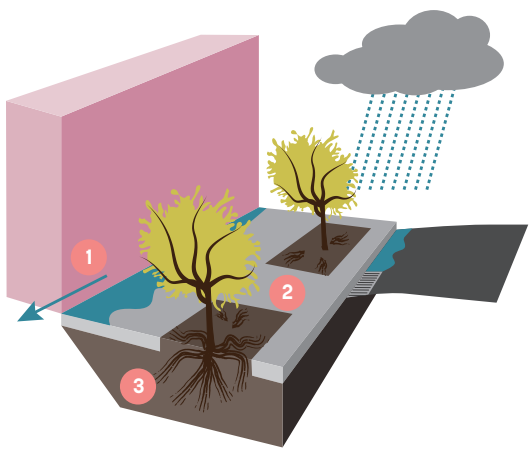


Prototypical perspectival section

Stormwater Flow

1. Stormwater flows into inlet
2. Water distributes and infiltrates through soil
3. Tree roots take up and hold water

Filtered and excess water flows through pipes into the stormwater sewer.



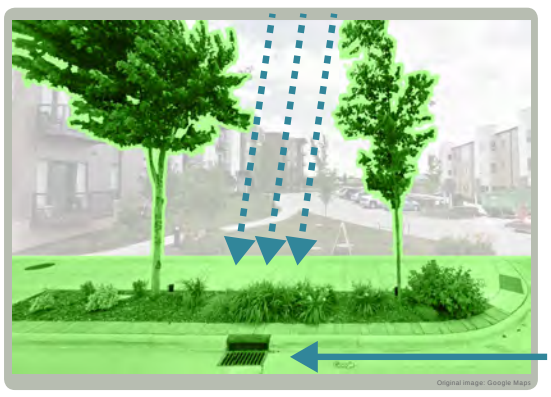
Prototypical perspectival section

Common Issues

1. Water pools away from drainage sites
2. Trees lacking moisture and oxygen send roots to the surface
3. Compacted soil and insufficient root space prevents stormwater absorption

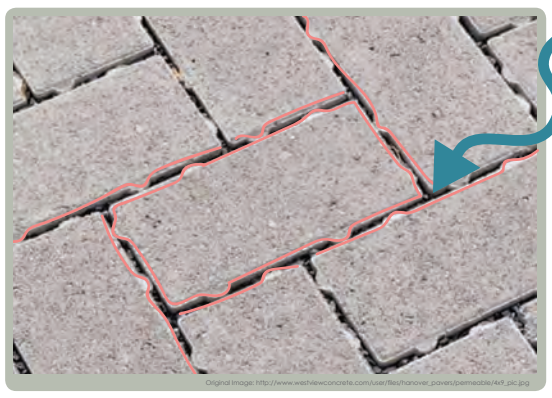
Trees underperform in poor site conditions

Optimizing Stormwater Systems



Original image: Google Maps

In the COR, tree pits combine with planters, and these connect to stormwater sewer inlets. This maximizes the runoff capture from direct rainfall and inlet flow.



Original image: http://www.westviewconcrete.com/user/files/hanover_pavers/permeable/4x9_pic.jpg

Permeable pavers enhance street tree systems by allowing water to pass through small spaces in the sidewalk. This ensures that more water moves into the soil instead of pooling away from trees.

Trees Protect Our Cities from Storms

No one wants to be caught unprepared in a rainstorm. Fortunately, street trees are on the first line of defense when it comes to **intercepting stormwater pollutants**. Next, we see how Ramsey can utilize street trees to **improve air quality by filtering pollutants and reducing pollutant emissions.**

Air Quality

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Resilient Communities Project
University of Minnesota Driven to Discover
City of Ramsey

References:
United States Environmental Protection Agency. (2013). *Stormwater to Street Trees: Engineering Urban Forests for Stormwater Management*. Retrieved from https://www.epa.gov/sites/production/files/2015-11/documents/stormwater2streettrees.pdf
United States Environmental Protection Agency. (2016). *Stormwater Trees: Technical Memorandum*. Retrieved from https://www.epa.gov/sites/production/files/2016-11/documents/final_stormwater_trees_technical_memo_508.pdf

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4

Air Quality

Breathing Cleaner Air

Trees in urban areas significantly affect local and regional air quality. It is commonly known that trees **release oxygen** and **capture carbon dioxide**, but the impact of trees on urban air quality is broad and complex. Trees alter the urban atmosphere and affect air quality in cities by **reducing temperatures**, **removing air pollutants**, changing building energy use, and releasing volatile organic compounds. Using a tree inventory, city officials can improve the air quality within their cities and build healthier communities by planting tree species that reduce the formation of smog.

Temperature Reduction

Air temperature decreases when trees transpire and water vapor from their leaves is released into the atmosphere. By reducing air temperatures, **trees provide cooler summer months**. The **distribution of trees** also **affects temperature**, which is why **an informed and organized tree planting plan** not only **contributes to a healthy** and **well maintained community forest**, but to **increased wellbeing for Ramsey's residents**.

Release of Volatile Organic Compounds (VOCs)

Some tree species are better suited for congested streets as they can **reduce the formation of smog**. Although trees give off chemicals called volatile organic compounds (VOCs), tree species differ in the amount of VOCs they emit. Cities should plan ahead to plant lower VOC-emitting trees along streets with heavy traffic.

Removing Air Pollutants

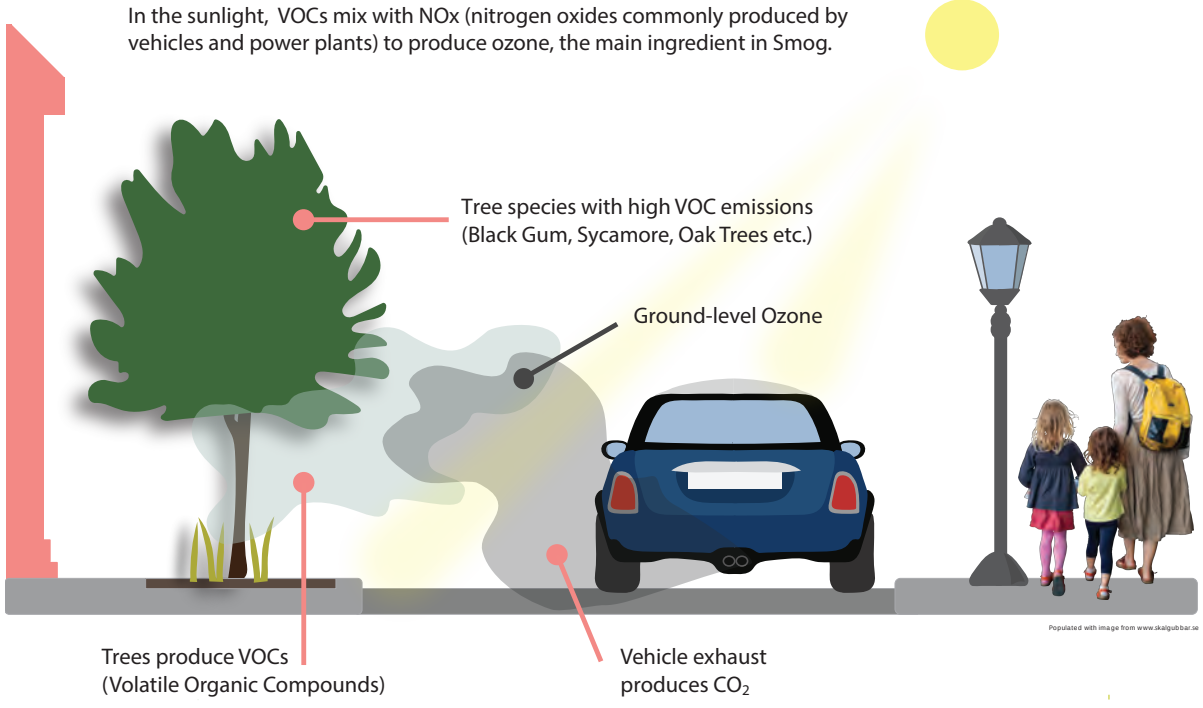
Trees remove air pollution by intercepting and absorbing airborne particles. The larger tree canopy cover a city has, the greater total pollution removal.

Changing Building Energy Use

Trees change building energy use by providing shade during the summer and blocking winds during the winter. As a building's energy use decreases, so do the pollutants being emitted. **Improper tree placement** can lead to **higher utility bills**, so Urban Forest Management allows cities to maximize a tree's energy conservation benefits.

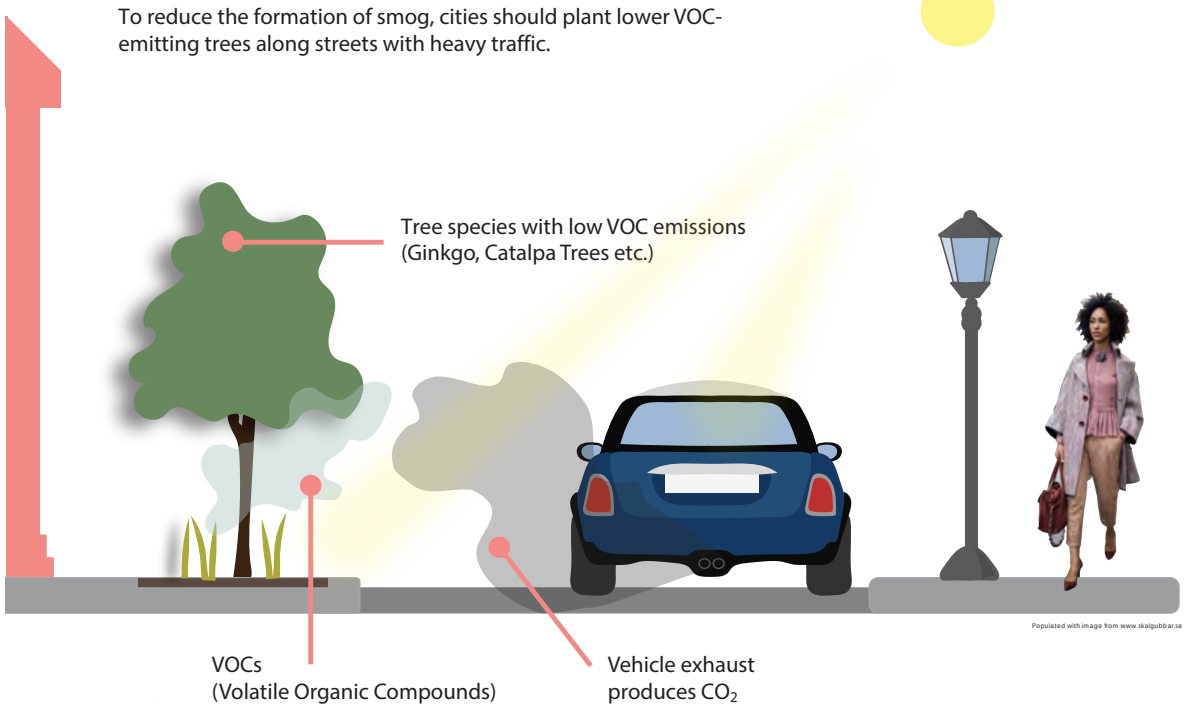
City Street with Poor Air Quality

In the sunlight, VOCs mix with NOx (nitrogen oxides commonly produced by vehicles and power plants) to produce ozone, the main ingredient in Smog.



City Street with Good Air Quality

To reduce the formation of smog, cities should plant lower VOC-emitting trees along streets with heavy traffic.



Trees Make Clean Air

As the number of cars and industries in Ramsey grows, **strategic tree planting initiatives** could **reduce carbon emissions** and **prevent respiratory diseases**. Planting trees with low VOC emissions in congested streets ensures the amount of airborne chemicals in the atmosphere remains low. Likewise, **an informed plan for tree planting guarantees economic returns** for the city and its residents by **raising property values**.

Energy + Property

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University of Minnesota
Driven to Discover℠
City of Ramsey

References:
Nowak, D. J. (n.d.). *The Effects of Urban Trees on Air Quality*. Retrieved from http://www.ncufc.org/uploads/nowak_trees.pdf
Nowak, D. J., Greenfield, E. J., Hoehn, R. E., & Lapoint, E. (2013). Carbon storage and sequestration by trees in urban and community areas of the United States. *Environmental Pollution 178*, 229-236. Retrieved from http://dx.doi.org/10.1016/j.envpol.2013.03.019

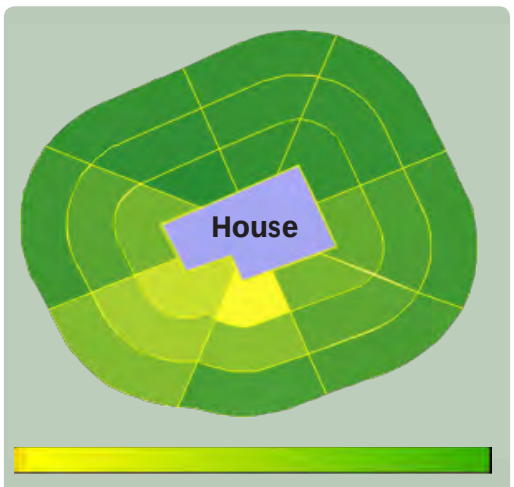
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Investing in Ramsey's Streetside Urban Forest

5
Energy + Property

Reducing Energy Expenses

Trees planted in a strategic manner are able to conserve energy for homes and reduce energy bills. In the summer, the leaves of trees provide shade that will reduce the amount of air conditioning a house will use. In the winter, deciduous trees allow more sunlight into homes, which can reduce the amount of heating that is needed. Trees that are planted to the south are the least prioritized. Trees that give shade to an air conditioner can increase the efficiency by 10%. This type of strategic planning is called smart landscaping.



Digital Resource: i-Tree

i-Tree is an easy to use online application that can provide essential information to Ramsey officials and residents. The picture to the left depicts a function of i-Tree; it shows where it is most beneficial to plant a tree on a specific property. i-Tree can also determine the money saved from the existing trees.

The U.S. Department of Energy predicts that the proper placement of only 3 trees can save an average household between $100 and $250 in energy costs annually. Evergreen trees are beneficial to plant in areas that will not shade the home in the winter, but will serve as a windbreak. On average, evergreen trees that are placed properly as a windbreak will decrease a home's fuel consumption by **25%.**



The energy savings from the street trees in the above photo total **$41.34** in 2017. As these trees mature, their canopy will increase which will result in higher savings.

Adding to Property Values

Street trees increase the property values of every property. The trees bring an aesthetic appeal along with their other benefits, which can increase the value of the property. The U.S. Forest Service estimates that mature street trees can increase a property's value by **10%** on average. As property values increase then the revenue that is acquired from taxes will increase as well bringing more money into the local municipality.

1.7 days + **$88**

Homes that are within 100 ft of a street tree have an average reduction of 1.7 days on the market which adds **$88** on average to the selling price.



= **$7,000**

A mature street tree that has a 300 square foot canopy cover can add approximately **$7,000** to the property value.

From → To

10% tree canopy cover increase = **$1,371**

A study done in Ramsey and Dakota Counties concluded that a **10%** increase in tree cover that is within 100 meters of a house will add approximately **$1,371** to the market value.

Trees Save Energy and Add Property Value

Street trees provide energy savings and increase property value, most notably in the residential areas. i-Tree is an easy and informative tool that residents in Ramsey can use to maximize the benefits of planting trees on their property. The benefit of street trees that is most evident is the added vibrancy and health to the community.

Community

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Resilient Communities Project — University of Minnesota Driven to Discover — City of Ramsey

References:
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Investing in Ramsey's Streetside Urban Forest

6 Community

Creating Vibrant Community

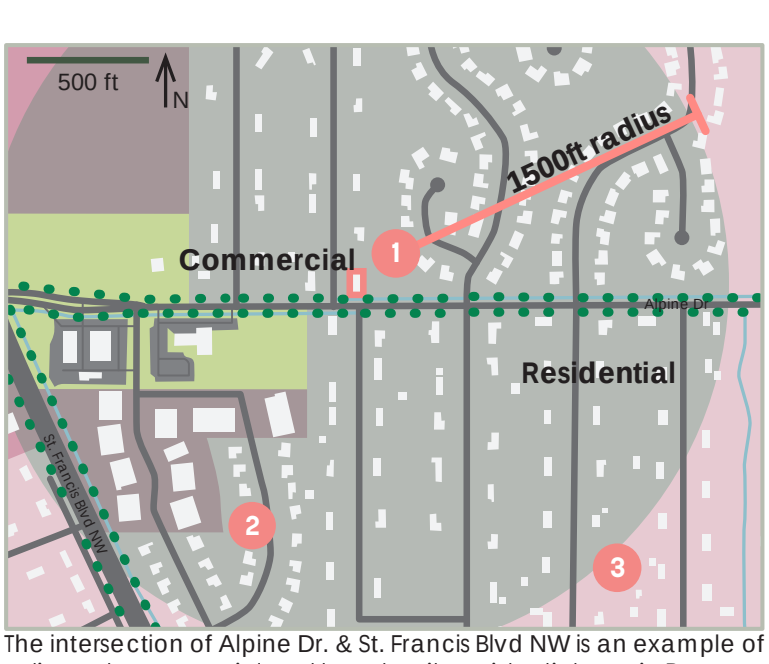
The long-lasting benefit of street trees is that they add to a more vibrant and healthy community. Street trees impact how people interact with, move through, and perceive their environment. As Ramsey grows, it is important that residents and visitors continue to feel **safe**, **connected**, and **comfortable**. The community will experience big changes as Ramsey develops, and the City can proactively support this transition with street tree planting solutions.

Tree Attraction

In spaces where commercial and residential uses overlap or are proximal, **street trees help mediate the relationship between places that would otherwise be in conflict.**

Street trees can impact driving behavior and route choice, and they can be used to **attract people to retail, restaurants, and other destinations.**

Residents will also have a **higher quality of life** in neighborhoods with dense street tree planting.



The intersection of Alpine Dr. & St. Francis Blvd NW is an example of adjacent commercial and low-density residential uses in Ramsey.

1. Because it generates traffic, nearby retail reduces neighborhood satisfaction for residents living in single-family homes; for these residents, trees within 1500ft **improve satisfaction**.



2. More than half the time, local residents will **choose scenic driving routes** over faster routes. Planting trees on arterial roads can mitigate thru-traffic on residential streets.

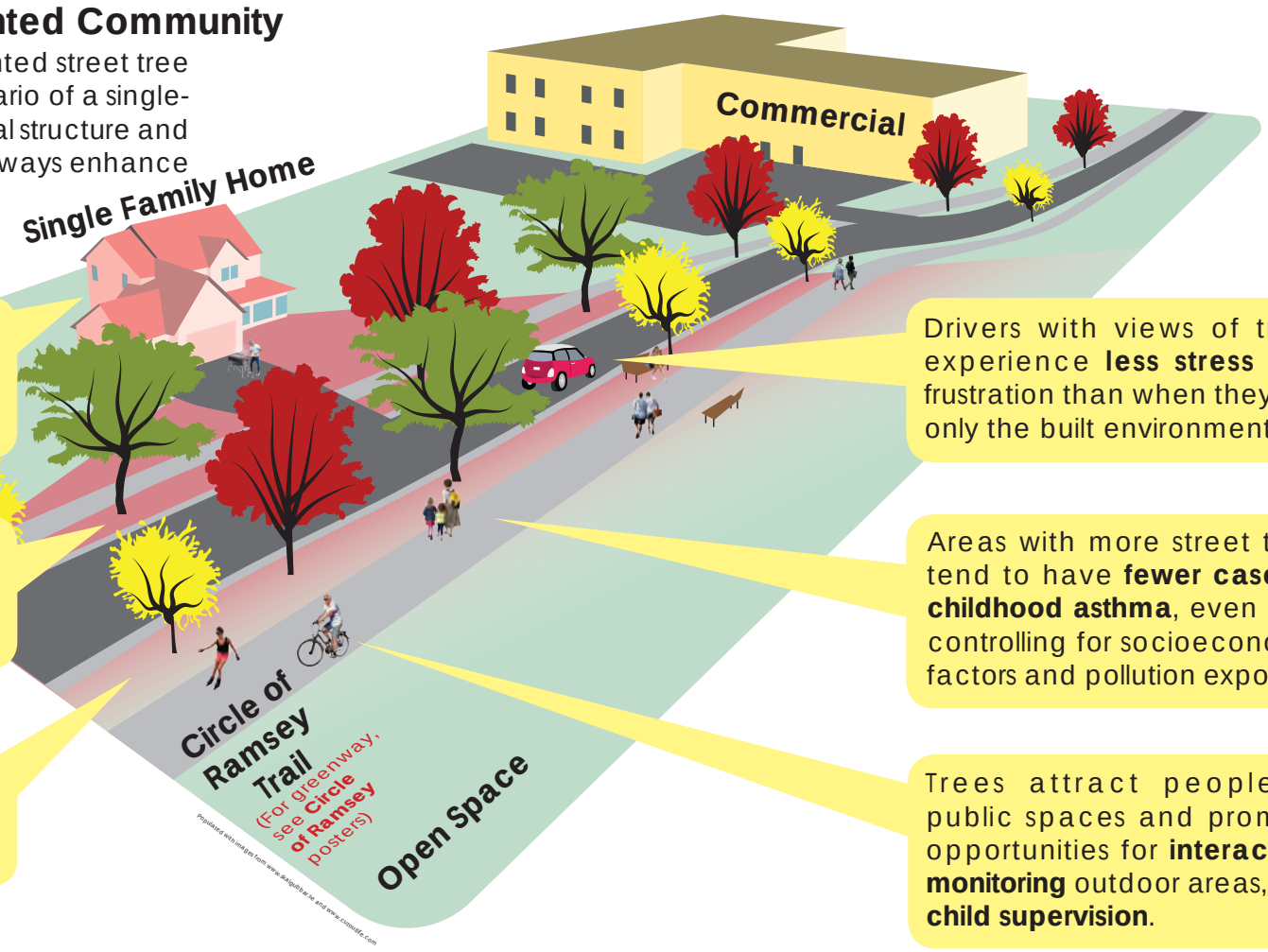


3. On suburban roads, people **drive slower** where there are street trees.



Envisioning a Tree-Oriented Community

An example of community-oriented street tree planting in a hypothetical scenario of a single-family home next to a commercial structure and open space. Sidewalks and bikeways enhance the functions of street trees.



Residents who can **see trees from their living rooms** have higher neighborhood satisfaction.

On the rural-urban fringe, residents prefer environments of **rural character**, which can be evoked with tree planting.

A public tree in right-of-way is 40% more effective at **reducing crime** than a private tree.

Drivers with views of trees experience **less stress** and frustration than when they see only the built environment.

Areas with more street trees tend to have **fewer cases of childhood asthma**, even after controlling for socioeconomic factors and pollution exposure.

Trees attract people to public spaces and promote opportunities for **interaction**, **monitoring** outdoor areas, and **child supervision**.

Trees Create Communities

Trees bring communities alive by enhancing the experiences of residents and visitors. They promote the **well-being of all people**--drivers and pedestrians, young and old, locals and out-of-towners. Next, we will learn the **benefits and disadvantages of planting specific kinds of trees** on Ramsey streets.

Diversity

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project
University of Minnesota Driven to Discover
City of Ramsey

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Investing in Ramsey's Streetside Urban Forest

7

Diversity

Good planting for a growing city

starts with putting the right trees in the right places

A **tree inventory** will provide the City of Ramsey with **valuable information** to **guide future tree planting initiatives**. It is crucial cities undertake **tree planting programs** to **maximize the ecosystem services** trees provide and **prevent economic losses**. However, it is equally important to assess the diversity of a city's Urban Forest to select tree species that can adapt and bring benefits to their surroundings. Cities, businesses, and community members can determine the best trees for planting based on tree qualities (e.g. shading, ornamentation) as well as restrictions on planting conditions (e.g. soil type, limited space). **Below we show the Tree species in Ramsey.**

Catalpa (genus *Catalpa*)



Traits:
- Bean-like seed pods
- Large leaves
- Irregular crown
- Height: 60'
- Canopy: 25'

Benefits:
- Fast growth rate
- Adapts to urban stress
- Tolerates air pollution and drought
- Shading canopy
- Fragrant blossoms

Weaknesses:
- Weak structure
- Falling flowers and fruit need clean-up
- Threatened by verticillium wilt, leaf spots, and powdery mildew

Catalpas are resilient, but they require cleanup.

Crabapple (genus *Malus*)



Traits:
- Dense, rounded tree
- Grows small fruit
- Height: 30'
- Canopy: 20'

Benefits:
- Low maintenance
- Adapts to urban stress
- Tolerates salt, alkaline soil, and drought
- Profuse spring flowering

Weaknesses:
- Susceptible to disease and fungus, including fireblight and scab
- Requires full sun

Crabapples fare well in urban conditions and are low-maintenance.

Ginkgo (genus *Ginkgo*)



Traits:
- Short branches
- Fan-shaped leaves
- Height: 80'
- Canopy: 30'

Benefits:
- Low Maintenance
- Adapts to urban stress
- Tolerates air pollution, salt, confined spaces
- Grows in alkaline, acidic, and compacted soil
- Shading canopy
- Leaves turn bright yellow in fall

Weaknesses:
- Slow growth rate
- Requires full sun

Ginkgos adapt well to the city, although they are slow-growing.

Maple (genus *Acer*)



Traits:
- 5-lobed leaves
- Round/oval growth
- Height: 50'-90'
- Canopy: 35'-40'

Benefits:
- Native species
- Adapts to urban stress
- Tolerates drought
- Grows in alkaline and anaerobic soil
- Shading canopy
- Colorful fall foliage

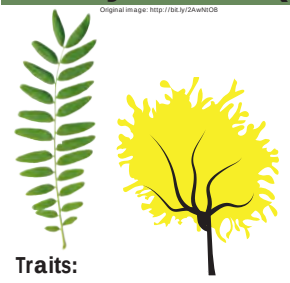
Weaknesses:
- Limited tolerance to compaction, salt, and confined spaces
- Branch loss
- Weakened by the Asian Longhorned Beetle

Maples are attractive shading trees, but they are sensitive to site conditions.

Trees in Ramsey

Cities should follow the **10-20-30 guide** for tree planting: no more than **10% any species**, no more than **20% of any genus**, and no more than **30% of any family**. This is crucial for urban forest resilience against disease and invading insects. Ash trees (bottom right) are not recommended for new planting due to the prevalence of Emerald Ash Borers.

Honey Locust (genus *Gleditsia*)



Traits:
- Compound leaves
- Height: 70'
- Canopy: 40'

Benefits:
- Native species
- Fast growth rate
- Adapts to urban stress
- Tolerates salt and drought
- Grows in alkaline soil
- Strong branches
- Colorful fall foliage

Weaknesses:
- Susceptible to insect attacks
- Pods require clean-up

Honey Locusts are fast-growing and adaptable, but require clean-up.

Elm (genus *Ulmus*)



Traits:
- Toothed leaves
- Umbrella-like crown
- Height: 70'
- Canopy: 40'

Benefits:
- Native species
- Moderate to fast growth rate
- Adapts to urban stress
- Tolerates salt, moisture, drought, and wind
- Shading canopy

Weaknesses:
- Requires full sun
- Susceptible to Dutch Elm Disease

Consider planting Elm varieties that are resistant to Dutch Elm Disease.

Oak (genus *Quercus*)



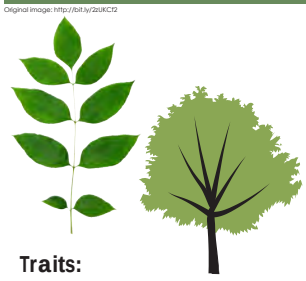
Traits:
- Narrow crown
- Large acorns
- Height: 80'-100'
- Canopy: 40'-60'

Benefits:
- Native species
- Fast growth rate
- Adapts to urban stress
- Tolerates pollution
- Grows in most soil textures
- Colorful fall leaves

Weaknesses:
- Intolerant of salt
- Requires full sun
- Susceptible to Oak Wilt

Oaks need space and should be planted apart to prevent the spread of Oak Wilt.

Ash (genus *Fraxinus*)



Traits:
- Compound leaves
- Rounded crown
- Height: 65'-90'
- Canopy: 20'-40'

Benefits:
- Native species
- Fast growth rate
- Tolerates salt
- Grows in compacted and alkaline soil
- Shading canopy
- Tough, elastic wood

Weaknesses:
- Lower tolerance for drought conditions
- Requires full sun
- Threatened by the Emerald Ash Borer

Ash trees should not be newly planted due to the threat of Emerald Ash Borers.

Tree Diversity Matters

No two trees are alike, and cities that respect these differences will achieve successful street planting projects. **Planting diverse trees** that are appropriate for site conditions **ensures a resilient urban forest** yielding **diverse benefits**. In the following poster, we will assess and evaluate the population of street trees in The COR along Sunwood Dr. in Ramsey.

Methods

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project
University of Minnesota
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City of Ramsey

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Investing in Ramsey's Streetside Urban Forest

Methods

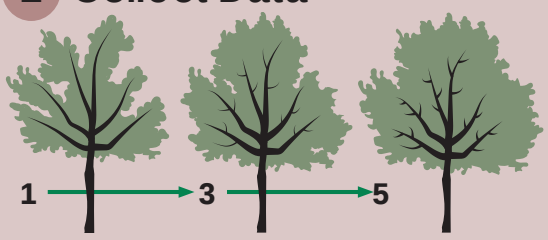
how we completed the COR and residential tree inventories

For our tree inventories we collected data on a total of 130 trees in The COR and in a residential neighborhood. For each tree we collected the diameter at breast height (DBH), geographic coordinates, tree species, and the quality of the canopy cover. Once the data was collected, we calculated the age, size and monetary benefits for each tree. The data that we collected for each tree inventory can be seen on the next two posters. **Our methods for data collection can be used as a model for future tree inventories in Ramsey at more locations.**

1 Gather Tools



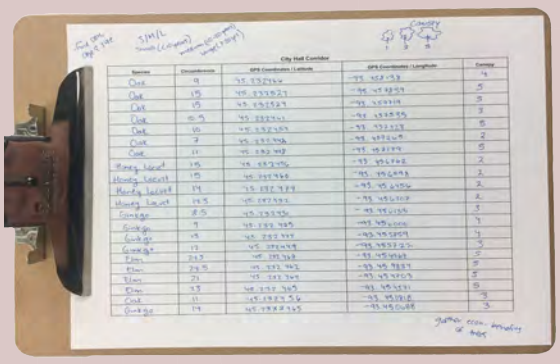
2 Collect Data



These trees show the difference between high and low quality canopy cover. In our inventories, we used a rating scale of 1-5. **The trees with a higher quality canopy cover maximize the benefits.**



The ruler that we used is called a diameter tape. This tape is used by foresters to determine **DBH**.





The two pictures above show our completed data collection forms. **The pictures show the forms we filled out to record tree species, DBH, coordinates and the tree canopy cover quality.** Once we had our field data we transferred the data into an Excel sheet. With this data, we calculated the age and averages of the diameter and canopy cover quality. We also calculated the monetary value for each tree in our inventories which led to our average monetary value for each tree for the area.



To determinine the location of each tree, we used a coordinate system app on our smartphones. The app is called *Coordinates* and can be found in the iPhone app store. In future tree inventories, **we suggest using a GPS locator** rather than this app because GPS locators are able to determine the location of the trees more precisely.

3 Analysis

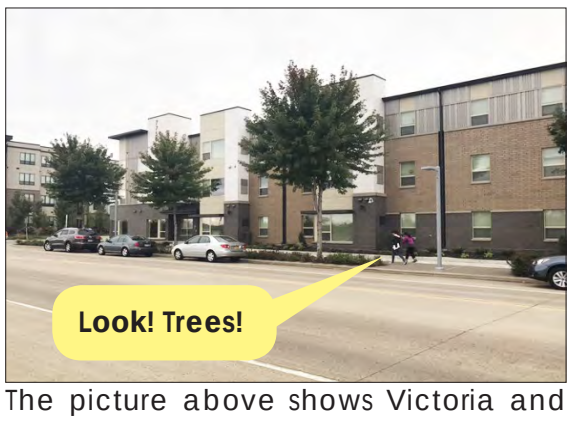
The two Excel sheets to the right show the iteration of our tree inventory data after inputing our data into Excel. **The Excel sheets also show our calculations for each tree to determine the monetary value, size, age and circumference of each tree.** These show only a portion of the trees that were inventoried.

City Hall Corridor

Species	Circumference	GPS Coordinates / Latitude	GPS Coordinates / Longitude	Canopy	DBH	Overall Benefits per Year	Age	Size
Oak	11	45.23309	-93.461181	4	3.5	$14.00	14	M
Crab Apple	8	45.232433	-93.461467	2	2.5			
Crab Apple	9	45.233275	-93.461734	2	2.9			
Crab Apple	8.5	45.233295	-93.461834	2	2.7			
Crab Apple	10	45.233368	-93.461965	3	3.2			
Maple	10	45.233394	-93.462201	3	3.2	$10.00	18	M
Maple	8	45.23339	-93.462246	2	2.5	$7.00	14	M
Maple	18	45.233508	-93.462648	5	5.7	$28.00	32	L
Maple	16	45.233539	-93.462768	5	5.1	$22.00	28	L
Maple	23	45.23361	-93.462893	5	7.3	$44.00	40	L
Maple	13	45.23361	-93.462948	4	4.1	$15.00	23	L
Maple	18	45.233675	-93.463152	3	3.2	$10.00	18	M
Maple	28.5	45.233716	-93.463320	5	9.1	$62.00	50	L
Maple	19.5	45.233739	-93.463445	5	6.2	$33.00	34	L
Maple	29.5	45.233756	-93.463550	5	9.4	$66.00	52	L
Oak	20	45.233825	-93.463715	5	6.4	$34.00	25	L
Oak	18	45.23386	-93.463833	5	5.7	$28.00	23	L
Oak	21	45.233905	-93.463936	5	6.7	$36.00	27	L
Oak	20.5	45.233955	-93.464048	5	6.5	$35.00	26	L
Oak	21	45.233992	-93.464153	5	6.7	$36.00	27	L
Oak	21	45.234008	-93.464264	5	6.7	$36.00	27	L
Elm	32	45.234131	-93.464724	5	10.2	$68.00	41	L
Elm	32.5	45.23417	-93.464852	5	10.4	$70.00	41	L
Elm	16	45.23421	-93.464943	3	5.1	$23.00	20	M
Elm	18	45.234258	-93.465070	4	5.7	$28.00	23	L
Maple	27	45.234292	-93.465242	4	8.6	$57.00	47	L
Maple	24	45.234328	-93.465374	5	7.6	$47.00	42	L
Maple	22.5	45.23438	-93.465471	5	7.2	$43.00	39	L
Maple	20	45.234514	-93.465722	3	6.4	$35.00	35	L
Maple	21	45.234567	-93.465829	3	6.7	$38.00	37	L
Maple	29	45.234642	-93.465935	3	9.2	$63.00	51	L
Maple	23	45.234658	-93.466066	3	7.3	$44.00	40	L
Maple	28	45.234743	-93.466198	4	8.9	$60.00	49	L
Maple	26.5	45.234807	-93.466295	4	8.4	$55.00	46	L
Maple	28	45.234846	-93.466386	5	8.9	$60.00	49	L
Maple	27.5	45.234906	-93.466478	5	8.8	$59.00	48	L
					Total Benefits	$2,328.00		

Residential Corridor

Species	Circumference	GPS Coordinates / Latitude	GPS Coordinates / Longitude	Canopy	DBH	Overall Benefits per Year	Age	Size
Elm	26.5	45.237919	-93.416367	4	8.4	$68.00	34	L
Elm	24	45.237934	-93.416163	3	7.6	$60.00	31	L
Elm	25	45.418033	-93.418033	3	8.0	$64.00	32	L
Elm	27	45.237940	-93.417880	4	8.6	$70.00	34	L
Elm	32	45.237940	-93.417733	4	10.2	$88.00	41	L
Elm	24.5	45.327947	-93.417561	3	7.8	$62.00	31	L
Elm	26	45.237939	-93.417361	3	8.3	$67.00	33	L
Elm	26.5	45.237894	-93.417209	4	8.4	$68.00	34	L
Elm	30	45.237992	-93.417045	3	9.6	$81.00	38	L
Elm	38	45.237964	-93.416879	4	12.1	$112.00	48	L
Elm	20.5	45.237959	-93.416731	3	6.5	$46.00	26	L
Elm	30	45.237999	-93.416574	3	9.6	$81.00	38	L
Elm	30.5	45.237970	-93.416382	3	9.7	$82.00	39	L
Elm	31	45.237988	-93.416211	2	9.9	$85.00	39	L
Elm	39	45.237954	-93.416050	4	12.4	$115.00	50	L
Elm	45	45.237973	-93.415864	4	14.3	$136.00	57	L
Elm	44	45.237954	-93.415726	4	14.0	$135.00	56	L
Elm	14	45.23799	-93.415210	2	4.5	$28.00	18	M
Maple	5.5	45.238049	-93.415443	1	1.8	$4.00	10	S
Elm	10.5	45.238056	-93.415618	2	3.3	$20.00	13	S
Elm	21.5	45.238069	-93.415756	3	6.8	$51.00	27	L
Elm	22	45.238042	-93.415979	3	7.0	$53.00	28	L
Elm	14	45.238054	-93.416141	1	4.5	$28.00	18	M
Elm	30	45.238099	-93.416520	4	9.6	$81.00	38	L
Elm	42.5	45.238079	-93.416401	5	13.5	$129.00	54	L
Elm	43	45.238058	-93.416579	5	13.7	$131.00	55	L
Elm	32.5	45.23806	-93.416773	4	10.4	$91.00	41	L
Elm	35	45.238043	-93.417310	3	11.1	$99.00	45	L
Linden	14.5	45.23808	-93.417499	4	4.6	$22.00	14	M
Elm	29.5	45.238082	-93.417640	3	9.4	$79.00	38	L
Elm	27.5	45.238053	-93.417789	3	8.8	$72.00	35	L
Elm	28	45.238026	-93.417973	5	8.9	$73.00	36	L
Elm	39	45.238028	-93.417136	5	12.4	$115.00	50	L
Elm	23.5	45.23802	-93.416311	3	7.5	$59.00	30	L
Elm	30	45.238037	-93.416407	4	9.6	$81.00	38	L



The picture above shows Victoria and Ada on Sunwood Drive, completing the COR tree inventory.

Calculating Street Trees

These methods will be built upon by a **class in spring semester as a part of the RCP partnership**. It is important to **keep the methods of Ramsey's tree inventories consistent** so the results are as accurate as possible, so the spring class can evaluate our methods to determine the optimal way to complete the inventories. In the following poster, we will **assess and evaluate the population of street trees** in The COR along Sunwood Drive in Ramsey.

COR Inventory

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

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9

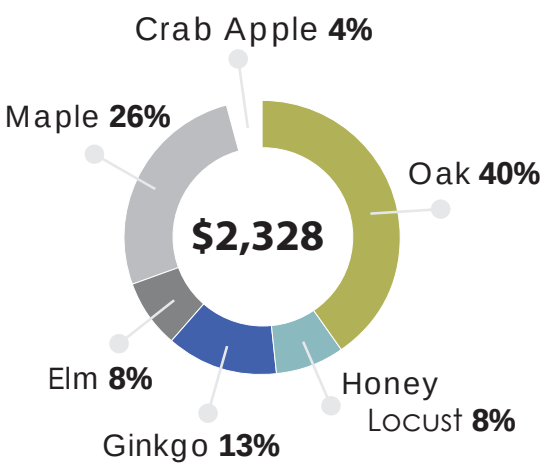
COR Inventory

The COR trees as place-makers

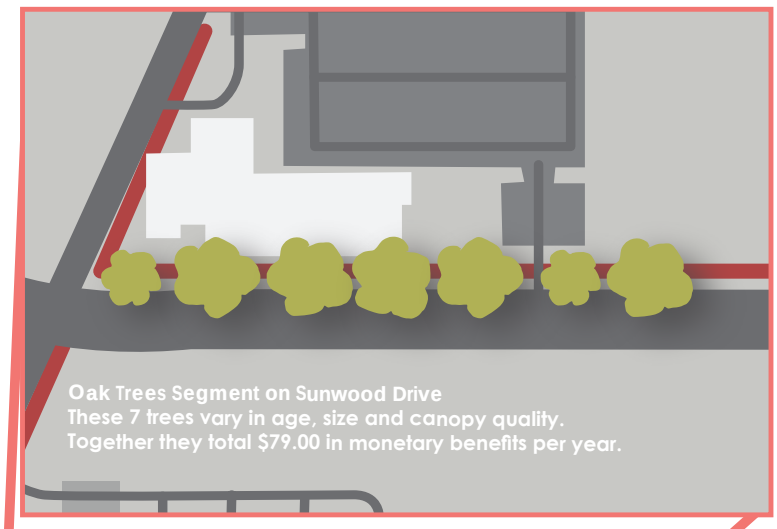
enhance downtown character through diverse street tree planting

A **pilot tree inventory** was taken on **Sunwood Drive** on what is defined as a **'destination street'** throughout The COR. A total of **97 trees** were inventoried comprised of 6 species of trees: t**he Bicolor Oak, Skyline Honey Locust, Ginkgo, Accolade Elm, Sienna Glenn Maple** and **Crabapple**. The trees along Sunwood Drive **provide variety**, **ensuring protection against diseases** and **visual aesthetics** for a street projected to support commerce and attract shoppers and employees. The age of the trees inventoried ranged from 9 to 50 years of age. However, to guarantee trees don't wither and decay at the same time, they should be **planted sparsely**. If a large section of trees reaches the end of its life span at the same time the cost of replacement will be higher for Ramsey.

Tree Diversity on Sunwood Dr.



Total Monetary Benefits Per Year	$2,328.00
Average Monetary Benefits Per Tree	$25.58
Average Canopy Quality	3.7
Average Diameter	5.1 Inches

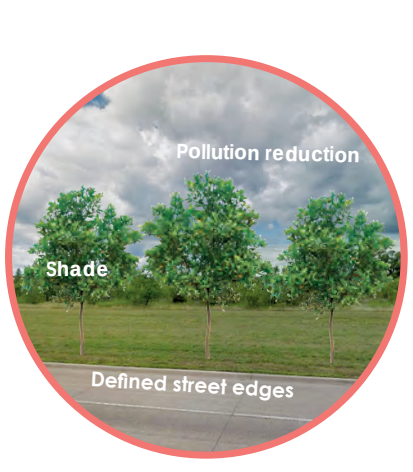






Current View

Future Possibility





Proper placement is vital to enhance the **ecosystem services** trees provide. This young **Oak tree** located in front of **Ramsey's City Hall** provides **aesthetic appeal** to destination streets.

Trees Define Destinations

The **97 street trees inventoried** on The COR's Sunwood Drive total **$2,328 in economic benefits** for the City of Ramsey. The trees planted vary in species and age, but as more trees are planted throughout destination and downtown streets, **city officials must consider the lifespan of trees** and their **cost of replacement.** These considerations must also extend to other arteries within The COR, and street planting in residential areas.

Residential Inventory

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project
University of Minnesota Driven to Discover
City of Ramsey

Money Does Grow on Trees!

Investing in Ramsey's Streetside Urban Forest

10 Residential Inventory

Residential trees as local heritage

show the lasting benefits of neighborhood street trees

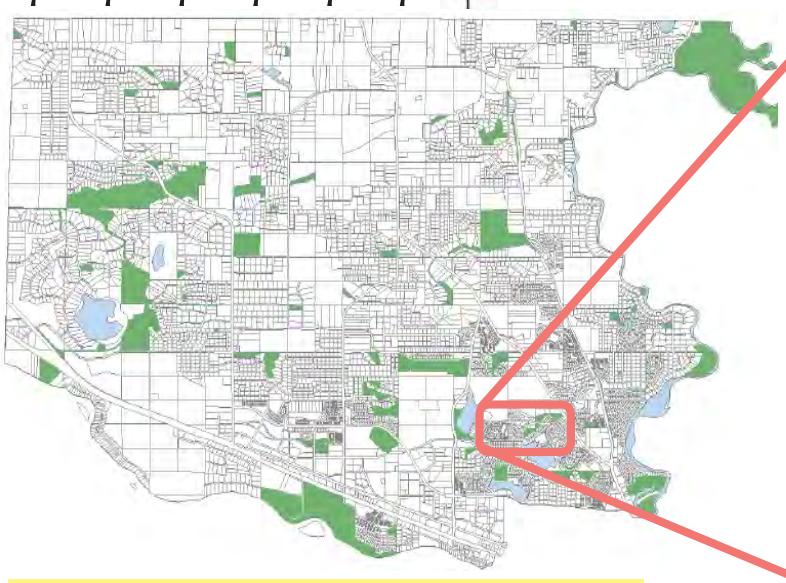
The r**esidential tree inventory** was taken on **Sunwood Drive**, between Potassium Street and 147th Street. The trees in this inventory are more mature compared to the trees in The COR inventory. From this small sample, the **main issue** with the trees in the residential corridor is the **lack of diversity**. The **majority of the trees** sampled were **Elms** with **only one Maple** and **one Linden**. With the **lack of diversity**, there is a **higher chance of all the trees dying** from a species- specific disease. If all of the Elms died from a disease, then there would be **great financial**, **environmental and social burdens** put on Ramsey to replace those trees.

Tree Diversity between Potassium St. and 147th St.





Total Monetary Benefits Per Year	$2,640.00
Average Monetary Benefit Per Tree	$75.43
Average Canopy Quality	3.4
Average Diameter	8.9 Inches





Sunwood Drive is a good example of a **residential street** that has **good quality mature street trees.** The picture to the right shows Potassium Street south of Sunwood Drive. The benefits that are laid out in the earlier posters show how **residents can benefit from having street trees in their neighborhood**. To maximize the benefits of street trees, there needs to be a **system in place** to plant a more **diverse group of trees** in residential areas. In this small tree inventory, there is an overwhelming number of Elm trees. If a more **diverse group of trees** is planted then there will be **less risk of spreading diseases**.



Current View

Future Possibility



Trees Make a Home

These mature street trees along Sunwood Drive are a good example to show how Ramsey can showcase the benefits of residential street trees. These images also show what the future neighborhoods can look like if street trees are planted. A tree inventory is essential for all of Ramsey to calculate the existing tree population and to check the quality of each tree.

Conclusion

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project · University of Minnesota Driven to Discover · City of Ramsey

Money Does Grow on Trees!

Investing in Ramsey's Streetside Urban Forest

11

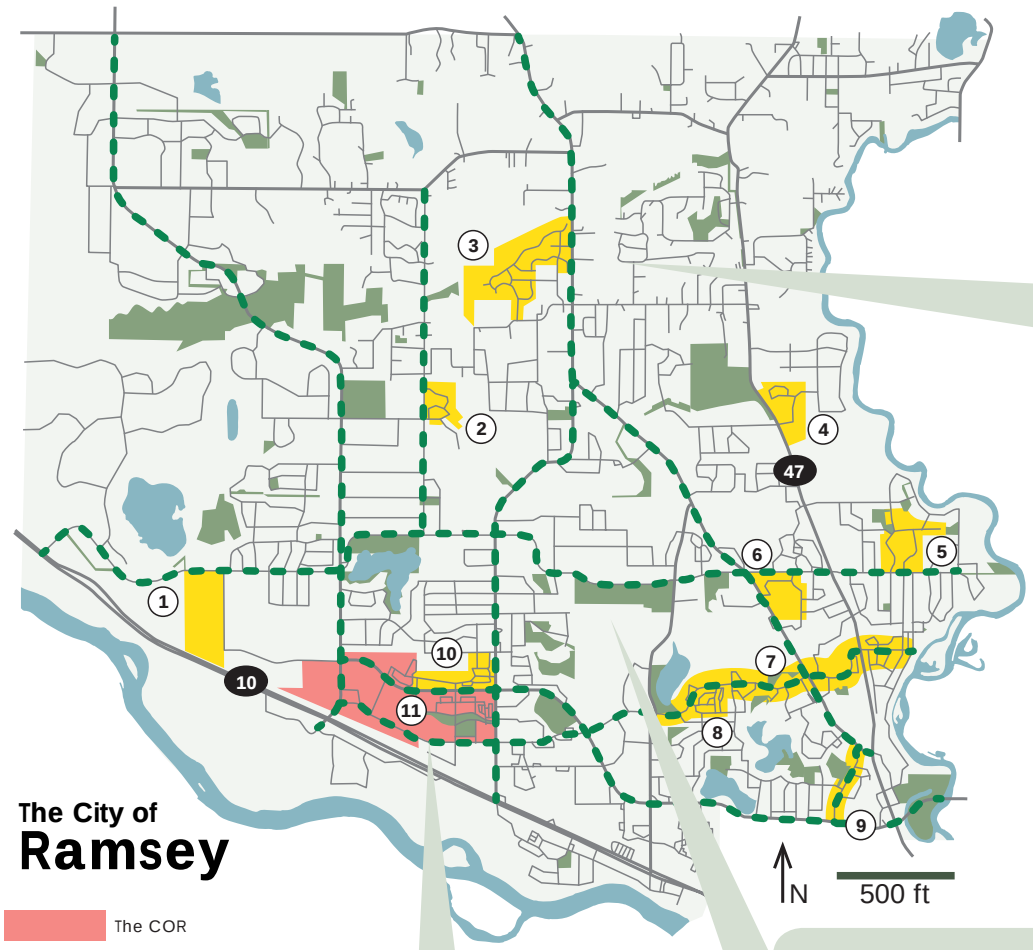
Conclusion

Envision all trees lead to the COR

in a street tree network concept for Ramsey

Each street tree bestows unique benefits, but **collectively a street tree network can create a green roadmap serving an entire community**. Ramsey's most ambitious street tree planting is occuring in the COR, the mixed use downtown development that will provide jobs, housing, retail, and recreation for a growing city. Within a network, street trees would serve as **guideposts for directing movement in and out of The COR**; they would also **create a spatial narrative about moving and experiencing the city and enhance Ramsey's identity through place-making**.

Our concept for a potential street tree network in Ramsey.

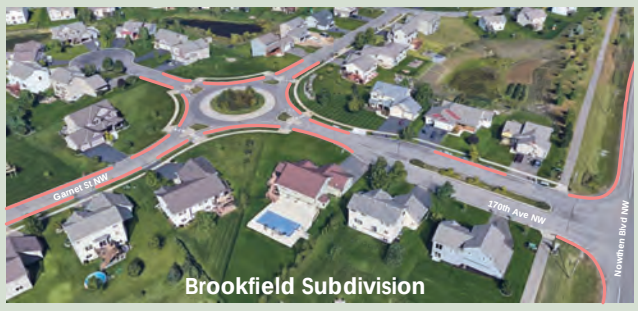


The City of
Ramsey

- The COR
- Residential area of interest
- Park + open space
- Street tree planting

① Riverstone
② Sweetbay Ridge*
③ Brookfield*
④ Estates of Silver Oaks*
⑤ Highlands at River Park
⑥ Meadow*
⑦ Sunwood Dr NW
⑧ Village of Sunfish Lake*
⑨ Dysprosiumn St NW
⑩ Town Center Gardens*
⑪ The COR*

**Major housing development with 51-2200 units planned*



Brookfield Subdivision



Brookfield with Street Trees

Street trees create **visual transitions** into residential spaces to encourage **safe driving**, promote **outdoor activity**, and **buffer residents from the noise and sight of traffic**. As place-making tools, street trees can enhance the **aesthetic character** of neighborhoods like Brookfield by creating **unique spaces**.

In a potential street tree network, spokes of trees radiate from the COR, **centralizing connections** along arterials and congested local roads. This would encourage **travel choices** along major routes while also generating **traffic calming** benefits.

Some public spaces are **vehicle-oriented rather than pedestrian-oriented.** At Apline Park, an adjacent neighborhood has crosswalk access, but there is no crossing signal or stop sign. Trees can enhance **safety** by **calming traffic** leading up to the crosswalk, while leaving space for **visibility** at the immediate crosswalk area. This approach can be used with streets at **parks, schools, and shopping areas** where pedestrian safety can be improved.



Existing
Alpine Park



Proposed
Alpine Park withStreet Trees

Street trees tell a story: This is Ramsey.

In many ways, Ramsey will **change**, **grow**, and **mature** as a city. Street trees are a smart investment that generates **savings from ecostystem services** while also **enhancing the social character of a community.** Furthermore, a **network of trees** connects **people to places** as well as **people to ideas** of **identity**, **pride**, and **values** that are vital to a city's integrity.

PA 5211 Land Use Planning • **TEAM:** Ada Moreno Gomez, Nick Kieser, Victoria Dan • **INSTRUCTOR:** Fernando Burga, Ph.D.

Resilient Communities Project
University of Minnesota
Driven to Discover
City of Ramsey


Armstrong Blvd
Ramsey Blvd
Bunker Lake Blvd
Sunwood Dr
169
10
wsb

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

RESOLUTION #23-093

RESOLUTION AWARDING CONTRACT TO ANDERSON IRRIGATION FOR INSTALLATION OF BOULEVARD TREES AND IRRIGATION ALONG SUNWOOD DRIVE

WHEREAS, pursuant to an invitation for quotes, two quotes were received, and

WHEREAS, the following is a summary of the quotes that were received:

Contractor	Base Bid	Add Alternate
Anderson Irrigation	$45,639	$51,785
Great Northern Landscapes	$50,015	$56,045

WHEREAS, the bid of Anderson Irrigation in the amount of $45,639 is the lowest responsible bidder and their bid shall be and hereby is accepted, and

WHEREAS, grass seed and fertilization were not included within the Request for Proposals, and that cost is $850.

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

1) That the Mayor and City Administrator are hereby authorized and directed to enter into a contract with Anderson Irrigation for the installation of boulevard trees and irrigation along Sunwood Drive from, at a not-to-exceed amount of $47,000, and

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 25th day of April, 2023.

Mayor

ATTEST:

City Clerk

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #23-094 Approving Plans and Specifications and Authorizing Bids for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station

Purpose/Background:

Purpose:

Adopt Resolution #23-094 approving plans and specifications and authorizing bids for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station.

Background:

On January 11, 2022, the City Council approved the Preliminary Plat for the Trott Brook Crossing residential subdivision.

On November 7, 2022, the City Council approved a Grading Agreement for the Trott Brook Crossing residential subdivision, allowing grading activities for the first phase of construction to begin. The developer has since completed mass grading operations for the first phase of the subdivision, consistent with the approved preliminary plat

On March 28, 2023, the City Council approved the Final Plat and Development Agreement for Trott Brook Crossing.

The City enlisted Bolton & Menk to prepare plans and specifications to construct a sanitary sewer lift station to serve this development, along with future developments in this area of the City.

The title sheet from the final plans is attached for reference.

Notification:

Notifications are not required for this case.

Advertisements for bids will be run in the Anoka County Union Herald on Friday, April 28th, and on Friday, May 5th, 2023.

Observations/Alternatives:

Observations:

This is the same process the City followed to design and construct the trunk sanitary sewer lift station improvements that are now serving the Riverstone South residential subdivision. In addition, Bolton and Menk was the design engineer for the Riverstone South lift station improvements. This process worked well, and Staff recommends using the same design engineer for the Trott Book Crossing lift station due to Bolton and Menk's familiarity with the City's design standards and sanitary sewer system, and since most of the lift station design will be similar to the Riverstone South lift station, allowing Bolton and Menk to efficiently and cost-effectively prepare plans and specifications, advertise bids, stake construction and provide administrative assistance during construction. Staff will present a construction services proposal from Bolton & Menk at the time bids are presented for Council acceptance.

Bidding the proposed improvements at this time will allow the City to serve the Trott Brook Crossings residential

subdivision with the necessary municipal trunk sanitary sewer in 2023 as required to meet the proposed development schedule.

Alternatives:
Alternative 1: Motion to adopt Resolution #23-094 approving plans and specifications and authorizing bids for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station.

Funding Source:
The engineer's estimate of construction costs is $1,222,485.00. Funding for these improvements are proposed to come from sanitary sewer enterprise funds.

Recommendation:
Staff recommends approving alternative #1 to align with previous City Council approvals related to the Trott Brook Crossing residential subdivision, and to ensure that the City will be able to provide the required trunk sanitary sewer when homes are ready to be occupied.

Action:
Motion to adopt Resolution #23-094 approving plans and specifications and authorizing bids for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station.

Attachments

Resolution 23-094
Title Sheet

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/21/2023 04:31 PM
Form Started By: Bruce Westby		Started On: 04/21/2023 02:47 PM
Final Approval Date: 04/21/2023		

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

RESOLUTION #23-094

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #23-11, TROTT BROOK CROSSING SANITARY SEWER LIFT STATION IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #22-010, adopted January 11, 2022, the City Council approved the Preliminary Plat for the Trott Brook Crossing residential subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-252, adopted November 7, 2022, the City Council approved a Grading Agreement for the Trott Brook Crossing residential subdivision, allowing grading activities for the first phase of construction to begin; and

WHEREAS, on March 28, 2023, the City Council approved the Final Plat and Development Agreement for Trott Brook Crossing; and

WHEREAS, Bolton and Menk, Inc. prepared final plans and specifications for Improvement Project #23-11 to allow the City to serve the Trott Brook Crossing residential subdivision with the necessary municipal trunk sanitary sewer in 2023 as required to meet the proposed development schedule.

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 Bolton and Menk, Inc. and authorizes advertisements for bids for said improvements as City Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

LIFT STATION #10 IMPROVEMENTS

CITY IMPROVEMENT PROJECT # 23-11

LIFT STATION, DIRECTIONALLY DRILLED FORCEMAIN, SITE GRADING, CONCRETE FLATWORK, AND EROSION AND SEDIMENT CONTROL

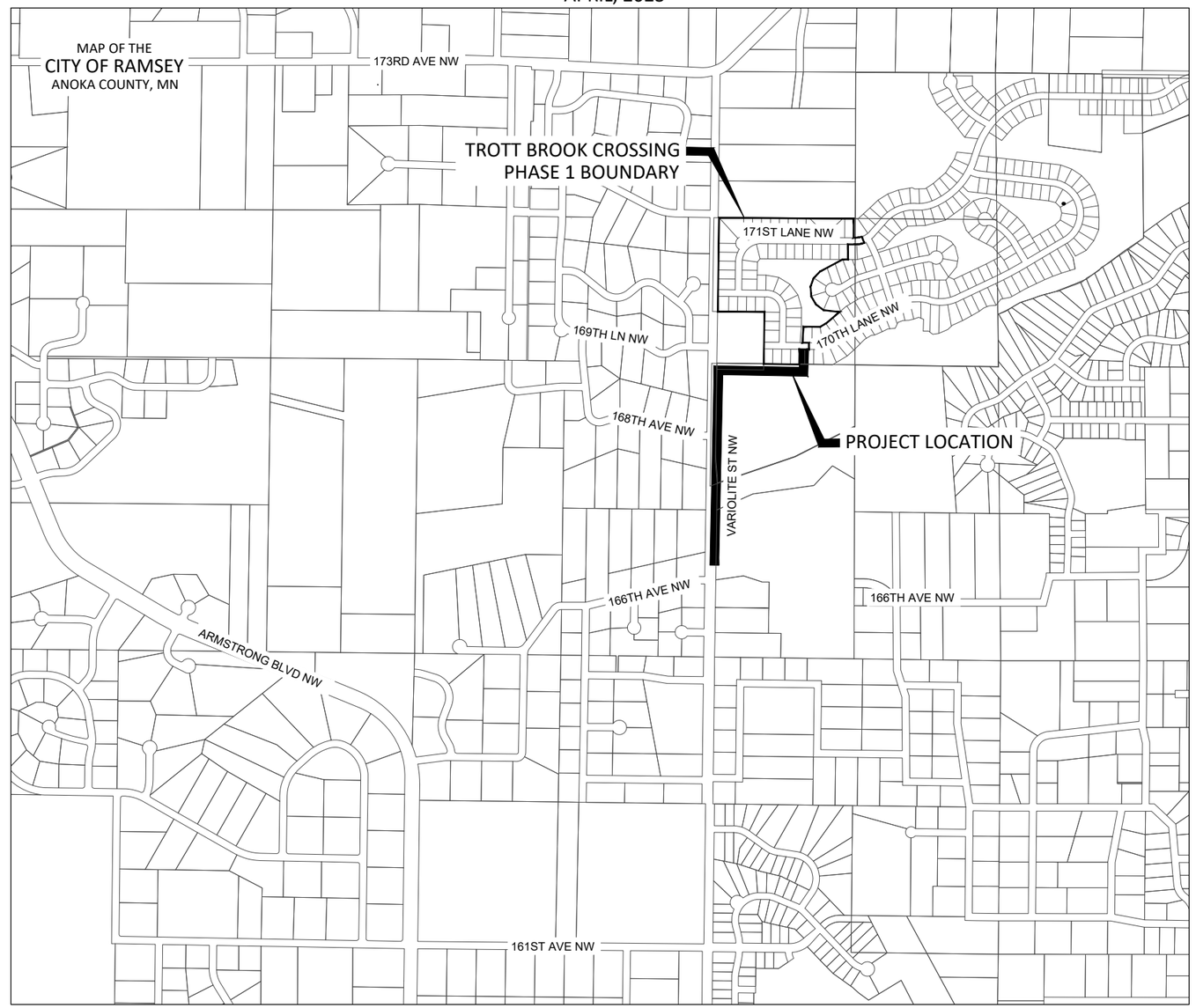
APRIL, 2023

RESOURCE LIST

CITY OF RAMSEY

City Hall
7550 Sunwood Drive NW.
Ramsey, MN 55303

AGGREGATE STOCKPILE SITE:
RAMSEY PUBLIC WORKS, 14199 JASPER STREET NE



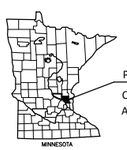
0 600 1200
SCALE FEET

SCALES

PLAN 0' 50'

PROFILE 0' 50' HORIZ.
0' 5' VERT.

INDEX MAP 0' 600'



PROJECT LOCATION
CITY OF RAMSEY
ANOKA COUNTY, MN

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.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY 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."

SHEET NUMBER	SHEET TITLE
1 - 2	TITLE SHEET, LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
4 - 6	STORMWATER POLLUTION PREVENTION PLAN, LEGEND, AND SOILS
7 - 9	CONSTRUCTION DETAILS
10	LIFT STATION GRADING PLAN
11	LIFT STATION LAYOUT PLAN
12 - 16	SANITARY SEWER, FORCEMAIN PLAN & PROFILE
17-18	ELECTRICAL PLANS

THIS PLAN SET CONTAINS 18 SHEETS.

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.

ZACHARY F. LINGL, P.E. REG. NO. 56344 DATE: 04/19/2023

REVIEWED & APPROVED _____ DATE: _____
CITY ENGINEER / DIRECTOR OF PUBLIC WORKS

BM=871.05
TOP NUT HYDRANT
STATION 22+00
168TH AVE

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

©Bolton & Menk, Inc. 2023. All Rights Reserved
H:\RAMS\08112941O\CAD\C3D\129410G001.dwg 4/19/2023 3:01:52 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-11

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MN
LIFT STATION #10 IMPROVEMENTS
TITLE SHEET

SHEET 1 OF 18

CC Regular Session **7. 1.**

Meeting Date: 04/25/2023

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Ordinance #23-05 to Amend Chapter 4 of the Charter - Nominations and Elections

Purpose/Background:

The Charter Commission met on February 2, 2023 and is recommending the City Council amend the charter by Ordinance #23-05 under M.S. 410.12, subdivision 7. The recommended ordinance is to amend Sections 4.1, 4.2, 4.4 and part of 4.5 of Chapter 4 of the City Charter. The changes proposed clean up the language to better coincide with State law and streamlines the process to more easily administer elections. Two key changes to note in section 4.5 is adding State Statute 205.10 with Uniform Election dates for special elections and adding a provision providing the option to move up a special general election if a primary is not needed. The ordinance was introduced at the last regular meeting and the second reading is this evening for the final vote.

BACKGROUND:

Changes to State Election Law

The State Legislation previously set uniform election dates for special elections, which prompted a complete review of Chapter 4, Nominations and Elections, of the City's Charter. The current Charter language does not include these dates, is not entirely consistent with State law, and causes problems in administering City elections.

Charter Commission Actions - To Date

The Charter Commission started its work on updating Chapter 4 in February 2019. In cooperation with former City Attorney Langel, a draft ordinance (#19-15 " An Ordinance Amending the Charter by Repealing and Replacing Chapter 4 - Nominations and Elections") was drafted and then reviewed by the City Council on December 10, 2019, but it did not pass. In order for the ordinance to pass, all Councilmembers must motion in favor of the Ordinance.

- Section 4.1 and 4.2 Changes were approved by the Charter Commission on November 17, 2021
    - Slight revisions to Section 4.1 and 4.2 were approved by the Charter Commission on February 2, 2023
- Section 4.4 Changes were approved by the Charter Commission on October 26, 2022
- Section 4.5 Changes were approved by the Charter Commission on February 2, 2023

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. Under M.S. 410.12, subdivision 7, if the City Council unanimously approves the ordinance, then the ordinance is enacted 90 days after passage and publication.

Notification:

- The City Council met on March 14, 2023 to receive the recommendations from the Charter Commission.
- A Notice of Public Hearing was published on Friday, March 24, 2023.
- A Public Hearing was held and Ordinance #23-05 was introduced on April 11, 2023.
- If the City Council unanimously approves adoption of Ordinance #23-05 this evening, then the Charter amendment will take effect 90 days after publication. If an affirmative vote is not received by all Councilmembers, the ordinance would fail.

Recommendation:

Staff recommends adopting Ordinance #23-05 Amending Chapter 4 of the City Charter brought forward by the Charter Commission.

Outcome/Action:

Motion to waive the City Charter Requirement that the Ordinance be read aloud and Adopt Ordinance #23-05 Amending Chapter 4 of the City Charter - Nominations and Elections

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Attachments

Ordinance #23-05

Minnesota Statute 410.12

Minnesota Statute 205.16 Notice

Minnesota Statue 205.10 - Uniform Election Dates

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:42 PM
Form Started By: Katie Schmidt		Started On: 04/13/2023 10:42 AM
Final Approval Date: 04/20/2023		

ORDINANCE #23-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF RAMSEY, MINNESOTA CHAPTER 4 – ELECTIONS AND NOMINATIONS

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 4 of the City of Ramsey Charter is amended to read as follows (additions indicated by underline, deletions indicated by strikethrough):

"Sec. 4.1 – The regular municipal election.

A regular municipal election shall be held on the first Tuesday after the first Monday in November of each even-numbered year, ~~commencing in 1984,~~ at such places as the city council shall designate. At least 15 days prior notice shall be given by the city clerk by posting a notice thereof in the city clerk's office, on the city website ~~at least one public place in each election precinct,~~ and by publishing a notice thereof at least once in the official newspaper of the city stating the time and the places of holding such election and of the officers to be elected. Failure to give such notice shall not invalidate such election. Elected and qualified officers provided for by this Charter shall assume the duties of office to which they were elected on the first ~~business day~~ Monday in January following such election.

4.1.1 *Primary elections.* The regular p~~P~~rimary election~~s~~ shall be held on the same date as prescribed by ~~the~~ Minnesota Election Law ~~Statute~~, which establishes the statewide primary election date. The primary election shall be for the selection of two nominees for each elective office at the regular municipal election~~, unless two nominees or fewer file for each elective office~~. If two candidates or fewer file for any elective office, that office shall not appear on the primary ballot and the candidates shall appear on the municipal general election ballot as the nominees for that office.

"Sec. 4.2 – Filing for office.

All persons who shall desire to be elected to any elected office shall file an affidavit not more than ~~ten weeks~~ 84 days nor less than ~~eight weeks~~ 70 days before the primary election with the city clerk, paying a filing fee to the city clerk in an amount as set by ordinance or filing a nominating petition. The clerk shall also accept an application for candidacy as authorized by state law.

The city clerk shall prepare and have printed at the expense of the city the necessary ballots or other required material for such election.

The ballots or other material shall contain no political party designation of any candidate and the names of the candidates for each office shall be rotated in the manner provided by state law ~~may be arranged on the ballot alphabetically according to the surname of each candidate~~. Consistent with state law, ~~T~~the ballots or the results shall be counted and preserved and the city clerk shall be the final custodian of such ballots or returns for the city.

A sample ballot or a facsimile representation of the ballot shall be posted ~~at the place of election~~ in the city clerk's office and published in the official newspaper of the city at least ~~one~~ two weeks before such election by the city clerk, whose duty it is to preserve such sample ballots.

"Sec. 4.4 – Special and advisory elections except for elected office.

The council may, by resolution, order any special or advisory election deemed appropriate by the council, for any reason, and provide all means for holding it~~.~~, except that any election so ordered shall only be held on the same date as a regular municipal election. ~~At least 15 days' prior notice shall be given by the city clerk by posting a notice thereof in at least one public place in each election precinct, and by publishing a notice thereof at least once in the official newspaper of the city stating the time and the places of holding such election.~~ This section does not apply to special elections to fill vacancies in municipal offices.

"Sec. 4.5 – Vacancy of municipal elected office.

4.5.1 In the event that ~~When~~ a vacancy in an elected office of the city occurs with 365 days or more remaining in the term of the vacated office, ~~there shall be~~ a special election shall occur on the date established by the City Council per Minn Stat. §205.10, as the same may be revised, amended or recodified, ~~held within 90 days after the vacancy occurs~~ to elect a successor to serve for the remainder of the unexpired term of the office vacated.

4.5.2 A person elected at a special election held pursuant to this section to fill the balance of the unexpired term shall take office immediately after being qualified. ~~The city clerk shall give at least 60 days published prior notice of such special election, except as set forth under 4.5.5 of this section.~~

4.5.3 The procedure at such election ~~and assumption of duties of elected officers following such election~~ shall conform as nearly as practicable to that prescribed for other municipal elections under this Charter.

4.5.4 In the case of a vacancy where there remains less than 365 days in the unexpired term, the council shall, by a majority vote, appoint a successor to serve for the remainder of said term. In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.

4.5.5 If two or fewer candidates file an affidavit of candidacy, the special primary election shall be canceled and the special general election may be moved up to the primary date with Council approval. If this option is utilized, it must be noted on the resolution calling for a special election.

~~4.5.5 *Office vacancy when less than eight weeks prior to primary election.*~~

~~4.5.5.1 *Special election.* When a vacancy in an elected office of the city occurs when there is less than eight weeks prior to a primary election there shall be no primary election, except as provided in section 4.5.5.3 below. The special election to fill the vacancy shall coincide with the regular Municipal Election and the notice of such vacancy shall be published as soon as is practicable.~~

~~4.5.5.2 *Vacancy in offices to be voted on in the regular Municipal Election.* If a vacancy occurs less than eight weeks prior to the primary election, in the office of the mayor or the council members whose seats are to be voted on in the regular Municipal Election, said vacancy shall be considered not to exist for the purpose of the regular Municipal Election. The person elected to fill the vacancy in the regular Municipal Election, if approved by unanimous vote of the sitting council, may assume the duties of the office to which elected on the first business day following the city clerk's issuance of a certificate of election to said person.~~

~~4.5.5.3 *Vacancy in an office not to be voted on in the regular Municipal Election.* If a vacancy occurs in the office of the mayor or a councilmember not standing for election in the regular Municipal Election, a special primary election and a special election shall be held in January of the subsequent year following the vacancy to fill said vacancy. The election procedures for the special primary election and the special election shall be those election procedures for municipal office candidates as prescribed in Minnesota Statutes and this Charter. Notwithstanding section 2.3.1 of this Charter, which provides for a four-year term for the mayor and council members, the term of the mayor and/or a councilmember elected pursuant to this subsection will be for the remainder of the vacant term.~~

4.5.6 If there are insufficient numbers of candidates in a regular or special election to fill expiring or vacated municipal offices, the city council shall fill said offices by appointment until the next regular municipal election. In the case of a tie vote of the council, the mayor shall make said appointment from the candidates under consideration."

SECTION 3. SUMMARY

The following official summary of Ordinance #23-05 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #23-05 amends Chapter 4 – Elections and Nominations of the Ramsey City Charter.

SECTION 4. 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 April, 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*

205.16 MS 1957 [Repealed, 1959 c 675 art 13 s 1]

205.16 NOTICE.

Subdivision 1. **Publication and posting.** In every municipality, the municipal clerk shall, except as otherwise provided in this section, give two weeks' published notice, and may also give ten days' posted notice, of the election, stating the time of the election, the location of each polling place, the offices to be filled, and all propositions or questions to be voted upon at the election. In a city of the fourth class or a town not located within a metropolitan county as defined in section 473.121, the governing body may dispense with publication of the notice of the municipal general election, in which case ten days' posted notice shall be given. The municipal clerk shall also post a copy of the notice in the clerk's office for public inspection.

Subd. 2. **Sample ballot, publication.** For every municipal election, the municipal clerk shall, at least two weeks before the election, publish a sample ballot in the official newspaper of the municipality, except that the governing body of a fourth class city or a town not located within a metropolitan county as defined in section 473.121 may dispense with publication.

Subd. 3. **Sample ballot, posting.** For every municipal election, the municipal clerk shall at least two weeks before the election prepare a sample ballot for the municipality, make them available for public inspection in the clerk's office, and post a sample ballot in each polling place on election day.

Subd. 4. **Notice to auditor.** At least 74 days before every municipal election, the municipal clerk shall provide a written notice to the county auditor, including the date of the election, the offices to be voted on at the election, and the title and language for each ballot question to be voted on at the election. At least 74 days before every municipal election, the municipal clerk must provide written notice to the county auditor of any special election canceled under section 205.10, subdivision 6.

Subd. 5. **Notice to secretary of state.** At least 74 days before every municipal election for which a notice is provided to the county auditor under subdivision 4, the county auditor shall provide a notice of the election to the secretary of state, in a manner and including information prescribed by the secretary of state.

History: *1959 c 675 art 6 s 16; 1976 c 2 s 77,78; 1976 c 44 s 11; 1978 c 572 s 6,7; 1981 c 29 art 7 s 38; 1983 c 62 s 6; 1989 c 291 art 1 s 20; 1991 c 227 s 21; 1994 c 646 s 12,13; 1999 c 132 s 33; 2004 c 293 art 2 s 35,36; 2008 c 244 art 1 s 16; 2010 c 184 s 29,30; 2010 c 201 s 63-66; 2013 c 131 art 2 s 56,57*

205.10 MS 1957 [Repealed, 1959 c 675 art 13 s 1]

205.10 MUNICIPAL SPECIAL ELECTIONS.

Subdivision 1. **Questions.** Special elections may be held in a city or town on a question on which the voters are authorized by law or charter to pass judgment. A special election may be ordered by the governing body of the municipality on its own motion or, on a question that has not been submitted to the voters in an election within the previous six months, upon a petition signed by a number of voters equal to 20 percent of the votes cast at the last municipal general election. A question is carried only with the majority in its favor required by law or charter. The election officials for a special election shall be the same as for the most recent municipal general election unless changed according to law. Otherwise special elections shall be conducted and the returns made in the manner provided for the municipal general election.

Subd. 2. **Vacancies in city offices.** Special elections shall be held in statutory cities to fill vacancies in elective city offices as provided in section 412.02, subdivision 2a.

Subd. 3. [Repealed, 2017 c 92 art 2 s 26]

Subd. 3a. **Uniform election dates.** (a) Except as allowed in paragraph (b) and subdivision 4, a special election held in a city or town must be held on one of the following dates: the second Tuesday in February, the second Tuesday in April, the second Tuesday in May, the second Tuesday in August, or the first Tuesday after the first Monday in November. A home rule charter city must not designate additional dates in its charter.

(b) A special election may be held on a date other than those designated in paragraph (a) if the special election is held in response to an emergency or disaster. "Emergency" means an unforeseen combination of circumstances that calls for immediate action to prevent a disaster from developing or occurring. "Disaster" means a situation that creates an actual or imminent serious threat to the health and safety of persons or a situation that has resulted or is likely to result in catastrophic loss to property or the environment.

Subd. 4. **Vacancies in town offices.** Special elections to fill vacancies in town offices as provided in section 367.03, subdivision 6, must be held with the town general election or on a date authorized by subdivision 3a.

Subd. 5. **Limit on ballot questions.** The governing body of a city or town may not act to submit a ballot question at a general or special election and may not accept a petition for submission of a ballot question at a general or special election unless all election-related deadlines can be met, including publication deadlines for all required notices. A petition rejected under this subdivision may be resubmitted at a time when compliance with all election-related deadlines is possible. Nothing in this subdivision requires the scheduling of a special election for a ballot question.

Subd. 6. **Cancellation.** A special election ordered by the governing body of the municipality on its own motion under subdivision 1 may be canceled by motion of the governing body, but not less than 74 days before the election.

History: *1959 c 675 art 6 s 10; 1976 c 2 s 74; 1976 c 44 s 6; 1981 c 29 art 7 s 38; 1981 c 172 s 1; 1983 c 62 s 4; 1993 c 375 art 7 s 7; 1994 c 646 s 8,9; 1997 c 147 s 42; 1999 c 75 s 1; 1999 c 132 s 31,32; 2003 c 75 s 1; 2008 c 244 art 1 s 15; 2013 c 131 art 2 s 54; 2016 c 161 art 1 s 14; 2017 c 92 art 2 s 10,11*

CC Regular Session **7. 2.**

Meeting Date: 04/25/2023

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Ordinance #23-07 to Amend Chapter 4 of the Charter - Nominations and Elections

Purpose/Background:

The Charter Commission met on February 2, 2023 and is recommending the City Council amend the charter by Ordinance #23-07 under M.S. 410.12, subdivision 7. The recommended ordinance is to amend parts of section 4.5 of Chapter 4 of the City Charter. The changes include updating the appointment process in the case of a vacancy and how we handle appointments when no one files an affidavit of candidacy for an open council seat. The ordinance was introduced at the last regular meeting and the second reading is this evening for the final vote.

BACKGROUND:

Changes to State Election Law

The State Legislation previously set uniform election dates for special elections, which prompted a complete review of Chapter 4, Nominations and Elections, of the City's Charter. The current Charter language does not include these dates, is not entirely consistent with State law, and causes problems in administering City elections.

Charter Commission Actions - To Date

The Charter Commission started its work on updating Chapter 4 in February 2019. In cooperation with former City Attorney Langel, a draft ordinance (#19-15 " An Ordinance Amending the Charter by Repealing and Replacing Chapter 4 - Nominations and Elections") was drafted and then reviewed by the City Council on December 10, 2019, but it did not pass. In order for the ordinance to pass, all Councilmembers must motion in favor of the Ordinance.

- Section 4.1 and 4.2 Changes were approved by the Charter Commission on November 17, 2021
    - Slight revisions to Section 4.1 and 4.2 were approved by the Charter Commission on February 2, 2023
- Section 4.4 Changes were approved by the Charter Commission on October 26, 2022
- Section 4.5 Changes were approved by the Charter Commission on February 2, 2023

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. Under M.S. 410.12, subdivision 7, if the City Council unanimously approves the ordinance, then the ordinance is enacted 90 days after passage and publication.

Notification:

- The City Council met on March 14, 2023 to receive the recommendations from the Charter Commission.
- A Notice of Public Hearing was published on Friday, March 24, 2023.
- A Public Hearing was held and Ordinance #23-07 was introduced on April 11, 2023.
- If the City Council unanimously approves adoption of Ordinance #23-07 this evening, then the Charter amendment will take effect 90 days after publication. If an affirmative vote is not received by all Councilmembers, the ordinance would fail.

Recommendation:

The Charter Commission recommends adopting Ordinance #23-07 Amending Chapter 4 of the City Charter - Nominations and Elections.

Outcome/Action:

Motion to waive the City Charter Requirement that the Ordinance be read aloud and Adopt Ordinance #23-07 Amending Chapter 4 of the City Charter - Nominations and Elections

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Attachments

Ordinance #23-07

Minnesota Statute 410.12

Current Charter vs. Proposed Changes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 12:42 PM
Form Started By: Katie Schmidt		Started On: 04/13/2023 11:10 AM
Final Approval Date: 04/20/2023		

ORDINANCE #23-07

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF RAMSEY, MINNESOTA CHAPTER 4 – ELECTIONS AND NOMINATIONS

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 4 of the City of Ramsey Charter is amended to read as follows (additions indicated by underline, deletions indicated by strikethrough):

"Sec. 4.5 – Vacancy of municipal elected office.

4.5.4 In the event ~~case~~ of a vacancy ~~where there remains less than 365 days in the unexpired term~~ in an elected office of the city, the council shall, by a majority vote, appoint a successor to serve the balance of ~~for~~ the unexpired ~~remainder of said~~ term or until a successor elected at a special election held pursuant to this section is qualified. In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.

4.5.6 If a special election has been called to fill a vacancy in an elected office of the city, and no candidates filed an affidavit of candidacy prior to the expiration of the period for filing an affidavit of candidacy, the special election shall be cancelled. In the event that such a cancellation occurs ~~there are insufficient numbers of candidates in a regular or special election to fill expiring or vacated municipal offices~~, the individual appointed by the city council to fill said vacancy under this section shall serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified. ~~fill said offices by appointment until the next regular municipal election. In the case of a tie vote of the council, the mayor shall make said appointment from the candidates under consideration.~~ In the event that such a cancellation occurs, a special election to fill the balance of the unexpired term shall be held on the same date as the next regular municipal election, unless the next regular municipal election would be in the fourth year of the term."

SECTION 3. SUMMARY

The following official summary of Ordinance #23-07 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #23-07 amends Chapter 4 – Elections and Nominations of the Ramsey City Charter.

SECTION 4. 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 April, 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*

Sec. 4.5 Vacancy of Municipal elected office – Section 4.5.4 and 4.5.6

Current Charter Language

4.5.4 In the case of a vacancy where there remains less than 365 days in the unexpired term, the council shall, by a majority vote, appoint a successor to serve for the remainder of said term. In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.

4.5.6 If there are insufficient numbers of candidates in a regular or special election to fill expiring or vacated municipal offices, the city council shall fill said offices by appointment until the next regular municipal election. In the case of a tie vote of the council, the mayor shall make said appointment from the candidates under consideration.

Redline of Proposed Amendments from the Charter Commission

4.5.4 In the event ~~case~~ of a vacancy ~~where there remains less than 365 days in the unexpired term~~ in an elected office of the city, the council shall, by a majority vote, appoint a successor to serve the balance of ~~for~~ the unexpired ~~remainder of said~~ term or until a successor elected at a special election held pursuant to this section is qualified. In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.

4.5.6 If a special election has been called to fill a vacancy in an elected office of the city, and no candidates filed an affidavit of candidacy prior to the expiration of the period for filing an affidavit of candidacy, the special election shall be cancelled. In the event that such a cancellation occurs ~~there are insufficient numbers of candidates in a regular or special election to fill expiring or vacated municipal offices~~, the individual appointed by the city council to fill said vacancy under this section shall serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified. ~~fill said offices by appointment until the next regular municipal election. In the case of a tie vote of the council, the mayor shall make said appointment from the candidates under consideration.~~ In the event that such a cancellation occurs, a special election to fill the balance of the unexpired term shall be held on the same date as the next regular municipal election, unless the next regular municipal election would be in the fourth year of the term.

Proposed Amendments from the Charter Commission changes accepted/clean copy

4.5.4 In the event of a vacancy in an elected office of the city, the council shall, by a majority vote, appoint a successor to serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified. In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.

4.5.6 If a special election has been called to fill a vacancy in an elected office of the city, and no candidates filed an affidavit of candidacy prior to the expiration of the period for filing an affidavit of candidacy, the special election shall be cancelled. In the event that such a cancellation occurs, the individual appointed by the city council to fill said vacancy under this section shall serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified. In the event that such a cancellation occurs, a special election to fill the balance of the unexpired term shall be held on the same date as the next regular municipal election, unless the next regular municipal election would be in the fourth year of the term.

CC Regular Session **7. 3.**

Meeting Date: 04/25/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title:

Adopt Resolution #23-081 Accepting Bids and Awarding Contract for 161st Avenue Reconstruction, Improvement Project #23-01

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-081 awarding a contract for 161st Avenue Reconstruction, Improvement Project #23-01.

Background:

City Improvement Project 23-01 proposes to reconstruct 161st Avenue between Armstrong Boulevard (CSAH 83) and Variolite Street. The street total approximately 2,680 linear feet (0.51 miles) in length, and is a 29-foot wide urban section with bituminous curbing. No parking is allowed on either side of the street. A figure showing the project scope and a street segment summary is attached to this case.

Project History

- 2022 – 2031 Capital Improvement Program (CIP) proposed to reconstruct 161st Avenue in 2024. To avoid reconstructing the street after PACT Charter School opens, the street reconstruction was moved up to 2023.
- Resolution #22-089, adopted April 12, 2022; City Council awarded a proposal to Bolton & Menk Inc. for a topographic survey of the project area.
- On June 21, 2022, the Publics Works Committee (PWC) reviewed bicycle and pedestrian facilities as part of the 161st Avenue reconstruction project. The PWC recommended extending a trail along 161st Avenue with a goal of minimizing tree impacts and existing park facilities.
- Resolution #22-200, adopted August 23, 2022; City Council ordered the City Engineer to prepare plans and specifications for the improvement project.
- Resolution #22-204, adopted August 23, 2022; City Council awarded a proposal to Haugo Geotechnical Services for a geotechnical report of the project area.
- Resolution #22-234, adopted October 11, 2022; City Council authorized Staff to apply for the Minnesota Active Transportation State Infrastructure Program to construct off-street facilities between Armstrong Boulevard and Variolite Street as part of 161st Avenue reconstruction. The State make grant selections in late March. If awarded the grant, the City will need to enter into an agreement with the State of Minnesota for funding and construction of the trail construction costs.
- On December 13, 2022, the City Council discussed the Central Park southern parking as part of the case for Resolution #22-285 ordering plans and specifications for Improvement Project #23-02, Central Park Main Parking Lot Reconstruction. City Council directed Staff to include the southern parking lot with either Improvement Project #23-01 or #23-02.
- On January 17, 2023, the Public Works Committee received an update from Staff on Central Park Southern Parking Lot Reconstruction as part of 161st Avenue Reconstruction. PWC recommended Staff reconstruct the southern parking lot as park of 161st Avenue Reconstruction, Improvement Project #23-01, and to include basketball courts as part of the parking lot reconstruction.
- Resolution #23-029, adopted January 24, 2023; City Council prohibits parking of motor vehicles at all times on both sides of 161st Avenue between Armstrong Boulevard and Variolite Street, as the proposed street improvements do not provide an adequate width for parking, and approval of the proposed

reconstruction as a Municipal State Aid Street must therefore be conditions upon certain parking restrictions.

- Resolution #23-051, adopted March 14, 2023; City Council approved the plans and specifications and authorized advertisement of bids. Bids were publicly opened on Wednesday, April 19, 2023.

Pavement History

161st Avenue was constructed in 1979. Pavement maintenance has included a crack seal / seal coat improvement in 1993, a pavement overlay improvement in 2001 and a crack seal / seal coat improvement in 2009. Maintenance crews have performed patching over the last several years, however the pavement is currently in extremely poor condition. In 2021 PASER values were 3 for 161st Avenue, the street was not rated in 2022 as it is past the stage where any treatment other than a full reconstruction is recommended.

Ground Penetrating Radar (GPR) was performed on the street segment. Bituminous pavement thickness was found to have an average thickness of 3.37 inches. The aggregate base was found to have an average thickness of 3.23 inches. The overall pavement section average thickness is 6.59 inches.

Proposed Improvements

161st Avenue is a Municipal State Aid (MSA) street, and must be designed to MSA standards. Staff is proposing to generally leave the street at the current 29-foot width, but replace the bituminous curb with concrete curb and gutter. Based off the Traffic Impact Study performed for the PACT Charter School estimated future 2,500 ADT at full build out, Staff is proposing a 10-inch-thick pavement section to meet the required 10-ton MSA design requirement. This will be made up of 4 inches new bituminous pavement over 6 inches of aggregate base. Pavement markings will generally match existing markings, a center skip line to allow passing as well as fog lines to mark the outside edge of the lanes. The Traffic Impact Study determined turn lanes would not be necessary to handle future traffic levels. The existing driveways and boulevards along the corridor will have impacts due to construction, however, all impacts are proposed to be contained with the City-owned right of way.

The project will add a 10-foot wide bituminous trail along the north side of 161st Avenue. This trail will connect to the existing pedestrian landing built with the 2020 Variolite Street reconstruction, and connect to the existing trail at the west side of Central Park. The existing trail from the Central Park drive to Armstrong Boulevard is proposed to be reconstructed with this project as well. All trail crossings will include concrete pedestrian ramps, built to current ADA Standards. The Central Park southern parking lot and attaching park drives will be reconstructed, including concrete curb and gutter to meet current City of Ramsey requirements. Two basketball courts will be marked out in the parking lot, and include 4 new basketball hoops. Central Park Main Parking Lot will be reconstructed in the fall of 2023 as a separate project, Improvement Project #23-02.

Stormwater runoff is currently handled through curb cuts and swales to existing ponding areas located in drainage and utility easements, on the south side of 161st Avenue. Easements exists at 16045 Xenolith Street; which handles runoff on the eastern portion of the project, and a large ponding area on 7826 161st Avenue and 7833 159th Lane; which handles runoff on the western portion of the project as well as runoff from the Central Park parking lot. This project is proposing to replace the existing curb cuts and swales with storm sewer inlets placed in the curb lines and piping to the ponding areas. This is to remove the safety hazard of having storm water runoff flowing across 161 st Avenue. The ponding areas on 7826 161st Avenue and 7833 159th Lane will need to be excavated approximately 7 feet deeper to accommodate piping. The storm sewer is proposed to handle the 161st Avenue corridor and existing drainage areas, no accommodations for PACT Charter or a future Saint Katherine Drexel development are being proposed. Staff is working with the property owners at 7826 161st Avenue and 7833 159th Lane to replace or relocate some of the impacted trees at the bottom of the existing drainage pond.

Municipal water and sanitary sewer utilities exist at the intersection of 161st Avenue and Variolite Street. These utilities will need to be extended to the west to connect the proposed PACT Charter School to the system. This project is extending 8-inch sanitary sewer and watermain, and is coordinating with PACT Charter for the location of their service connections. The services will be constructed up to the right of way, which is expanding an additional 14 feet north as part of the PACT Addition. The project stubs water and sewer into the southeast corner of Central Park, to allow for future connection of park facilities, when the time comes to replace the existing well and septic systems. Only a portion of Central Park is within the MUSA boundary, so at the time of connection a

Comprehensive Plan amendment is required. The residential properties south of 161st Avenue are not within the MUSA, and Staff is not proposing to extend water and sewer services to these properties with this project.

Anticipated Build Process

- Install traffic control measures
  - These are maintained throughout the project
  - Layout of traffic control may be adjusted to accommodate construction periodically
- Install erosion control measures
- Mass grading of storm sewer ponds
- Full-depth reclamation of existing bituminous pavement and aggregate base
  - Haul off-site to stockpile location (to be recycled as new aggregate base)
- Project removals (parking lot pavement, remaining trees, salvage mail box posts, etc.)
- Utility installation
  - Sanitary sewer; watermain, storm sewer
- Haul in aggregate base
- Place new concrete curb and gutter, concrete valley gutters, and pedestrian ramps
- Tolerance aggregate base, place first lift of new bituminous pavement, including trail and parking lot
- Final any trail and driveway repairs
- Restore the boulevard in any impacted areas
  - 4 inches topsoil; seed and hydro-mulch in boulevards, erosion control blanket in ponds
- Place the final lift of new bituminous pavement
  - place all pavement markings, must wait 72 hours after paving
- Erosion control measures are removed after restoration has been completed.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes advertisement for bids
  - March 14, 2023
- Staff receives bids
  - April 19, 2023
- Council awards contract to the lowest responsible bidder
  - April 25, 2023
- Contractor begins construction
  - Late May / Early June 2023
- Contractor substantially completes construction
  - September 1, 2023
- Contractor final completion (project clean up, punch list created)
  - September 29, 2023

State Aid Approval

Plans were reviewed and approved by the MnDOT State Aid office, which was required before the project could be bid. No major changes to the project were required based off the State Aid review.

Permit Approvals

Before construction can begin, Staff must obtain permits from the Minnesota Pollution Control Agency for a sanitary sewer extension permit, Minnesota Department of Health for a watermain extension permit, Lower Rum River Watershed Management Organization for a grading, stormwater management and erosion / sediment control permit, and Anoka County for a highway right of way permit. These permit approvals are not anticipated to impact the proposed project start date.

The proposed improvements are designated as City Improvement Project #23-01, 161st Avenue Reconstruction.

Notification:

If Council accepts the bids and awards a contract for construction of the improvements, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City Improvement webpages with the most current project information, this can be found on the City website, Engineering department page.

Time Frame/Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #23-081 awarding a contract for 161st Avenue Reconstruction, Improvement Project #23-01.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from MSA funds, Stormwater Utility Funds, Sanitary Sewer Utility Funds, Water Utility Funds, and Park Improvement Trust Funds. City Staff applied for the State Active Transportation Grant to help offset construction costs of the trail, but were unsuccessful at obtaining the grant award.

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on March 17 and March 24, 2023. On April 19, 2023 a total of nine (9) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
Northern Lines Contracting, Inc.	$1,244,237.29
Douglas-Kerr Underground, L.L.C	$1,247,068.00
Dave Perkins Contracting Inc.	$1,320,396.06
Kuechle Underground Inc.	$1,360,552.54
Northdale Construction Company	$1,471,552.39
Park Construction Company	$1,484,609.60
Asphalt Surface Technologies Corp.	$1,549,305.25
RL Larson Excavating Inc.	$1,593,708.10
Meyer Contracting Inc.	$1,607,498.32
Engineer's Estimate	*$1,600,511.75*

The bid of Northern Lines Contracting, Inc. of Hanover, Minnesota, in the amount of $1,244,237.29 for the total bid construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to $1,530,411.87.

The low bid is 22-percent less than the engineer's estimate, primarily due to lower than anticipated bituminous and excavation costs.

Funding Source Breakdown:

Funding Source	**Construction Costs**	**Indirect Costs**	**Total Costs**
Municipal State Aid (MSA) Funds	$551,840.87	$126,923.40	$678,764.27
Park Improvement Trust Funds	$134,023.89	$30,825.49	$164,849.38
Stormwater Utility Funds	$283,603.53	$65,228.81	$348,832.34
Water Utility Funds	$133,693.50	$30,447.37	$173,522.87
Sanitary Sewer Utility Funds	$141,075.50	$32,447.37	$173,522.87
Project Total	***$1,244,237.29***	***$286,174.58***	***$1,530,411.87***

Bolton & Menk submitted a proposal for construction staking and as-built survey of the proposed improvements for a total not-to-exceed amount of $29,770.00. The construction staking and as-built survey are included in the indirect project costs, and proposed to be paid with MSA funds.

City Staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of Staff's normal duties.

Recommendation:

Staff recommends adopting Resolution #23-081 awarding a contract for 161st Avenue Reconstruction, Improvement Project #23-01.

Outcome/Action:

Motion to adopt Resolution #23-081 awarding a contract for 161st Avenue Reconstruction, Improvement Project #23-01.

Attachments

Res 23-081

23-01 Project Scope

23-01 Street Summary

23-01 Construction Staking Proposal

23-01 Title Sheet

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/20/2023 11:11 AM
Brian Hagen	Brian Hagen	04/20/2023 12:48 PM
Form Started By: Joe Feriancek		Started On: 04/17/2023 01:55 PM
Final Approval Date: 04/20/2023		

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

RESOLUTION #23-081

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 161ST AVENUE RECONSTRUCTION, IMPROVEMENT PROJECT #23-01

WHEREAS, the City of Ramsey proposes to reconstruct 161st Avenue between Armstrong Boulevard and Variolite Street; and

WHEREAS, pursuant to Ramsey City Council resolution #22-089, adopted April 12th, 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 #22-200, adopted August 23rd, 2022, City staff has received and reviewed the Topographic Survey, and has prepared plans and specifications for the purpose of advertising for bids for same improvement; and

WHEREAS, pursuant to Ramsey City Council resolution #23-051, adopted March 14, 2023, the City Council approved plans and specifications as prepared by the City Engineer and authorized advertisement for bids for same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of $29,770.00 from Bolton Menk, Inc. for same improvement; and

WHEREAS, bids were advertised in the Anoka Union Herald and Finance and Commerce newspapers on March 17, and March 24, 2023; and

WHEREAS, nine (9) bids were received, opened and tabulated on April 19, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	Bid
Northern Lines Contracting, Inc.	$1,244,237.29
Douglas-Kerr Underground, L.L.C.	$1,247,068.00
Dave Perkins Contracting, Inc.	$1,320,396.06
Kuechle Underground Inc.	$1,360,552.54
Northdale Construction Company, Inc.	$1,471,552.39
Park Construction Company	$1,484,609.60
Asphalt Surface Technologies Corporation	$1,549,305.25
R.L. Larson Excavating Inc.	$1,593,708.10
Meyer Contracting Inc.	$1,607,498.32

WHEREAS, the bid of Northern Lines Contracting, Inc. of Hanover, Minnesota, in the amount of $1,244,237.29 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement 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:

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.

2) The City Administrator is hereby authorized and directed to accept Bolton and Menk proposal for construction staking for said improvements 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:

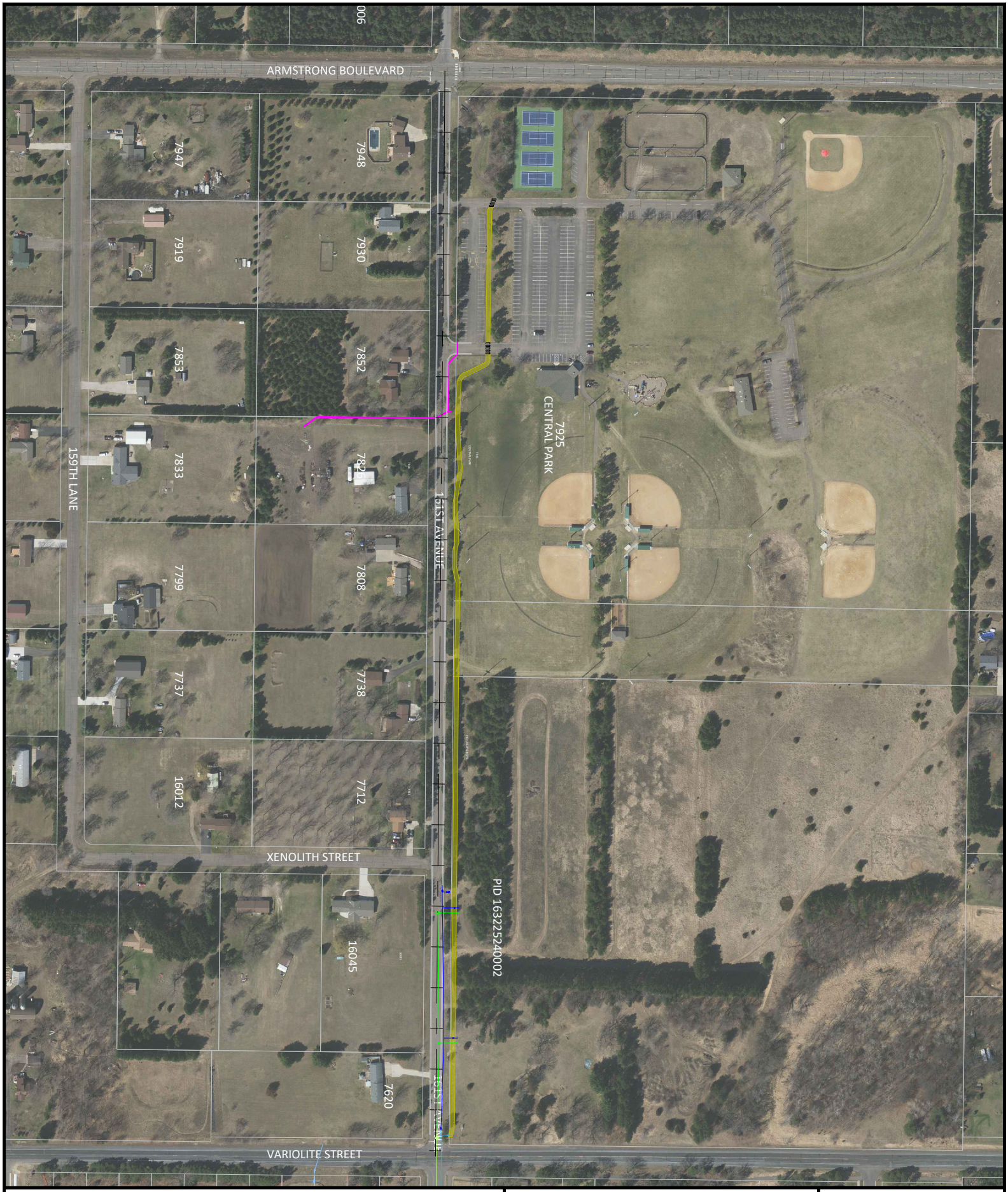
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk



PROJECT SCOPE
161ST AVENUE RECONSTRUCTION

0 300 600 900

SCALE (FEET)

N

City of RAMSEY

IP 23-01 161st Avenue Reconstruction
Street Segment Summary

Street Description				Street History					GPR Summary		
Street	**Segment Description**	**Length (feet)**	**Curb**	**2021 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
161st Avenue	Armstrong Boulevard (CSAH 83) / Variolite Street	2,680	bit	3	1979	SC 1993	OL 2001	SC 2009	3.37	3.23	6.59
	Total Length	**2,680**	**0.51 mi.**								

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

April 14, 2023

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – 161st Ave Reconstruction (City Project No. 23-01)

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the 161st Ave Reconstruction project (City Project No. 23-01).

SCOPE OF WORK

Bolton & Menk will complete the following survey related tasks associated with the project:

- Check and Re-establish Horizontal and Vertical Control,
- Create Stakeout Files,
- Stake Silt and Tree Protection Fences,
- Stake Sanitary Sewer and Water Main,
- Stake Storm Sewer,
- Stake Property and Easement Lines for Access to Storm Ponds,
- Stake Storm Ponds,
- Stake Trail,
- Stake Concrete Curb and Gutter for Grading,
- Set Bluetops at Subgrade,
- Set Bluetops at Subbase,
- Stake Concrete Curb and Gutter for Final Install,
- Stake Trees,
- Stake Basketball Hoops,
- Mark Pavement Stripes, and
- Complete Asbuilt Survey for Record Drawing.

ASSUMPTIONS

We have made the following assumptions in preparing this proposal:

- No allowance is included for staking removals, clearing, or right-of-way.
- Replacing damaged or removed stakes is not included in our base fee.

- No additional fees for stakes, mileage, equipment, etc. will be invoiced to the City, but are included in our hourly rates.
- Additional services, if required, will be performed at the rates presented in the Proposed Fees section of this proposal.
- In addition to the typical asbuilt items (such as hydrants, valves, manholes, catch basins), the asbuilt survey allows for surveying newly installed curb stops.

PROPOSED FEES

Bolton & Menk proposes to perform the construction staking based on a not-to-exceed amount, based on the rates presented in the following table:

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Licensed Surveyor	9.0	$188.00	$ 1,692.00
Survey Technician	11.5	$153.00	$ 1,840.00
Survey Crew	125.0	$181.00	$22,625.00
Subtotals	145.5	-	$26,157.00
Task 2: Asbuilt Survey			
Licensed Surveyor	0.5	$188.00	$ 94.00
Survey Technician	0.5	$153.00	$ 80.00
Survey Crew	19.0	$181.00	$ 3,439.00
Subtotals	20.0	-	$ 3,613.00
Grand Totals	**165.5**	**-**	**$29,770.00**

SCHEDULE

Due to our proximity to the site, we expect to be able to respond quickly to all construction staking requests however 48-hour notice is requested to allow us to efficiently schedule survey crews.

If there are any questions, please call me at (651) 968-7760.

Sincerely,

BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

City of Ramsey
161st Ave
Construction Staking
Fee Estimate

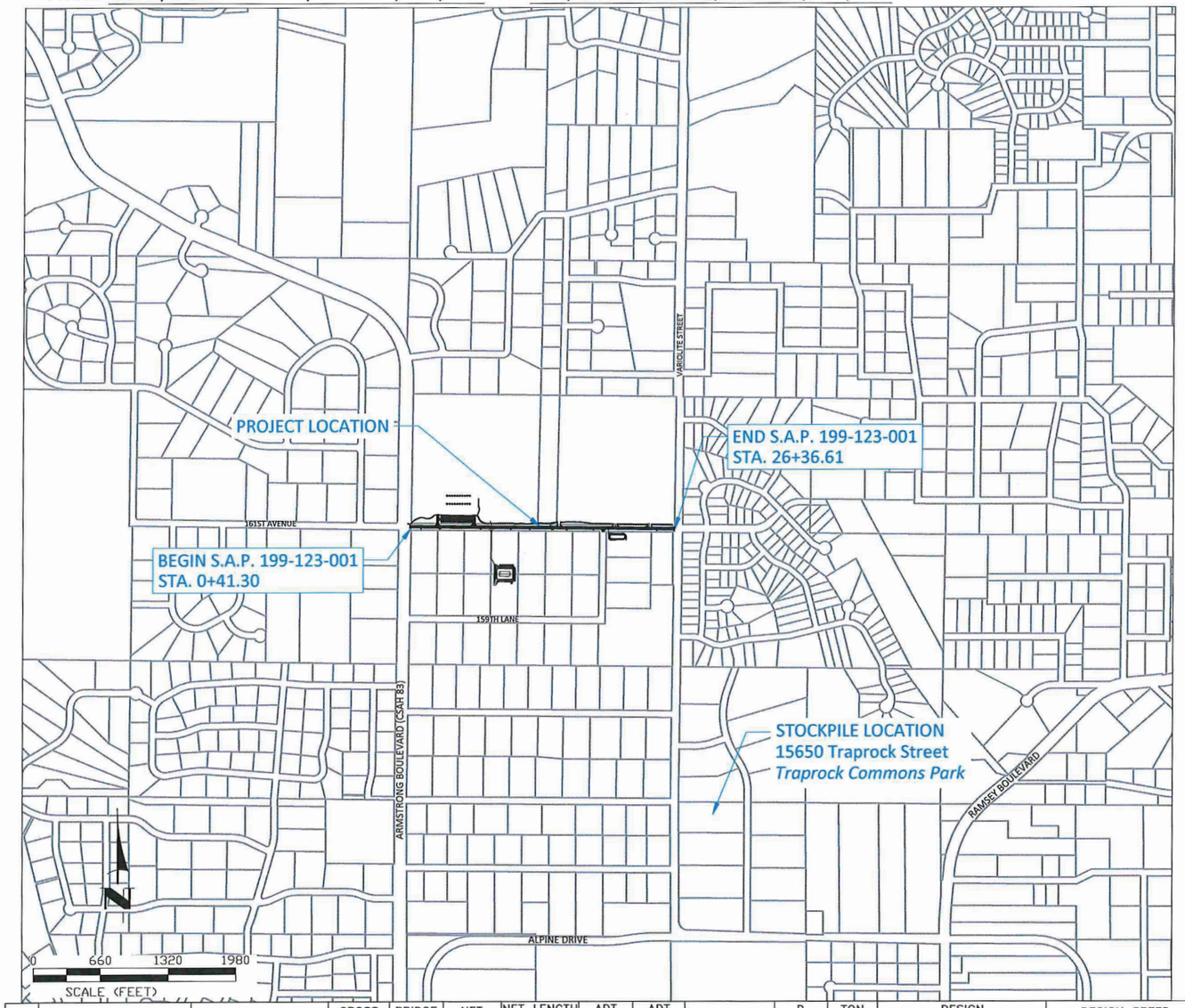
BOLTON & MENK
Real People. Real Solutions.

	PROJECT WORK TASK	LICENSED SURVEYOR (HOURS)	TECHNICIAN (HOURS)	SURVEY CREW (HOURS)	TOTALS
CONSTRUCTION STAKING					
-	PLANNING AND SCHEDULING	9			9
-	SET CONSTRUCTION CONTROL		0.5	10	10.5
-	EROSION CONTROL		0.5	10	10.5
-	WATERMAIN		1	5	6
-	SANITARY		1	5	6
-	STORM SEWER		1	5	6
-	PROPERTY LINES TO/FROM STORM POND		0.5	4	4.5
-	STORM POND GRADING		0.5	4	4.5
-	TRAIL		1	6	7
-	CURB FOR GRADING		5	20	25
-	BLUETOPS				
	SUBGRADE			8	8
	GRAVEL			20	20
-	FINAL CURB			20	20
-	TREES			2	2
-	BASKETBALL HOOPS			2	2
-	PAVEMENT MARKING		0.5	4	4.5
	SUBTOTAL: $26157				
AS-BUILTS					
-	FIELD SURVEY			6	
-	INVENTORIES (16 structures, 7 valves)			8	
-	REDLINE PLANS	0.5	0.5	5	
	SUBTOTAL: $3613				
	TOTAL HOURS	9.5	12	144	165.5
	HOURLY RATE	$188.00	$160.00	$181.00	
	TOTAL PROJECT SURVEY COST	$1,786.00	$1,920.00	$26,064.00	**$29,770.00**

CITY OF RAMSEY

STREET CONSTRUCTION PLANS FOR STREET RECONSTRUCTION, UTILITY CONSTRUCTION, GRADING.
S.A.P. 199-123-001

S.A.P. LOCATED ON 161ST AVENUE BETWEEN ARMSTRONG BOULEVARD (CSAH 5) AND VARIOLITE STREET
FROM SW 1/4 OF THE NW 1/4 OF S16, T32, R25 TO SE 1/4 OF THE NW 1/4 OF S16, T32, R25





CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DISTRICT: METRO

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

	PROJECT	STA. TO STA.	GROSS LENGTH	BRIDGE LENGTH	NET LENGTH	NET LENGTH (MILES)	ADT (2023)	ADT (2043)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED
	S.A.P. 199-123-001 161ST AVENUE	0+41.30 TO 26+36.61	2595 FT	0 FT	2595 FT	0.49 MI	1,050	2,400	193,000	50	10	30 MPH
	TRAIL 161ST AVENUE TRAIL	0+00 TO 26+60.65 NORTH SIDE	2661	0 FT	2661 FT	0.50 MI	N/A	N/A	N/A	50	N/A	20 MPH

DESIGN SPEED NOT MET	NUMBER OF LANES	WIDTH OF LANES	NUMBER OF SHOULDERS	WIDTH OF LANES	FUNCTIONAL CLASSIFICATION
STA. 0+41.30 STA. 26+36.61 STOP CONDITION	2	12'	N/A	N/A	COLLECTOR
STA. 0+00,3+00,7+00 STOPS CONDITIONS PED CROSSING	1	8' - 10'	N/A	N/A	TRAIL

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ROADWAY STOPPING SIGHT DISTANCE BASED ON:
3.5 FT - HEIGHT OF EYE
2.0 FT - HEIGHT OF OBJECT
TRAIL STOPPING SIGHT DISTANCE BASED ON:
4.5 FT - HEIGHT OF EYE
0.0 FT - HEIGHT OF OBJECT

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)

SAP 199-123-001

DATE	REVISION
3/16/23	UPDATE STORM SEWER SYSTEM
3/24/23	UPDATE TRAIL ALIGNMENT

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 SHALL GOVERN.

THE 2018 EDITION OF THE CITY ENGINEERS ASSOCIATE OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

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 56 SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03 - 04	TABULATIONS
05	ALIGNMENT LAYOUT
06	SHEET INDEX
08 - 09	CITY DETAILS
10 - 15	MNDOT PEDESTRIAN RAMP DETAILS
16	INTERSECTION DETAILS
17 - 18	SWPPP
19 - 24	GRADING & EROSION CONTROL
25 - 29	EXISTING CONDITIONS & REMOVALS
30 - 33	STREET & STORM SEWER
34 - 35	STORM SEWER LEADS
36 - 37	SANITARY SEWER & WATERMAIN
38 - 42	RESTORATION
45 - 56	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- BITUMINOUS TRAIL
- REMOVE BIT PAVE
- REMOVE CONCRETE PAVE
- REMOVE GRAVEL SURFACE
- MILL BIT PAVEMENT
- RECLAIM BIT PAVEMENT
- EASEMENT - DRAINAGE & UTILITY
- SECTION LINE
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- TREE SAVE FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL
- PR. CONCRETE WALK
- PR. CONCRETE
- PR. SEEDING AREA

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. — LIC. NO. 57095 — DATE 3/01/23

APPROVED: _____ CITY ENGINEER, CITY OF RAMSEY — DATE 3/1/23

Dan Erickson Digitally signed by Dan Erickson Date: 2023.03.28 13:34:34 -05'00' DATE _____

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

for Dan Erickson Digitally signed by Dan Erickson Date: 2023.03.28 13:35:02 -05'00' DATE _____

STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

CC Regular Session **7. 4.**

Meeting Date: 04/25/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title:

Adopt Resolution #23-084 Accepting Bids and Awarding Contract for 2023 Neighborhood Pavement Overlay Improvements, Improvement Project #23-07

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-084 accepting bids and awarding contract for 2023 Neighborhood Pavement Overlay Improvements, Improvement Project #23-07.

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

- 2023 – 2032 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 sections, and condition of the existing pavements, a mill and overlay of the existing pavement is appropriate. The proposed mill and overlay will very between 1 and 2 inches thick dependent upon the 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.

Alpine Drive Maintenance Repairs

During Staff review of City streets as part of the 2023 Temporary Pavement Repairs Plan, it was noted the segment of Alpine Drive between Trunk Highway 47 and Roanoke Street has several stretches with severe potholes, across the width of the drive aisles. The current CIP has this stretch of Alpine Drive slated for street reconstruction in 2030; however, Staff's opinion is that maintaining the street with only pot hole patching until 2030 is not realistic. Therefore, this project includes a 2-inch mill and overlay of the several pot hole areas, within the drive aisles, of Alpine Drive between Trunk Highway 47 and Roanoke Street. By overlaying the drive aisles, Staff feels they temporarily increase the drivability of Alpine Drive, and maintain the street until it's proposed street reconstruction in 2030. Because the Highlands at River Park subdivision is adjacent to this segment of Alpine Drive, mobilization costs will not be increased with this addition. The estimated project costs for the Alpine Drive improvements, including 14-percent indirect costs is $45,521.12. These are proposed to be paid through the budgeted funds for the temporary pavement repairs plan.

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

- 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

The proposed improvements are designated as City Improvement #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Notification:

If Council accepts the bids and awards a contract for construction of the improvements, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City Improvement webpages with the most current project information, this can be found on the City website, Engineering department page.

Time Frame/Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #23-084 accepting bids and awarding contract for 2023 Neighborhood Pavement Overlay Improvements, Improvement Project #23-07.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds, 2023 Temporary Pavement Repairs Funds and Stormwater Utility Funds.

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on March 31 and April 7, 2023. On April 21, 2023, a total of four (4) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
North Valley, Inc.	$536,886.89
Asphalt Surface Technologies Corp.	$598,075.79
Park Construction Company	$617,800.35
Omann Brothers Paving Inc.	$681,971.27
Engineer's Estimate	*$657,915.40*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $536,886.89 for the total bid construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 14-percent brings the total project costs to $612,051.05.

The low bid is 18-percent less than the engineer's estimate, primarily due to lower than anticipated bituminous costs.

Funding Source Breakdown:

Funding Source	**Construction Costs**	**Indirect Costs**	**Total Costs**
Pavement Management Funds	$497,135.10	$69,598.91	$566,734.01
Stormwater Utility Funds	$6,383.03	$893.62	$7,276.65
2023 Temp. Pavement Repairs Funds (Budgeted)	$33,368.76	$4,671.63	$38,040.39
Project Total	***$536,886.89***	***$75,164.16***	***$612,051.05***

Bolton & Menk submitted a proposal for construction staking of the proposed improvements, including the ADA compliant pedestrian ramps, for a total not-to-exceed amount of $2,666.00. The construction staking is included in the indirect project costs, and proposed to be paid with Pavement Management funds.

City Staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of Staff's normal duties.

Recommendation:

Staff recommends adopting Resolution #23-084 accepting bids and awarding contract for 2023 Neighborhood Pavement Overlay Improvements, Improvement Project #23-07.

Outcome/Action:

Motion to adopt Resolution #23-084 accepting bids and awarding contract for 2023 Neighborhood Pavement Overlay Improvements, Improvement Project #23-07.

Attachments

23-07 Street Summary

23-07 Title Sheet

23-07 Alpine Drive Plan Sheet
Res 23-084
23-07Staking Proposal

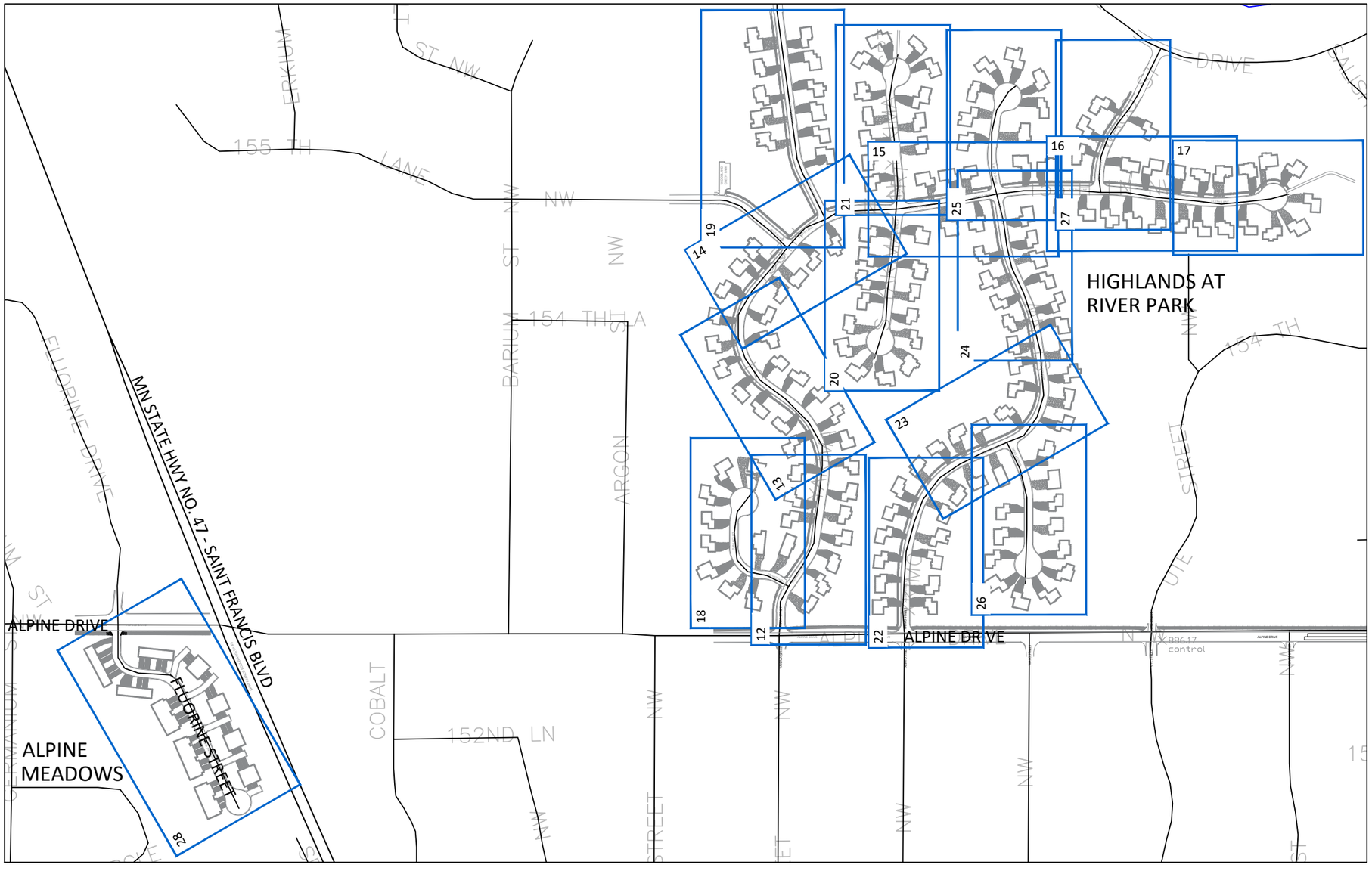
Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/20/2023 04:13 PM
Brian Hagen	Brian Hagen	04/20/2023 04:17 PM
Form Started By: Joe Feriancek		Started On: 04/17/2023 02:02 PM
Final Approval Date: 04/21/2023		

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.											

CITY OF RAMSEY
NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 23-07



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

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 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 29 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
29	MILL AND OVERLAY ALPINE DRIVE

LEGEND

- EASEMENT - DRAINAGE & UTILITY
- SECTION LINE
- LOT LINE
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- TREE SAVE FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- BITUMINOUS TRAIL
- SODDING TYPE LAWN
- MILL & OVERLAY BITUMINOUS PAVEMENT
- FULL-DEPTH BITUMINOUS PAVEMENT PATCH
- REMOVE & REPLACE VALLEY GUTTER
- REMOVE CONCRETE WALK
- REMOVE BITUMINOUS TRAIL
- REMOVE & REPLACE CONCRETE DRIVEWAY
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- SAWCUT FULL DEPTH
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP

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.

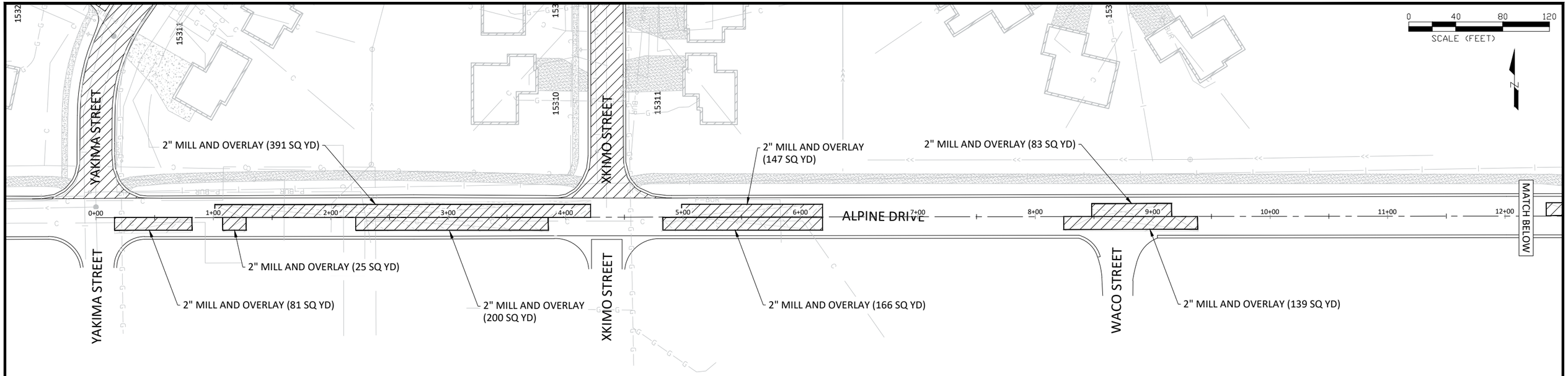
JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095
LIC. NO.

DATE 04/14/23

DATE	REVISION
04/14/23	ADDED 2" MILL AND OVERLAY TO ALPINE DRIVE

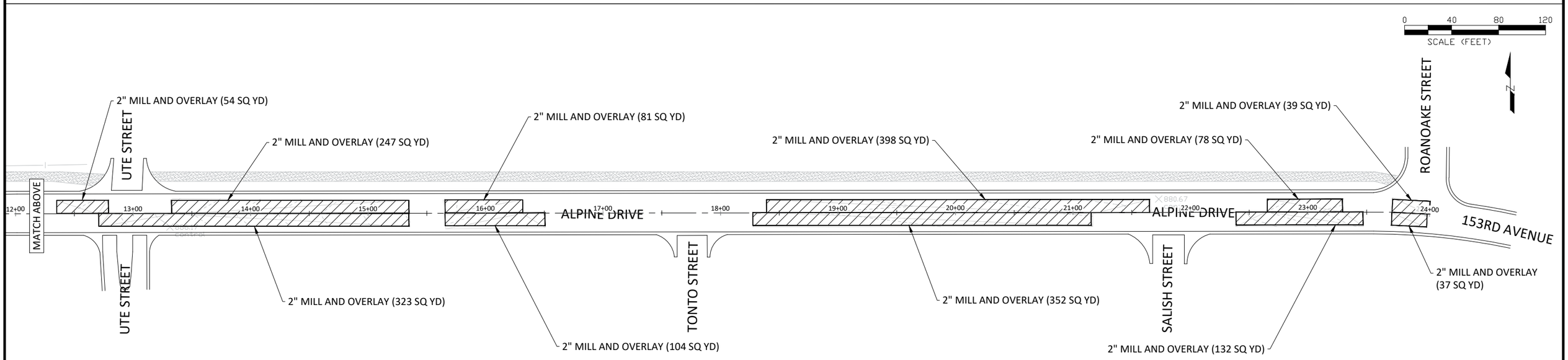
Apr 17, 2023 - 7:46am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\23-07 2023 Neighborhood Overlay Improvements\Plan Drawings\23-07 Title Sheet.dwg



LEGEND

- ADJUST FRAME AND RING CASTING
- GROUT CATCH BASIN
- SODDING TYPE LAWN
- MILL & OVERLAY BITUMINOUS PAVEMENT (2")
- FULL-DEPTH BITUMINOUS PAVEMENT PATCH
- REMOVE & REPLACE VALLEY GUTTER
- REMOVE CONCRETE WALK
- REMOVE BITUMINOUS TRAIL
- REMOVE & REPLACE CONCRETE DRIVEWAY
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- SAWCUT FULL DEPTH
- BURIED POWER
- BURIED COMMUNICATIONS
- BURIED FIBRE OPTIC
- BURIED GAS
- LIGHT POLE

NOTE:
1. 2.0" BITUMINOUS PAVEMENT MILL AND 2.0" OVERLAY, 11' WIDE SEGMENTS ON ALPINE DR.
2. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY. REMOVALS SHALL BE MINIMUM FULL PANEL LENGTH.
3. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
4. PROTECT LANDSCAPING AND IRRIGATION.
5. RESTORATION SHALL INCLUDE 4" TOPSOIL AND SODDING TYPE LAWN.



DATE	REVISION
04/14/23	ADDED 2" MILL AND OVERLAY TO ALPINE DRIVE

Apr 17, 2023 - 7:10am
K:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\23-07 2023 Neighborhood Overlay Improvements\Plan Drawings\23-07 Mill and Overlay - Alpine Meadows.dwg

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

Engineer Name
Date 04/14/23 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 04/14/23
CHECKED BY:	JJF	FILE: 23-07

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

23-07 MILL AND OVERLAY ALPINE DRIVE

NEIGHBORHOOD OVERLAY IMPROVEMENTS
NO. (23-07)
CITY OF RAMSEY, MINNESOTA

SHEET 29 OF 29 SHEETS

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #23-084

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2023 NEIGHBORHOOD OVERLAY IMPOVEMENTS, IMPROVEMENT PROJECT #23-07

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, Storm Water Fund and budgeted 2023 Temporary Pavement Repairs Funds; and

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, pursuant to Ramsey City Council Resolution #23-064, adopted March 28, 2023 the City Council approved plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, proposals were received for construction survey of $2,666.00 from Bolton & Menk, Inc. for same improvement; and

WHEREAS, bids were advertised in the Anoka Union Herald and Finance and Commerce on March 31, 2023 and April 7th, 2023; and

WHEREAS, four (4) bids were received, opened and tabulated on April 21, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	Bid
North Valley, Inc.	$536,886.89
Asphalt Surface Technologies Corp.	$598,075.79
Park Construction Company	$617,800.35
Omann Brothers Paving Inc.	$681,971.27

WHEREAS, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $536,886.89 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement 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 said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Bolton & Menk, Inc. proposal for construction staking 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

April 18, 2023

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – IP 23-07 - 2023 Neighborhood Pavement Overlay Improvements

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the above referenced project.

SCOPE OF WORK

Bolton & Menk will provide staking for 21 pedestrian ramps. We will place a hub for the 'bottom of ramp' zero locations and the top of ramp.

We understand the substantial completion date is June 30, 2023. We are anticipating the staking will occur in late May / early June.

PROPOSED FEES

Bolton & Menk proposes to perform the construction staking based on a not-to-exceed amount, based on the rates presented in the following table:

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Licensed Surveyor	2.0	$376.00	$ 376.00
Survey Technician	3.0	$160.00	$ 480.00
Survey Crew	10.0	$181.00	$ 1,810.00
Subtotals	15.0	-	$ 2,666.00

If there are any questions, please call me at (651) 968-7760.

Sincerely,
BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

CC Regular Session **7. 5.**

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-089 Approving Plans and Authorizing Bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements

Purpose/Background:

During the 2023 budget process, the City Council authorized bonding approximately $12M for additional Pavement Management Program projects over the next 10 years. The City Council also authorized budgeting an additional $750,000 to the streets maintenance fund for temporary spray patching improvements on an estimated 19 miles of City streets that were not identified for overlay or reconstruction improvements in the 2022 - 2031 Capital Improvement Program (CIP) but are exhibiting significant surface stripping damage. The bituminous pavement on these streets is prone to accelerated deterioration due to water pooling in the surface depressions, which is then forced between the pavement base and the wear courses as vehicle tires drop into the depressions and push the water into pavement voids. The serviceability of these streets will therefore continue to decline while other streets receive overlay and reconstruction improvements. Staff therefore recommended spray patching the estimated 19 miles of streets while PMP projects in the 2022 - 2031 CIP are completed, and until streets with PASER ratings of 4 or less that were not included in the 2022-2031 CIP can be reconstructed. See attached Public Works Committee case #13431 from July 2022.

Staff has since been developing a plan to hire one or more contractors to perform temporary pavement repair work throughout the City in 2023. While developing this plan it was observed that several different types of pavement repairs would be needed to most cost-effectively maintain pavement on streets awaiting overlay and reconstruction improvements. The different types of pavement repairs recommended by Staff for 2023 include spray patching areas with surface stripping damage, patching potholes deeper than 2-inches, and completing 2-inch mill and overlay improvements over areas with extensive potholes resulting in significant calls for service and damage claims. Pavement striping will also be needed in some areas after the contracted work is complete.

Attached to this case is a plan for completing 2-inch mill and overlay improvements at various locations around the City that are experiencing severe pavement distress resulting in large potholes and uneven driving surfaces, These areas are resulting in unsafe driving conditions causing drivers to swerve into opposing lanes to avoid the numerous potholes, and have resulted in the submission of numerous vehicle damage claims to the City's insurance company. Completing these temporary pavement repairs in 2023 will provide a significant safety benefit to the public, will reduce the number of calls for service being received by City staff, and will allow staff to complete other critical duties. These repairs will also reduce the number of damage claims being received by the City. Staff will present photos of these areas during their presentation of this case.

Staff will be prepared to discuss options for contracting out spray patching and deep pothole patching repair services across the City during the Council meeting. Preliminary estimates indicate that the areas identified by Staff as needing such improvements will cost significantly more that the remaining amount of the $750,000 budgeted for this work in 2022.

Attached is Figure 1 showing all streets identified as requiring immediate repairs in 2023 in the form of standard pothole patching (blue highlighted streets), spray patching (green highlighted streets), or 2-inch mill and overlay improvements (pink highlighted areas). Staff is requesting to bid the 2-inch mill and overlay improvements (pink highlighted areas) tonight per the attached plans, then proposes to request City Council authorization to bid some or all of the remaining pothole and spray patching work at the May 9, 2023 City Council regular meeting. Due to open bidding laws the soonest any of this work could occur would be the last week in May or early June. If

Council would prefer to contract for some level of temporary pavement repair work sooner than May 9th, Staff can bring quotes back to the May 9th City Council meeting for standard pothole patching, spray patching, or a combination of the two, and request approval of quotes at that time. The amount of this work cannot exceed $175,000 per State Statute . To proceed in this direction, Staff will require Council direction as to a targeted quote amount, whether the work should consist of standard pothole patching, spray patching, or a combination of the two, and any other criteria Council wishes to specify. Staff would then reduce the scope of the overall temporary pavement repair plan shown on attached Figure 1 accordingly, and will present the overall plan to Council on May 9th, along with a request to authorize bids for all or a portion of the overall temporary pavement repair plan, which will depend on estimated costs and the level of funding supported by Council.

Notification:

Advertisements for bids will run in the Anoka County Union Herald on Friday, April 28th, and Friday, May 5th, 2023.

Time Frame/Observations/Alternatives:

Alternative #1 - Motion to adopt Resolution #23-089 approving plans and authorizing bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements

Alternative #2 - Motion of other

Funding Source:

General Levy Funds budgeted in 2022.

Recommendation:

Staff recommends alternative 1.

Outcome/Action:

Motion to adopt Resolution #23-089 approving plans and authorizing bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements

---

Attachments

Figure 1
Resolution 23-089
Plans 23-14

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 04:30 PM
Bruce Westby (Originator)	Bruce Westby	04/21/2023 04:01 PM
Form Started By: Bruce Westby		Started On: 04/18/2023 09:22 AM
Final Approval Date: 04/21/2023		

2021 Streets Map

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMA ST
OKAPI ST
NUTRIA ST
MARMOSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON S
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOLITE ST
WILLEMITE ST
VARIOLITE ST
URANIMITE ST
TRAPROCK ST
RHINESTONE S
SAPPHIRE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
JASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
FELDSPAR ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER S
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM S
FLOURINE ST
ERKIUM ST
DYSPROSIUM S
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI S
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
161ST AVE
160TH AVE
159TH AVE
158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE

Rogers Lake
Rum River Central Regional Park
Lake Itasca
Eddy Lake
Sunfish Lake
Mississippi West Regional Park
Rum River Boy Scout Camp

0 0.25 0.5 1 Miles

N

Legend

- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

Spray patching

CUT out replace

reg. patching

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

RESOLUTION #23-089

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #23-14, 2023 CRITICAL MILL AND OVERLAY IMPROVEMENTS

WHEREAS, numerous streets in the City of Ramsey are experiencing severe pavement distress resulting in unsafe conditions for drivers; and

WHEREAS, the City of Ramsey adopted a budget for 2022 including $750,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements to first repair the pavement in the most critical of areas.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer and authorizes advertisements for bids for said improvements as City Improvement Project #23-14, 2023 Critical Mill and 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:

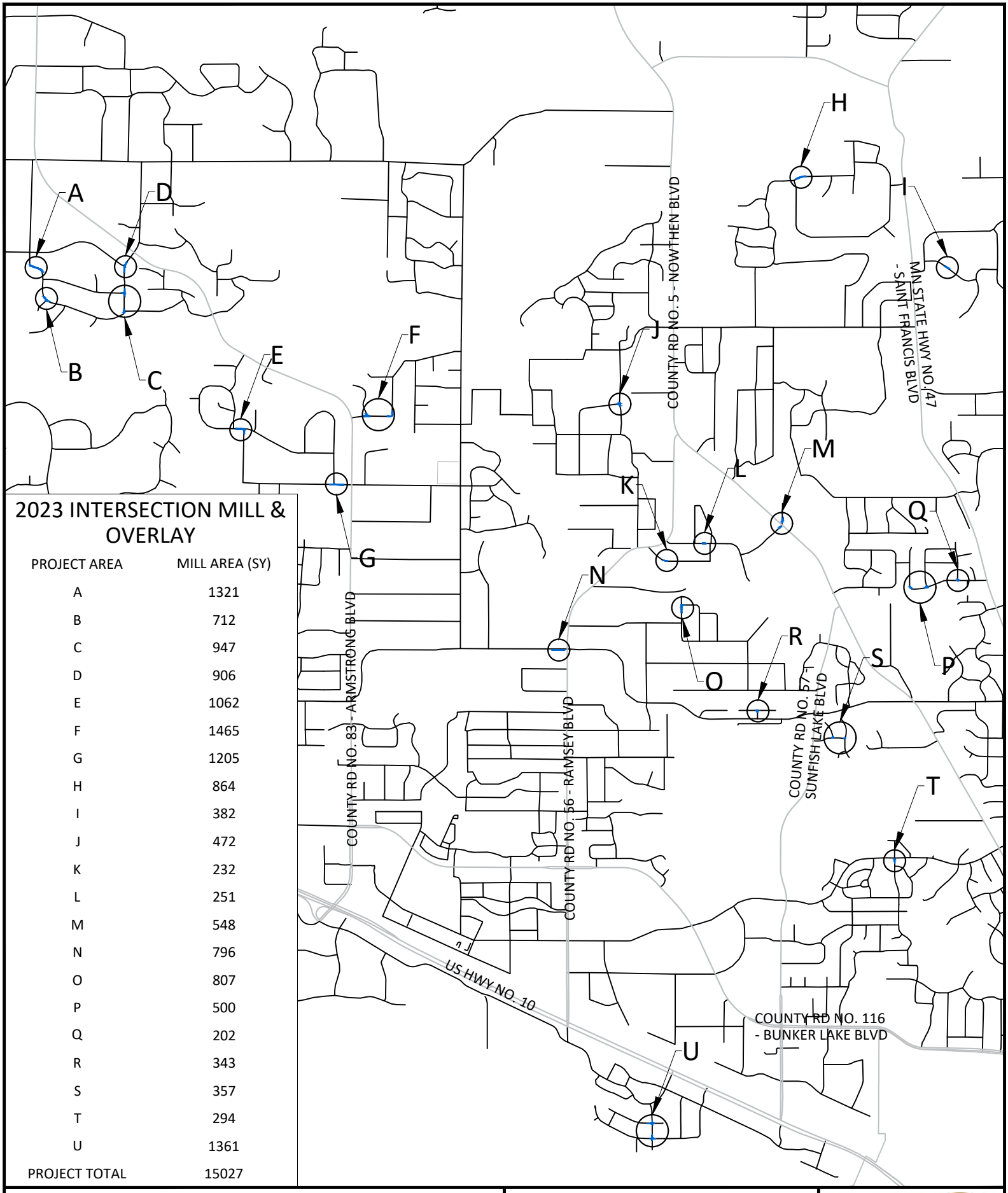
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk



2023 INTERSECTION MILL & OVERLAY

PROJECT AREA	MILL AREA (SY)
A	1321
B	712
C	947
D	906
E	1062
F	1465
G	1205
H	864
I	382
J	472
K	232
L	251
M	548
N	796
O	807
P	500
Q	202
R	343
S	357
T	294
U	1361
PROJECT TOTAL	15027

2023 INTERSECTION MILL & OVERLAY OVERALL MAP

0 3000 6000 9000

SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA A

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA B

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

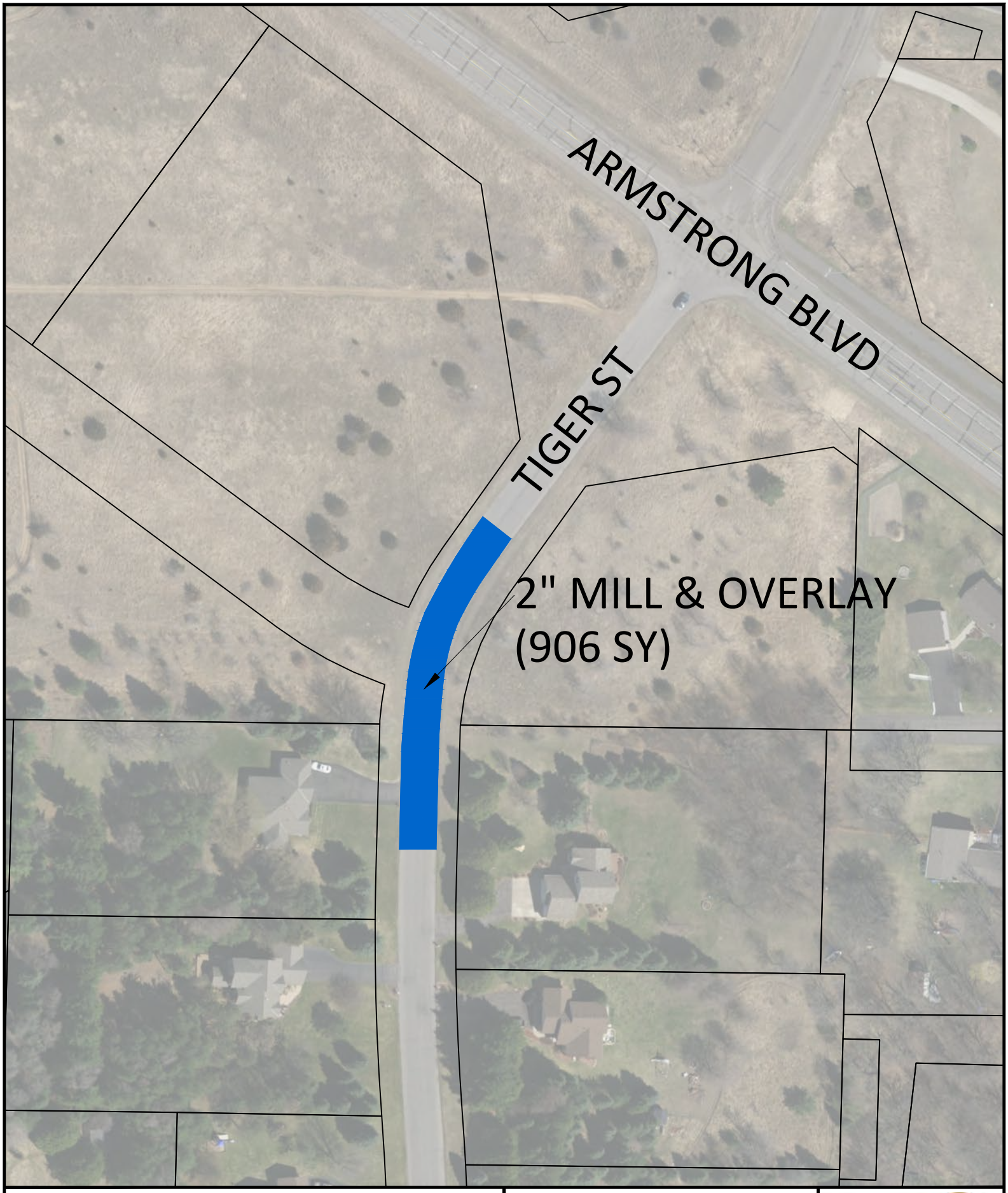


2023 INTERSECTION MILL & OVERLAY
AREA C

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA D

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA E

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

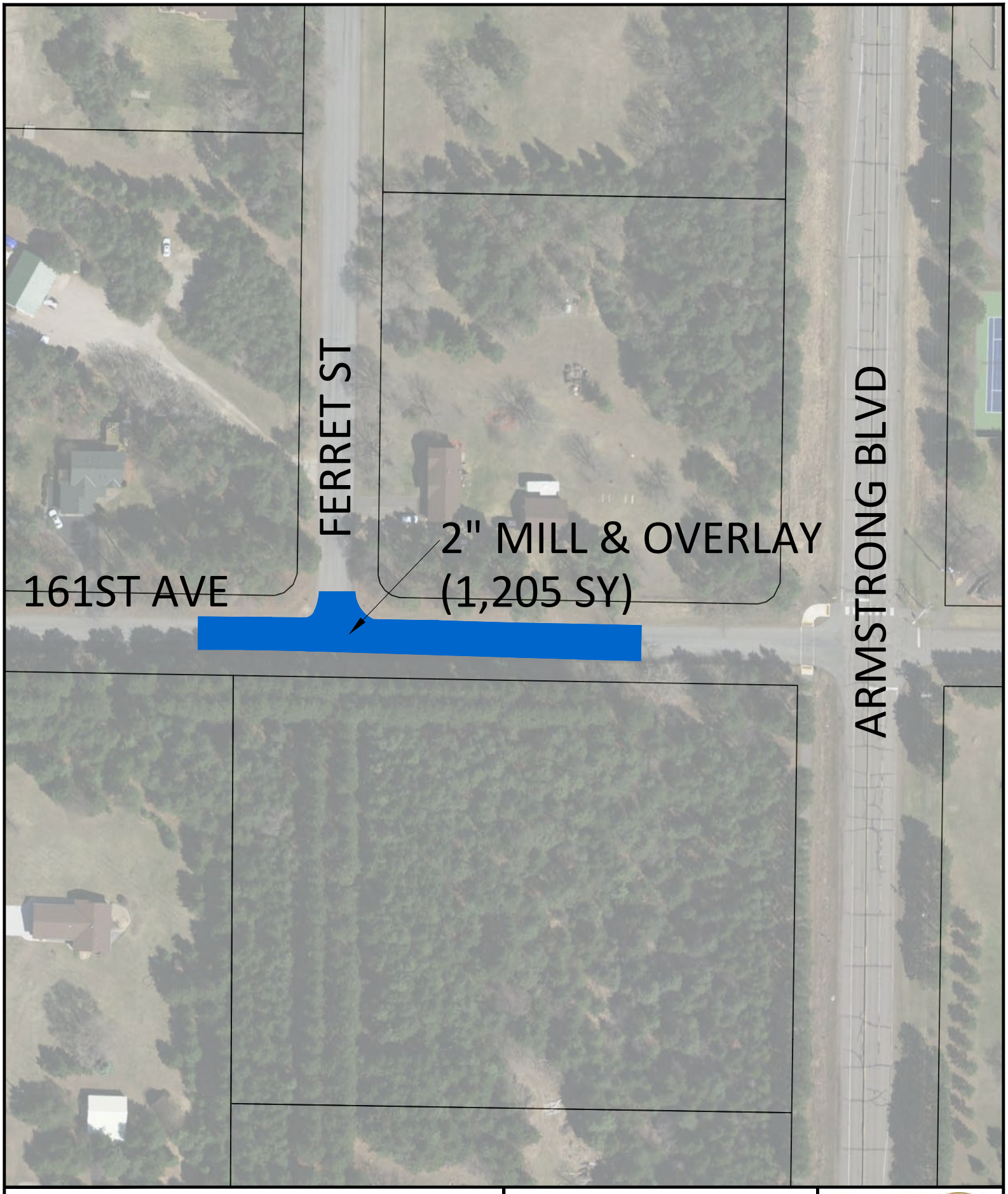


2023 INTERSECTION MILL & OVERLAY
AREA F

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA G

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA H

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA I

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

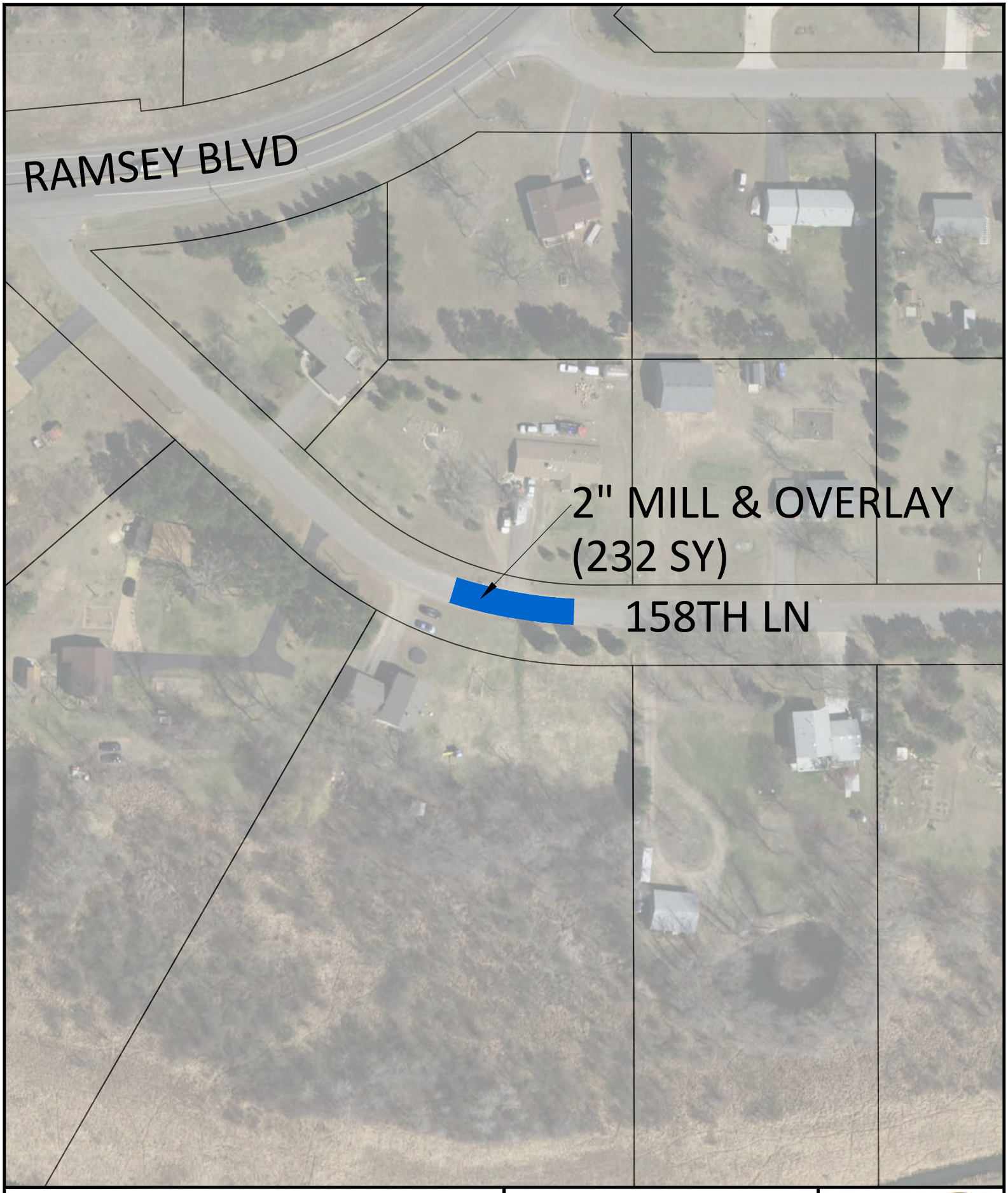


2023 INTERSECTION MILL & OVERLAY
AREA J

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA K

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA L

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA M

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA N

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA O

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA P

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA Q

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA R

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA S

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA T

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



2023 INTERSECTION MILL & OVERLAY
AREA U

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

CC Regular Session **7. 6.**

Meeting Date: 04/25/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-078 Accepting Bids and Awarding Contract for Improvement Project #23-12, HY-10 Ramsey Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-078 accepting bids and awarding a construction contract for Improvement Project #23-12, HY-10 Ramsey Improvements.

Background:

These proposed HY-10 Improvements are needed to support existing uses and future development within the HY-10 Ramsey plat area.

Attached are four agenda cases with attachments outlining all relevant background details associated with this improvement project. The attached agenda cases are from the following meetings;

- EDA meeting - May 13, 2021
- EDA meeting - December 9, 2021
- City Council regular meeting - December 14, 2021
- EDA meeting - February 9, 2023

The following documents are also attached for reference;

- Final draft of the HY-10 Ramsey Improvements Feasibility Report, dated March 9, 2023.
- Meeting minutes from the February 21, 2023, Public Works Committee meeting
- Meeting minutes from the February 28, 2023, City Council work session
- Final plans for Improvement Project #23-12

Notification:

Advertisements for bids were published in the Anoka Union Herald and Finance & Commerce on March 17th and March 24th, 2023. The project was also advertised and bid electronically on QuestCDN.

Time Frame/Observations/Alternatives:

Observations:

The plans as bid generally propose to reconstruct existing segments of Ferret Street, 146th Avenue, and the west end of 147th Avenue, extend Ferret Street to Bunker Lake Boulevard, improve Bunker Lake Boulevard as needed to accommodate the new intersection of Ferret Street and Bunker Lake Boulevard, construct stormwater management facilities, and extend municipal utilities along the Ferret Street extension to tie into existing utilities under Bunker Lake Boulevard.

Extending Ferret Street and municipal utilities to Bunker Lake Boulevard will provide the most cost-effective means to serve all unserved properties within the HY-10 Ramsey plat with municipal utilities and a secondary access route.

Alternatives:

Alternative #1:
Motion to adopt Resolution #23-078 accepting bids and awarding a construction contract for Improvement Project #23-12, HY-10 Ramsey Improvements.

Alternative #2:
Motion of other.

Funding Source:

The low bid for construction costs is $1,398,953.30, which is almost 30-percent less than the engineer's estimate of $ 1,813,624.25.

Proposed project funding sources include;

- TIF 14 Bonds (street and sidewalk costs)
- Stormwater Funds (stormwater management costs)
- Sanitary Sewer Funds (sanitary sewer costs)
- Watermain Funds (watermain costs)

The recommended funding source for streets/sidewalks per Finance Director Lund and the City's financial consultant, Ehlers, is to bond for the approximate $7M in improvements needed in The COR area, which consists of the HY-10 Ramsey Improvements and The COR Infrastructure Improvements. Issuing a Tax Increment bond requires increment to be available in the amount of 20% of the bond. The city does not currently have $7M in the TIF 14 district and the issuance of debt allows the city the flexibility to keep the current TIF 14 funds (approximately $2M for other improvements in the future). The issuance of debt is a cleaner process as it avoids the need for the set-up of internal loans from other funding sources, tracking these loans with not only pay back when increment becomes available, but also tracking interest. Bond numbers will be run once the true costs of the improvements are known.

As previously approved, Bolton & Menk will provide construction staking and administrative assistance services during construction for the not to exceed fee of $34,881.

City staff will inspect construction and process pay requests.

Recommendation:

Staff recommends alternative #1.

Staff has confirmed that the owner of the property south of Bunker Lake Boulevard supports the extension of Ferret Street to Bunker Lake Boulevard and will dedicate the required right-of-way and easements to the City to allow the project to be constructed in 2023.

If the City decides to award the project to the low bidder, Bolton & Menk recommends awarding the contract to Douglas-Kerr Underground, L.L.C. in the amount of $1,398,953.30. See attached Bid Results and Recommendation memo.

Outcome/Action:

Motion to adopt Resolution #23-078 accepting bids and awarding a construction contract for Improvement Project #23-12, HY-10 Ramsey Improvements.

Attachments

Resolution 23-078

EDA case 05-13-21

EDA case 12-09-21

CC case 12-14-21
EDA case 02-09-23
Feas Report
PWC Minutes 02-21-23
CCWS minutes 02-28-23
Final Plans
Bid Results Award Memo

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/20/2023 04:30 PM
Bruce Westby (Originator)	Bruce Westby	04/21/2023 03:16 PM
Form Started By: Bruce Westby		Started On: 04/19/2023 07:58 AM
Final Approval Date: 04/21/2023		

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

RESOLUTION #23-078

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #23-12, HY-10 RAMSEY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to reconstruct the existing segments of Ferret Street, 146th Avenue and 147th Avenue within the HY-10 Ramsey plat; and

WHEREAS, the City proposes to extend Ferret Street to connect to Bunker Lake Boulevard to provide a secondary access route to properties within the HY-10 Ramsey plat; and

WHEREAS, the City proposes to extend sanitary sewer and watermain utilities under 147th Avenue and Ferret Street to allow all properties within the HY-10 Ramsey plat, which is located within the City's MUSA, to be served by municipal utilities; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-349 adopted December 14, 2021, the City Council accepted a design services proposal from Bolton & Menk, Inc. to update the Feasibility Report, prepare plans and specifications, and solicit bids for Improvement Project #23-12; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-054, adopted March 14, 2023, the City Council approved the additional services to be performed by Bolton and Menk to complete plans and specifications, approved the construction services proposal submitted by Bolton and Menk, approved plans and specifications as prepared by Bolton and Menk, and authorized advertising for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald, Finance and Commerce on March 3, and March 10th, 2023; and

WHEREAS, ten (10) bids were received, opened and tabulated on April 13, 2023 and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	Bid
Douglas-Kerr Underground, L.L.C.	$1,398,953.30
Northern Lines Contracting	$1,466,719.60
S.R. Weidema	$1,497,831.15
Dave Perkins Contracting, Inc.	$1,499,999.96
Kuechle Underground Inc.	$1,561.790.70
North Pine Aggregate, Inc.	$1,615,148.90
RL Larson Excavating, Inc.	$1,636,109.27
Park Construction Company	$1,709,008.20
Northdale Construction Company, Inc.	$1,780,420.56
Meyer Contracting Inc.	$2,062,193.79

WHEREAS, the bid of Douglas-Kerr Underground, L.L.C of Mora, Minnesota, in the amount of $1,398,953.30 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement 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 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 25th day of April, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Economic Development Authority (EDA) 4. 2.
Meeting Date: 05/13/2021
By: Sean Sullivan, Community Development

Title:
Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property)

Purpose/Background:
Further direction on this case was originally tabled at the April EDA Meeting. Staff is compiling any final questions submitted by EDA Commissioners and will be making further recommendations on or about Monday, May 10. This agenda will be updated at that time.

Purpose:
To discuss support for a potential infrastructure project west of Armstrong Blvd and to consider City role in the potential purchase of property in the area from willing sellers. The parcels below currently have active businesses or structures on site:

1. 8100 146th Avenue NW. Anoka County PID is 29-32-25-14-0012. Legal Description is Lot 1, Block 1, Hauser Addition
2. 8049 146th Avenue NW. Anoka County PID is 29-32-25-14-0011. Legal Description is Lot 4, Block 2, Hy-10 Ramsey
3. 8050 147th Avenue NW. Anoka County PID is 29-32-25-14-0008. Legal Description is Lot 1, Block 2, Hy-10 Ramsey
4. 14700 Armstrong Blvd NW. Anoka County PID is 29-32-25-11-0008. Legal Description is Lot 3, Block 1, Hy-10 Ramsey 3rd Add.
5. XXXX Ferret St NW, Anoka County PID is 29-32-25-11-0009. Legal Description is Lot 1, Block 1, Hy-10 Ramsey

(Number Identified on attached Map)

*Portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property.

Background:
The Industrial market remains strong in the City of Ramsey. Industrial land over 1 acre, that is ready for development is becoming harder to find in Ramsey. Staff has received inquiries from existing Ramsey business looking to expand or build new buildings (15-50,000 SF Range) in the near future. Currently, the 43 acres east of Delta Mod Tech and the 14 acres south of Connexus are under contract or are in negotiations. That leaves approximately 20 acres west of Armstrong Blvd off Bunker Lake Boulevard as the only larger piece of land shovel ready for industrial development.

<u>Purpose</u>
The purpose of this case is to seek high-level policy direction as a recommendation to the City Council to discuss how aggressive the City should be to preserve the vision for cleanup and redevelopment of the industrial park generally west of Armstrong Boulevard and north of Highway 10.

There are 3 major components of planning in this area.

1. Future Land Use Planning/Zoning/Non-Conforming Uses
2. Economic Development Tools to Facilitate Cleanup/Blight Removal and Redevelopment
3. Infrastructure and Roads/Pavement Management Program

Background

Future Land Use Planning/Zoning/Non-Conforming Uses

From approximately 2015 through 2018, the City convened a series of public engagement meetings that led to the visioning and small area plan for this area. The planning area also included areas now known as the Bunker Lake Industrial Park and Riverstone Neighborhood. This redevelopment area is the final piece of this small area plan.

This area pre-dates current zoning regulations and zoning district, providing protections under lawful, non-conforming statutes. This area is generally characterized by aging, underutilized buildings and significant outside storage. As the surrounding areas of The COR, Bunker Lake Industrial Park and Riverstone Neighborhoods continue to develop, this aging industrial park appears to be in conflict with these surrounding areas. Public Nuisance Complaints continue to increase. A former gas station and former liquor store were previously purchased and removed to make way for the Armstrong Interchange.

The future land use vision contemplates this entire area redeveloping. Most of the Property Owners share this redevelopment vision, but timing, financing and market conditions appear to be a barrier. The areas east of Ferret Street are visioned as redeveloping as a primary retail corridor for the community. This area includes the new West Armstrong Retail Center. The areas west of Ferret Street are visioned as redeveloping as another business park similar to the Bunker Lake Industrial Park.

The City continues to respond to numerous zoning inquiries for uses that are not allowed by code and not protected by lawful, non-conforming statutes. The City has shown some flexibility through the issuance of Interim Use Permits that allow a temporary use until such time redevelopment occurs. Staff seeks policy direction as to whether this continued allowance for interim uses is appropriate, or a more aggressive approach is desired.

Economic Development Tools

Redevelopment projects are naturally more complicated and more expensive than 'greenfield' development of raw land. It is unlikely that the City will achieve the broader blight removal and redevelopment vision without financial assistance of some degree, including but not limited to potential acquisition of key parcels to preserve said vision. The site is located within TIF District #14 that also includes The COR.

Infrastructure and Roads/Pavement Management Program

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City cancelled/delayed the project until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area may leverage interest in private redevelopment. Based on current economic conditions and demand for industrial land, Staff thought this would be a good time to revisit this

position. This project expands sewer and water in the area and also connect Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

Notification:
Notification is not required.

Observations/Alternatives:
Observations:

The current uses (outside storage/industrial) by many of the businesses in the area (generally east of Ferret Street) are not consistent with current zoning (COR Retail). The industrial uses are considered lawful, non-conforming and can continue to operate as long as the use does not change and they are in compliance with city code. A few of these properties have required code enforcement actions to bring them into compliance due to excess outside storage and site use issues and the frequency of this has increased. Staff has been contacted by some landowners in the area west of Armstrong Blvd asking if the City would be interested in acquiring their properties. If the City is committed to a redevelopment City infrastructure project in the area, a strategy should be developed around the prioritization of land acquisition.

Alternatives:
At this time, this is simply a discussion item to determine the EDA level of interest in the proposed redevelopment project and to potentially identify parcels for acquisition. Nothing in this case should be interpreted as the City is actually considering additional land acquisition. Staff has not formulated a formal recommendation, and is seeking broad EDA recommendation. Here are some questions to contemplate:

- Does the EDA support making more industrial zoned property with sewer and water infrastructure available?

- Would the EDA support using TIF/EDA/HRA dollars to prepare plans and specs for roads and utilities?
    - TIF would be an eligible funding source is funds are expended prior to November 28, 2021

- Would the EDA support using TIF/EDA/HRA dollars to extend utilities, rebuild roads and extend Ferret Street north to Bunker Lake Boulevard?
    - TIF would be an eligible funding source is funds are expended prior to November 28, 2021

- Is the EDA interested in purchasing properties with blight and zoning issues (tied to recent zoning requests)?

- Is the EDA interested in purchasing strategically located properties to help facilitate this redevelopment project (i.e, locations for regional storm water)?

Funding Source:
If as a matter of policy and priority, the City felt this was an appropriate acquisition(s), there likely would be adequate economic development funds. Possible funding sources include:

1. EDA Fund
2. Anoka County HRA (Housing and Redevelopment Authority) Fund
3. TIF (Tax Increment Financing) (Expenses incurred prior to November 28, 2021)

Recommendation:
Based on discussion.

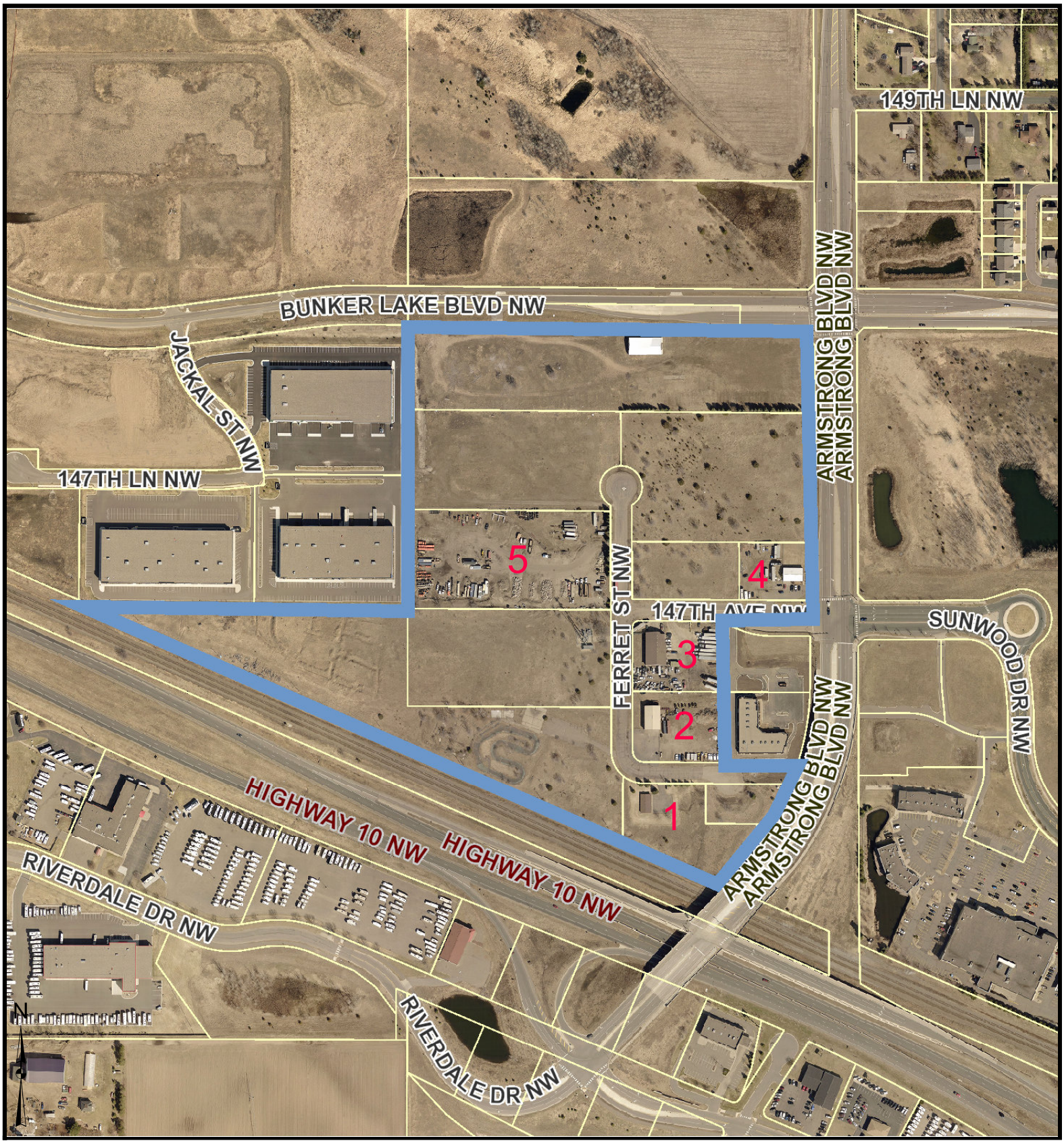
Action:
Based on discussion.

Attachments
Site and Parcel Location Map
January 2019 Project Termination Letter

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/05/2021 04:20 PM
Brian Hagen	Tim Gladhill	05/07/2021 10:21 AM
Form Started By: Sean Sullivan		Started On: 04/23/2021 03:31 PM
Final Approval Date: 05/07/2021		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

Plat:

Owner Information:

Sean Sullivan | 1:4,800 | Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

City of RAMSEY

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

January 22, 2019

Re: Termination of City Improvement Project #18-02, HY-10 Street Reconstructions

On Tuesday, October 23, 2018, the Ramsey City Council adopted Resolution #18-218 accepting the Feasibility Report for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions, including Staff's recommendation to shelve the project until it is no longer needed, or until abutting property owners request that the streets be repaired, such as in the form of a petition.

The City strives to allocate resources as cost-effectively as possible by completing the proper improvements at the proper time. Considering the significant potential for re-development of the HY-10 Ramsey development, the City felt it would make the most sense to shelve Improvement Project #18-02 at this time. This effectively means the City will not propose to improve the streets in this development while waiting to determine if re-development will occur.

Even though Improvement Project #18-02 was shelved, the City's Public Works Department plans to repair and/or replace the bituminous pavement in and around the intersection of 147th Avenue and Ferret Street this summer.

This will be the last communication you will receive regarding this terminated improvement project. If you have any questions, please contact me at 763-433-9825 or *bwestby@cityoframsey.com*.

Sincerely,

Bruce Westby
City Engineer

Economic Development Authority (EDA) 4. 3.
Meeting Date: 12/09/2021
Submitted For: Sean Sullivan, Community Development
By: Sean Sullivan, Community Development

Title:
West Armstrong Redevelopment Area Update and Approval of Topographic Survey

Purpose/Background:
The purpose of this case is to:
1) Receive West Armstrong Redevelopment Area Update
2) Consider approval of Topographic Survey
3) Consider a recommendation to the City Council to fund the Proposal for Engineering Services (i.e., feasibility, preliminary design, plans and specs) for West Armstrong Redevelopment Area

Background:

In May of 2021, the EDA and City Council reaffirmed the vision of the West Armstrong Redevelopment Area (Industrial and COR zoning) and to asked Staff to put together a plan to identify project costs and design to:
1) Reconstruct 146th, 147th and Ferret Street
2) Extend Ferret St. to Bunker Lake Boulevard
3) Install City Sewer, Water and Storm Sewer

Development Update in West of Armstrong Redevelopment Area and Bunker Lake Business Park
Industrial development and demand remains strong in the City of Ramsey. Recent in-fill Development (65,000 SF - Anderson Dahlen - AEC Energy Park) and developments in Bunker Lake Industrial Park (Oppidan - 405,000 SF and BLIP 4 - 67,000 SF) have reduced the available industrial land to approximately 20 acres. Staff and PSD LLC have been working with an unidentified user to acquire approximately 10 acres and to construct a 100-150,000 SF industrial warehouse building in Bunker Lake Industrial Park. If this project is completed that would leave approximately 10 acres of shovel ready land available for industrial development.

In May of 2021 the City Council and EDA affirmed to land use vision in the West Armstrong Redevelopment area identifying the land west of Ferret St as Commercial / Industrial and the land east of Ferret Street as Retail / Office (COR). Staff has been approached by smaller industrial users and other commercial/industrial projects that have interest in locating to that area if City utilities are available. The City Council directed staff to bring forth a proposal to obtain design and costs to reconstruct and design roadways and to install City utilities.

The Proposed City Road and Infrastructure Project
In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City tabled the project with the support of the adjacent private property owners until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area likely will leverage interest in private redevelopment. This proposed project expands sewer and water in the area and also connects Ferret Street to Bunker Lake

Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

City Staff has worked with Bolton and Menk to put together a phased approach that will ultimately provide a cost and preliminary design of improvements in the area. A topographical survey and borings are needed prior to putting together a design and cost estimate for the project. A copy of the proposal for the Topographical Survey is attached to this case. Staff is proposing that this cost be paid for out of the EDA Professional Services Fund (9230.6315). Once the Topographical Survey is complete, Bolton and Menk can begin work on the Engineering Services for the West Armstrong Redevelopment Area. The Proposal for Engineering Services (i.e., feasibility, preliminary design, plans and specs) for West Armstrong Redevelopment Area is attached to this case and would need City Council Approval.

Staff is asking for action by the EDA on both of these proposals.

Notification:
Notification is not required.

Observations/Alternatives:
Observations:
The proposal for the Topographic Survey is for $7,955.00. Staff is recommending that the EDA authorize funding this out of its Professional Services (9230-6315. the EDA does not need City Council approval for this expenditure as it is within the the EDA annual approved budget.

The proposal for Engineering Services for West Armstrong Redevelopment Area (Design / Plans and Specs and Updated Bunker Lake Blvd Feasibility Study) is $49,835.00. It should be noted that the Topographical Survey referenced in this proposal has been removed and is included in the $7,955.00 Topographical Survey above. In this proposal there is also a proposed Feasibility Report Update at the line item cost of $8,160. Staff has spoken with City Engineer Bruce Westby and this feasibility update could be performed in-house by the City Engineering team if there is available staff capacity. Staff would ask for flexibility from the EDA and a recommendation the the City Council to fund the entire cost of the study (including the Feasibility Report Update) with the ability to reduce it if the work can be done internally. This item cannot be authorized by the EDA and will need City Council approval.

Proposal for Engineering Services for West Armstrong Redevelopment Area Topographical Survey - $7,955.00 -
Alternatives:

1) EDA authorize funding and order report of Engineering Services for West Armstrong Redevelopment Area Topographical Survey as presented ($7,955.00)
2) Something else

Proposal for Engineering Services for West Armstrong Redevelopment Area (Design/Plans and Specs and Feasibility Update) - $49,835
Alternatives:

1) EDA recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)(Staff Recommendation)
2) EDA recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Specs) excluding the Feasibility Report Update ($41,675)
3) Something else

Funding Source:

Engineering Services for West Armstrong Redevelopment Area Topographical Survey
The funding is proposed to come from EDA professional services line item budget 9230-6315.

Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update)
The funding for this action would be determined based on consultation with Finance Director and City Council direction.

1. PIR Fund
2. EDA Fund Balance
3. Anoka County HRA (Housing and Redevelopment Authority) Fund
4. TIF (Tax Increment Financing) (Expenses incurred prior to November 28, 2023)

Recommendation:

EDA authorize funding and order report of Engineering Services for West Armstrong Redevelopment Area Topographical Survey as presented ($7,955.00)

and;

EDA recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)(Staff Recommendation)

Action:

Motion to authorize funding and order report of Engineering Services for West Armstrong Redevelopment Area Topographical Survey as presented ($7,955.00)

and;

Motion to recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)

Attachments

Site Location Map
ACTION - Proposal for Topographical Survey
ACTION - Proposal for Design and Plans and Specs

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	12/01/2021 03:31 PM
Bruce Westby	Bruce Westby	12/02/2021 09:27 AM
Brian Hagen	Brian Hagen	12/02/2021 10:00 AM
Kurt Ulrich	Kurt Ulrich	12/02/2021 02:02 PM

Form Started By: Sean Sullivan Started On: 11/29/2021 10:01 AM

Final Approval Date: 12/02/2021

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

Plat:

Owner Information:

Sean Sullivan	1:4,800	Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area Topographic Survey

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for a topographic survey of the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area. The proposed improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be required for the project. The Bunker Lake Boulevard survey and design will be completed separately.

SCHEDULE AND FEES

Bolton & Menk will immediately schedule the survey and attempt to complete in 2021. Based on our understanding of the improvements, our proposed fees for the work are $7,955.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Principal Engineer

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November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area.

The proposal is based on your July 9, 2021 email request, including the layout attached to the email.

SCOPE

The proposed base improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Attached is a figure depicting anticipated improvements.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be completed under a separate contract. Information from the survey will be used for the design of the project.
- **Geotechnical** borings will be required for the project. A total of 3 borings within the redevelopment area will be required. We will use a combination of soil borings, record drawings and recommendations from the City's October 18, 2018 study to complete the pavement design for the area roadways.
- **Watermain** will be installed in Ferret Street from 146th Avenue to Bunker Lake Boulevard, connecting to the 12-inch watermain located in 147th Avenue and also connecting to the watermain in Bunker Lake Boulevard. The watermain will also be extended along 146th Avenue to the existing cul-de-sac bulb. Service lines and fire hydrants will be installed along the corridor as-needed. The City will perform a leak test of the existing watermains in the area during the design phase of the project.

- **Sanitary Sewer** will be installed along the street segments, with connections anticipated to the existing sewer lines located in Bunker Lake Boulevard and 146th Avenue. Services will be extended as needed along the corridors. The City will televise the existing sanitary sewer lines in the areas during the design phase of the project.
- **Storm Sewer** will be installed along the corridors, with connections made to the existing systems in Armstrong Boulevard and Bunker Lake Boulevard. We will work with the City to determine storm water treatment needs for the proposed improvements. The City will televise the existing storm sewer lines in the areas during the design phase of the project.
- **Right-of-Way** and/or easements will be required for the project. New Right-of-Way (ROW) will be required for the Ferret Street extension. ROW and easements may be required along Bunker Lake Boulevard, depending upon the final scope of the improvements.
- **State Aid formatted plans and specifications**, will not be required for the project.
- **Traffic Control** will be designed per the Field Manual for Temporary Traffic Control Zone Layouts, and no project specific traffic control layouts will be created. The Traffic Control and Staging plans listed above will provide guidance to allow the contractor to prepare detailed plans for submittal and review.
- The City will forward **existing plans and record drawings** for the corridor for use in creation of the base drawings.
- On-line bidding through **QuestCDN** will be used for procurement of bids, with the on-line bid opening facilitated at Bolton & Menk's Ramsey office location.
- **Construction related services** such as staking, administration and observation are not included in this proposal. A separate proposal can be submitted once the extent and timing of the improvements is finalized.

BUNKER LAKE BOULEVARD

Ferret Street is proposed to connect to Bunker Lake Boulevard. The Future Business Park report, completed in 2015, provided recommendations for the long-term configuration of the roadway. A right-in/right-out access is depicted near the proposed connection of Ferret Street to Bunker Lake Boulevard. A full access is shown to the west of the proposed access location. See attached figures 5 and 8 from that study for reference.

The report was prepared prior to significant development in the area and included assumptions of businesses with high traffic volumes being developed in the area. We are proposing to update the traffic analysis completed with the study as a portion of this proposal. Recommendations from a traffic study update could include:

- Allow for right-in/right-out connection,
- Allow for right-in/right-out connection with addition of an eastbound right turn lane,
- Allow for full access with creation of westbound left turn lane in median,
- Allow for full access with creation of westbound left turn lane in median and additional long-term improvements to Bunker Lake Road.

This proposal assumes minor improvements to Bunker Lake Boulevard to allow for the connection of Ferret Street. Depending upon the outcome of the traffic study, additional improvements to Bunker Lake

Boulevard may be required or recommended. We will discuss the findings of the study with the City and determine the next series of improvements for Bunker Lake Boulevard.

FEASIBILITY REPORT UPDATE

The City of Ramsey completed a Feasibility Report in October of 2018. The report included considerations for many of the improvements currently proposed. We will work with the City to update the previously prepared Feasibility Report for the project. We anticipate this will include:

- Receive previous report from City in Word format,
- Update text, figures, cost estimates, and assessment roll,
- Review revised document with City, and
- Incorporate final revisions, as needed.

SCHEDULE

The project schedule has yet to be determined. Bolton & Menk is available to begin plan preparation upon receiving a notice to proceed from the City.

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control),
- MPCA (NPDES – Construction Stormwater General Permit), and
- MnDOT State Aid Approval (potentially for Bunker Lake Boulevard).

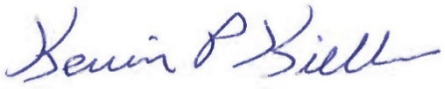
FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to use AET for geotechnical services. Based on our understanding of the improvements, our proposed fees for the work, including geotechnical services, are $49,835.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENTS:
- Improvements Exhibits
- Future Business Park Exhibits (2 Pages)
- Detailed Fee Spreadsheet

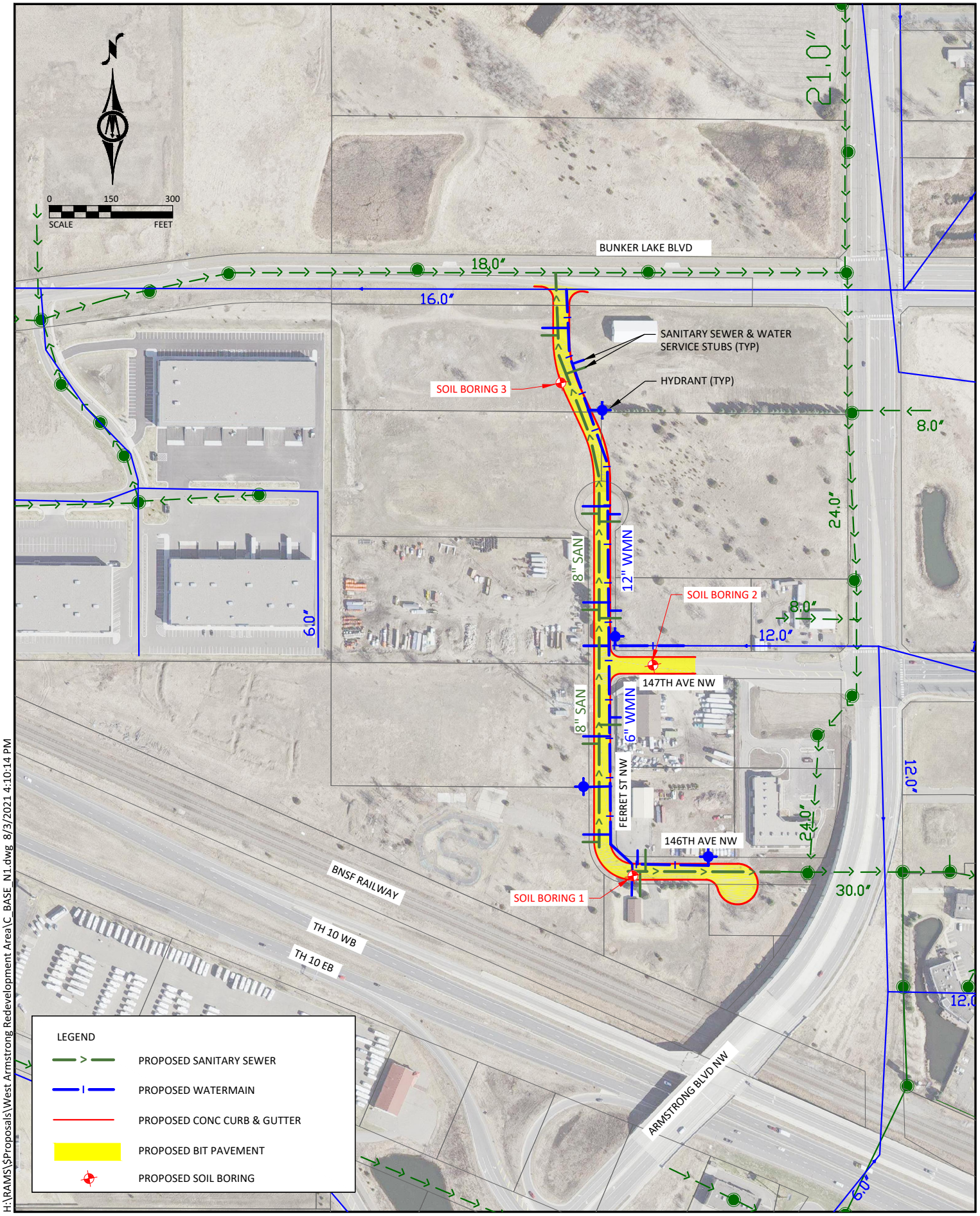
West Armstrong Redevelopment

City of Ramsey

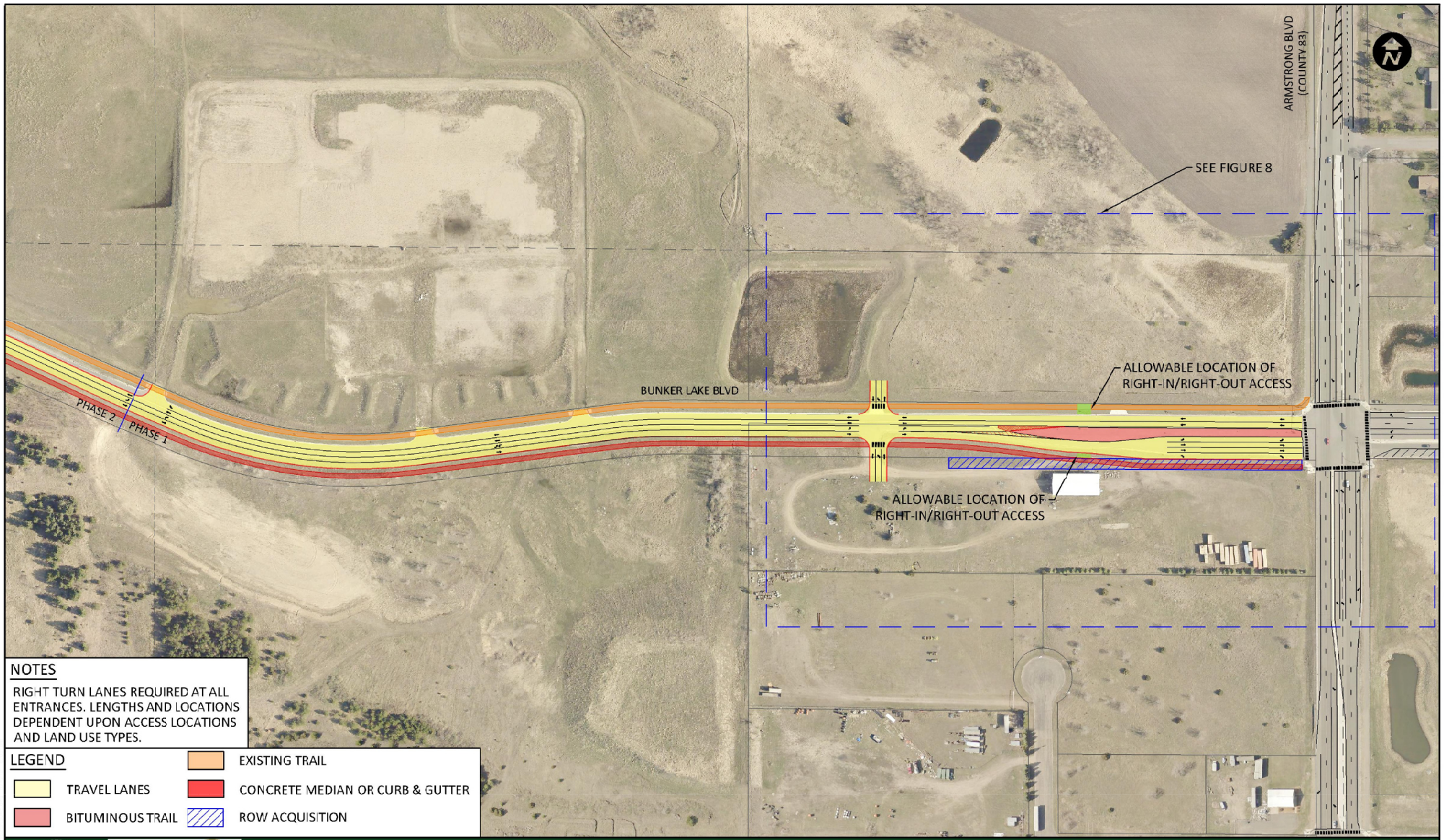
Proposed Improvements

August 2021

BOLTON & MENK



H:\RAMS\Proposals\West Armstrong Redevelopment Area\C_BASE_N1.dwg 8/3/2021 4:10:14 PM



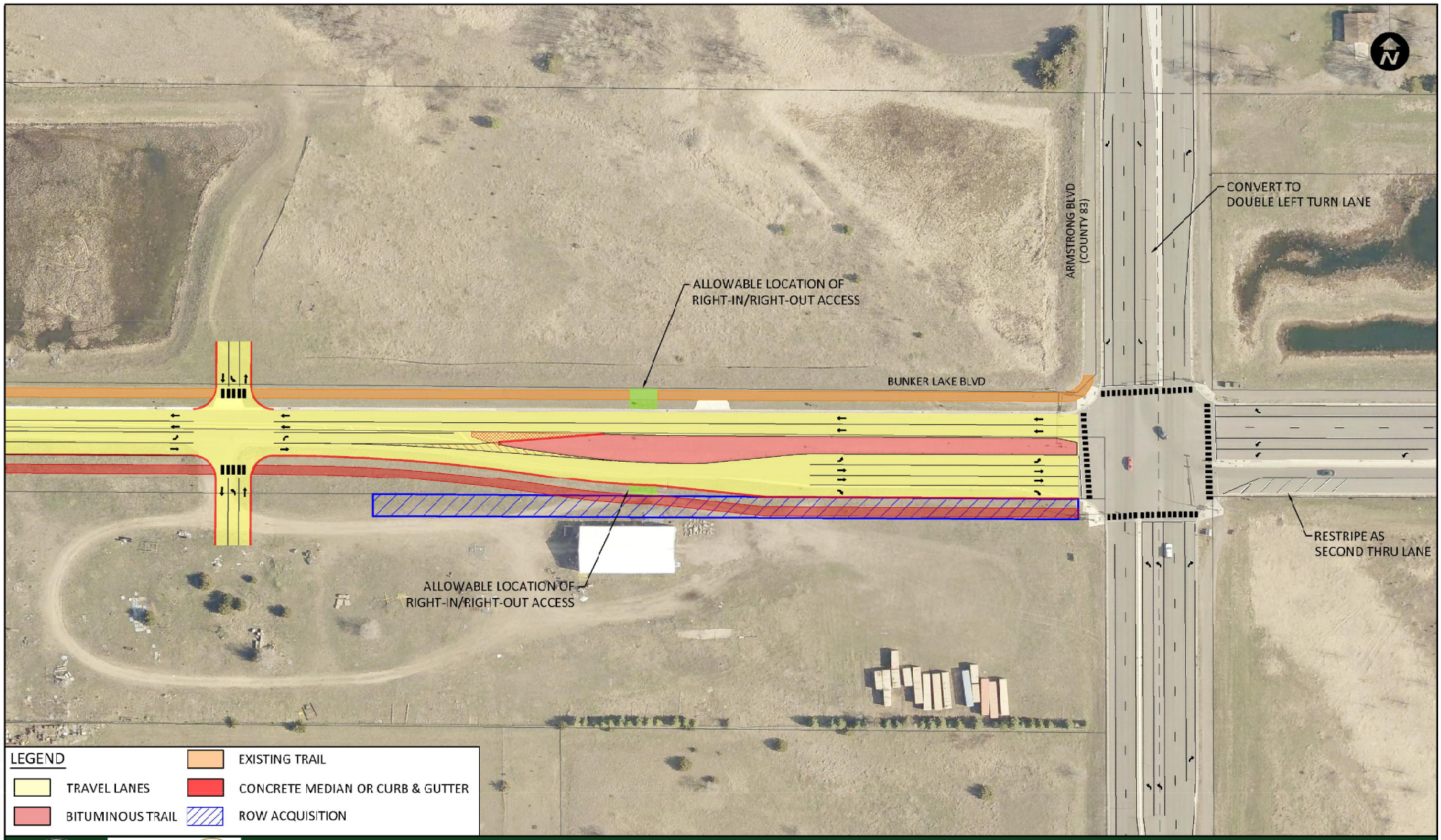
BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 5 - GEOMETRICS

July, 2015



BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 8 - BUNKER LAKE BOULEVARD AT ARMSTRONG BOULEVARD

July, 2015

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: West Armstrong Redevelopment Area	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	**Project Manager**	**Project Engineer**	**Design Engineer**	**Sr. Traffic Engineer**	**Technician**	**Survey**	**Clerical**	**Total Hours**	**Cost**
Design Services									
1.0 Project Management / Meetings	6	6	2	0	0	0	2	**16**	$2,510
2.0 Feasibilty Report Update	8	24	0	0	24	0	0	**56**	$8,160
3.0 Bunker Lake Boulevard Traffic Study Update	2	0	10	8	2	0	0	**22**	$3,620
4.0 Utility Coordination	0	4	2	0	2	0	0	**8**	$1,130
5.0 Geotechnical Coordination	0	2	2	0	0	0	1	**5**	$670
6.0 Final Design / Plan Preparation / Estimates / Permits	9	35	66	3	86	0	20	**219**	$29,950
7.0 Bidding Services	5	10	7	0	0	0	5	**27**	$3,890
Subtotal Bolton & Menk Design	**25**	**71**	**82**	**11**	**114**	**0**	**23**	**326**	$46,040
								SUBCONSULTANT - American Engineering Testing	$3,795
								TOTAL for Design through Bidding	**$49,835**

Meeting Date: 12/14/2021
Submitted For: Sean Sullivan, Community Development
By: Sean Sullivan, Community Development

Information

Title:

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

Purpose/Background:

The purpose of this case is to:
1) Receive West Armstrong Redevelopment Area Update
2) Consider adoption of Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Plans, Specs and Feasibility Update)

Background:

In May of 2021, the EDA and City Council reaffirmed the vision of the West Armstrong Redevelopment Area (Industrial and COR zoning) and to asked Staff to put together a plan to identify project costs and design to:
1) Reconstruct 146th, 147th and Ferret Street
2) Extend Ferret St. to Bunker Lake Boulevard
3) Install City Sewer, Water and Storm Sewer

Development Update in West of Armstrong Redevelopment Area and Bunker Lake Business Park

Industrial development and demand remains strong in the City of Ramsey. Recent in-fill Development (65,000 SF - Anderson Dahlen - AEC Energy Park) and developments in Bunker Lake Industrial Park (Oppidan - 405,000 SF and BLIP 4 - 67,000 SF) have reduced the available industrial land to approximately 20 acres. Staff and PSD LLC have been working with an unidentified user to acquire approximately 10 acres and to construct a 100-150,000 SF industrial warehouse building in Bunker Lake Industrial Park. If this project is completed that would leave approximately 10 acres of shovel ready land available for industrial development.

In May of 2021, the City Council and EDA affirmed to land use vision in the West Armstrong Redevelopment area identifying the land west of Ferret St as Commercial / Industrial and the land east of Ferret Street as Retail / Office (COR). Staff has been approached by smaller industrial users and other commercial/industrial projects that have interest in locating to that area if City utilities are available. On December 9, 2021 the Anoka Ramsey Athletic Association (ARAA) announced that they have secured site in the West Armstrong Redevelopment to erect a sports dome and other facilities. The City Council directed staff to bring forth a proposal to obtain design and costs to reconstruct and design roadways and to install City utilities and the heighten level of interest in this area certainly supports this action.

The Proposed City Road and Infrastructure Project

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City tabled the project with the support of the adjacent private property owners until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move

forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area likely will leverage interest in private redevelopment. This proposed project expands sewer and water in the area and also connects Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

City Staff has worked with Bolton and Menk to put together a phased approach that will ultimately provide a cost and preliminary design of improvements in the area. Topographical survey and soil borings are needed prior to putting together a design and cost estimate for the project. A copy of the proposal for the Topographical Survey is attached to this case. The EDA approved this expenditure at the December 9, 2021 Meeting.

Once the Topographical Survey is complete, Bolton and Menk can begin work on the Engineering Services for the West Armstrong Redevelopment Area. The Proposal for Engineering Services (i.e., feasibility, preliminary design, plans and specs) for West Armstrong Redevelopment Area is attached to this case and would need City Council Approval.

Staff is asking for action by the City Council to authorize Engineering Services for West Armstrong Redevelopment Area (i.e., feasibility, preliminary design, plans and specs) outlined in the Bolton and Menk proposal.

Notification:
Notification is not required.

Observations/Alternatives:
Observations:
The proposal for Engineering Services for West Armstrong Redevelopment Area (Design / Plans and Specs and Updated Bunker Lake Blvd Feasibility Study) is $49,835.00. It should be noted that the Topographical Survey referenced in this proposal has been removed and is included in the $7,955.00 Topographical Survey which was already approved by the EDA. In this proposal there is also a proposed Feasibility Report Update at the line item cost of $8,160. Staff has spoken with City Engineer Bruce Westby and this feasibility update could be performed in-house by the City Engineering team if there is available staff capacity. Staff would ask for flexibility from the the City Council to fund the entire cost of the study (including the Feasibility Report Update) with the ability to reduce it if the work can be done internally.

Proposal for Engineering Services for West Armstrong Redevelopment Area (Design/Plans and Specs and Feasibility Update) - $49,835

Alternatives:

1) Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)(EDA Recommendation)
2) Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Specs) excluding the Feasibility Report Update ($41,675)
3) Something else

Funding Source:
Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update)
The funding for this action would be the PIR Fund.

Recommendation:

The EDA met on December 9, 2021 and passed a unanimous motion to recommend to the City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)

Action:
Motion to Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)

Attachments

Site Location Map
ACTION - Resolution #21-349
ACTION - Proposal for Design and Plans and Specs
Reference EDA Approved - Proposal for Topographical Survey

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	12/09/2021 09:52 AM
Bruce Westby	Sean Sullivan	12/09/2021 09:56 AM
Sean Sullivan (Originator)	Sean Sullivan	12/09/2021 10:05 AM
Bruce Westby	Bruce Westby	12/09/2021 10:31 AM
Brian Hagen	Brian Hagen	12/09/2021 01:15 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:31 PM
Form Started By: Sean Sullivan		Started On: 12/06/2021 04:30 PM
Final Approval Date: 12/09/2021		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

Plat:

Owner Information:

Sean Sullivan	1:4,800	Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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

RESOLUTION #21-349

RESOLUTION AUTHORIZING FUNDING AND ORDERING ENGINEERING SERVICES FOR WEST ARMSTRONG REDEVELOPMENT AREA

WHEREAS, in May of 2021 the Ramsey EDA and Ramsey City Council affirmed the land use vision in the West of Armstrong Redevelopment Area and directed staff to obtain a proposal to obtain design/plans and specs to reconstruct roadways and to install City utilities in the area; and

WHEREAS, on December 9, 2021, the EDA approved the Engineering Services for the Topographical Survey of the West Armstrong Redevelopment Area and ordered the work to commence; and

WHEREAS, on December 9, 2021, the EDA unanimously recommended that the City Council Authorize Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as defined in the Bolton and Menk proposal for a cost of $49,835; and

WHEREAS, Staff has received development inquiries and interest from landowners in the area to reconstruct roadways and to install City infrastructure to allow this area to redevelop efficiently.

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

1) That the City of Ramsey authorizes $49,835 in funding from the PIR fund and authorizes City Officials to order Engineering Services for West Armstrong Redevelopment Area (Design/Plans and Specs and Feasibility Update)

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

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7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

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November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area.

The proposal is based on your July 9, 2021 email request, including the layout attached to the email.

SCOPE

The proposed base improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Attached is a figure depicting anticipated improvements.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be completed under a separate contract. Information from the survey will be used for the design of the project.
- **Geotechnical** borings will be required for the project. A total of 3 borings within the redevelopment area will be required. We will use a combination of soil borings, record drawings and recommendations from the City's October 18, 2018 study to complete the pavement design for the area roadways.
- **Watermain** will be installed in Ferret Street from 146th Avenue to Bunker Lake Boulevard, connecting to the 12-inch watermain located in 147th Avenue and also connecting to the watermain in Bunker Lake Boulevard. The watermain will also be extended along 146th Avenue to the existing cul-de-sac bulb. Service lines and fire hydrants will be installed along the corridor as-needed. The City will perform a leak test of the existing watermains in the area during the design phase of the project.

- **Sanitary Sewer** will be installed along the street segments, with connections anticipated to the existing sewer lines located in Bunker Lake Boulevard and 146th Avenue. Services will be extended as needed along the corridors. The City will televise the existing sanitary sewer lines in the areas during the design phase of the project.
- **Storm Sewer** will be installed along the corridors, with connections made to the existing systems in Armstrong Boulevard and Bunker Lake Boulevard. We will work with the City to determine storm water treatment needs for the proposed improvements. The City will televise the existing storm sewer lines in the areas during the design phase of the project.
- **Right-of-Way** and/or easements will be required for the project. New Right-of-Way (ROW) will be required for the Ferret Street extension. ROW and easements may be required along Bunker Lake Boulevard, depending upon the final scope of the improvements.
- **State Aid formatted plans and specifications**, will not be required for the project.
- **Traffic Control** will be designed per the Field Manual for Temporary Traffic Control Zone Layouts, and no project specific traffic control layouts will be created. The Traffic Control and Staging plans listed above will provide guidance to allow the contractor to prepare detailed plans for submittal and review.
- The City will forward **existing plans and record drawings** for the corridor for use in creation of the base drawings.
- On-line bidding through **QuestCDN** will be used for procurement of bids, with the on-line bid opening facilitated at Bolton & Menk's Ramsey office location.
- **Construction related services** such as staking, administration and observation are not included in this proposal. A separate proposal can be submitted once the extent and timing of the improvements is finalized.

BUNKER LAKE BOULEVARD

Ferret Street is proposed to connect to Bunker Lake Boulevard. The Future Business Park report, completed in 2015, provided recommendations for the long-term configuration of the roadway. A right-in/right-out access is depicted near the proposed connection of Ferret Street to Bunker Lake Boulevard. A full access is shown to the west of the proposed access location. See attached figures 5 and 8 from that study for reference.

The report was prepared prior to significant development in the area and included assumptions of businesses with high traffic volumes being developed in the area. We are proposing to update the traffic analysis completed with the study as a portion of this proposal. Recommendations from a traffic study update could include:

- Allow for right-in/right-out connection,
- Allow for right-in/right-out connection with addition of an eastbound right turn lane,
- Allow for full access with creation of westbound left turn lane in median,
- Allow for full access with creation of westbound left turn lane in median and additional long-term improvements to Bunker Lake Road.

This proposal assumes minor improvements to Bunker Lake Boulevard to allow for the connection of Ferret Street. Depending upon the outcome of the traffic study, additional improvements to Bunker Lake

Boulevard may be required or recommended. We will discuss the findings of the study with the City and determine the next series of improvements for Bunker Lake Boulevard.

FEASIBILITY REPORT UPDATE

The City of Ramsey completed a Feasibility Report in October of 2018. The report included considerations for many of the improvements currently proposed. We will work with the City to update the previously prepared Feasibility Report for the project. We anticipate this will include:

- Receive previous report from City in Word format,
- Update text, figures, cost estimates, and assessment roll,
- Review revised document with City, and
- Incorporate final revisions, as needed.

SCHEDULE

The project schedule has yet to be determined. Bolton & Menk is available to begin plan preparation upon receiving a notice to proceed from the City.

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control),
- MPCA (NPDES – Construction Stormwater General Permit), and
- MnDOT State Aid Approval (potentially for Bunker Lake Boulevard).

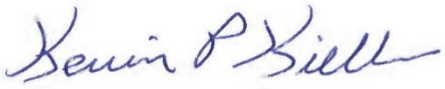
FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to use AET for geotechnical services. Based on our understanding of the improvements, our proposed fees for the work, including geotechnical services, are $49,835.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENTS:
- Improvements Exhibits
- Future Business Park Exhibits (2 Pages)
- Detailed Fee Spreadsheet

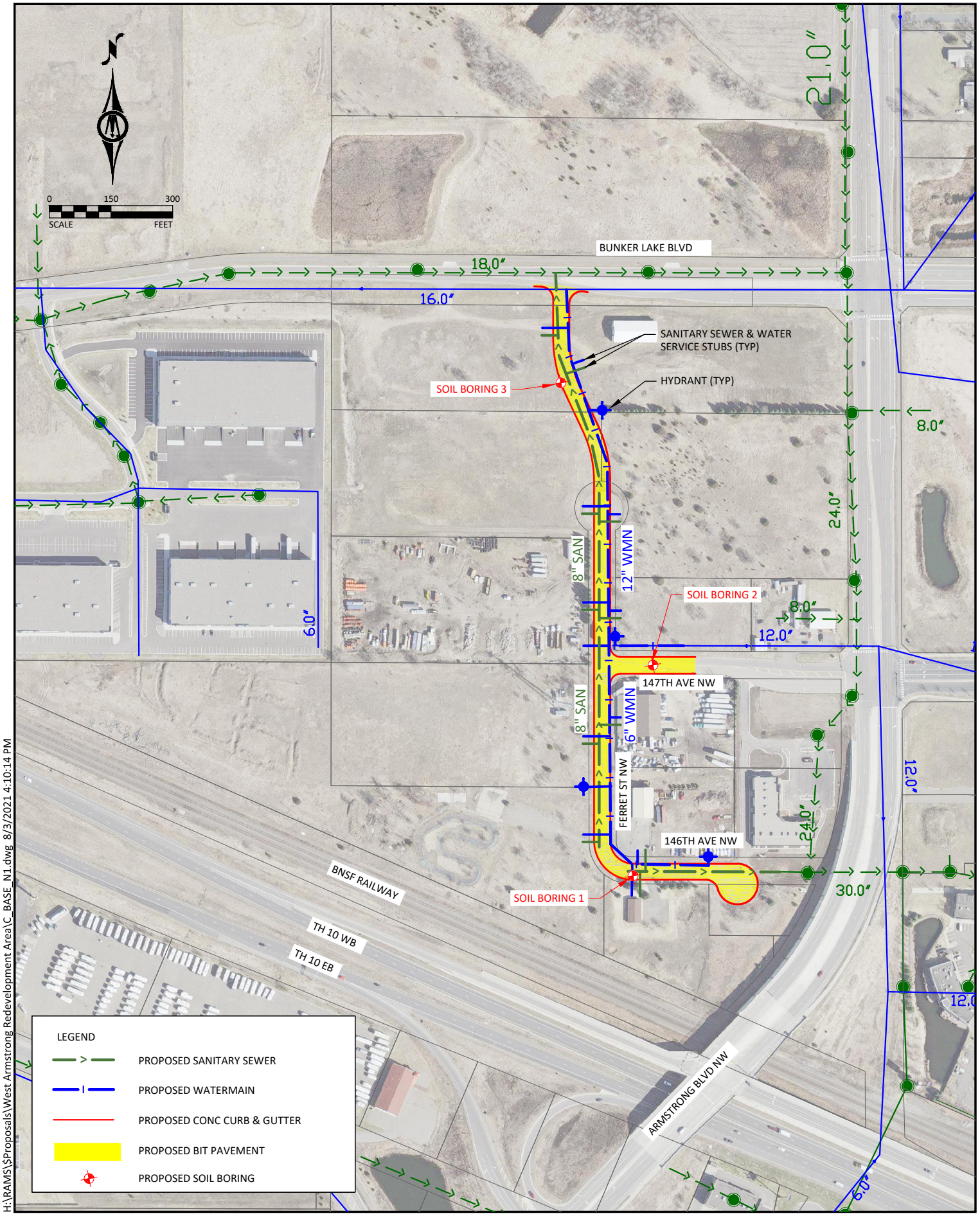
West Armstrong Redevelopment

City of Ramsey

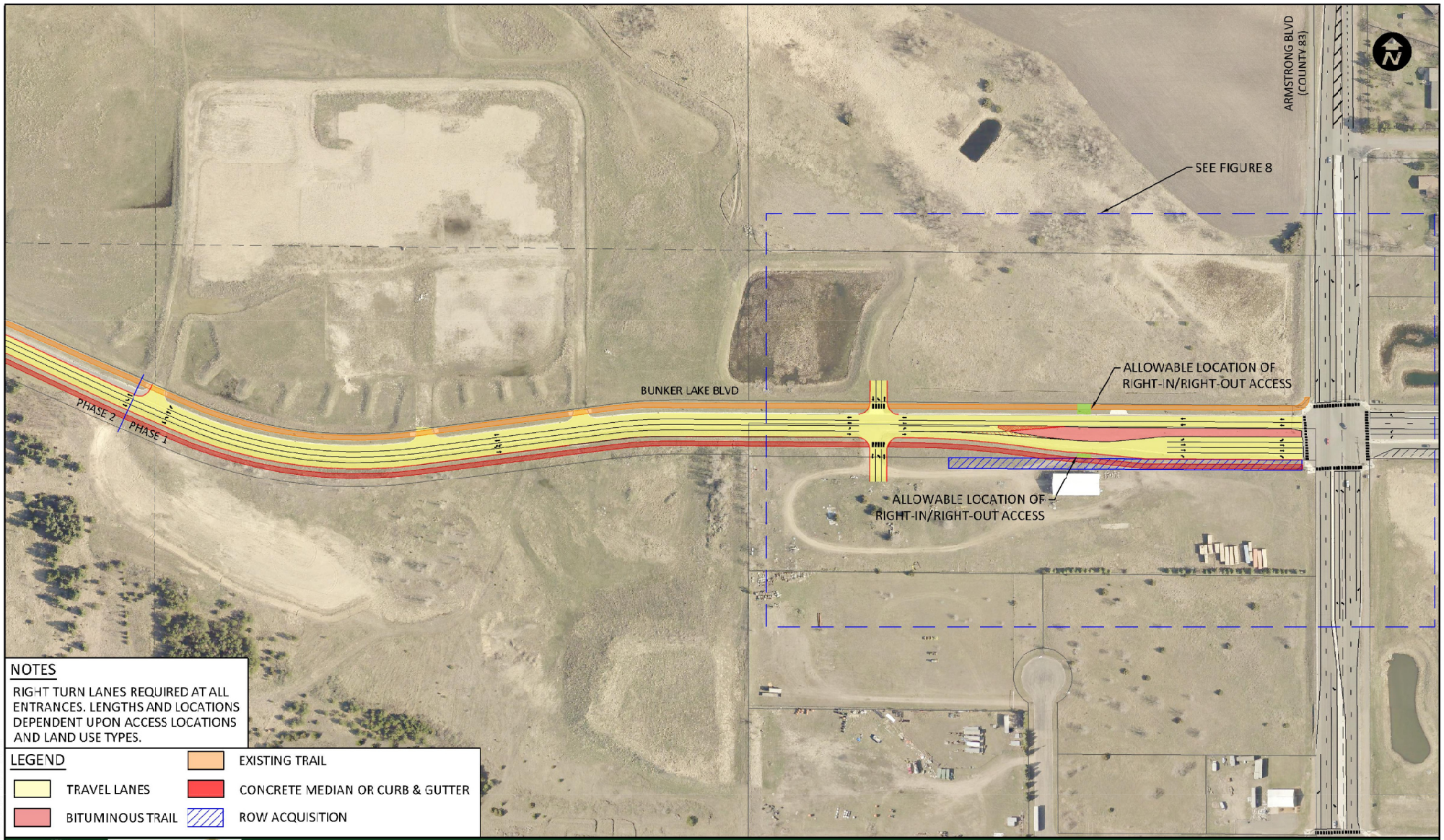
Proposed Improvements

August 2021

BOLTON & MENK



H:\RAMS\Proposals\West Armstrong Redevelopment Area\C_BASE_N1.dwg 8/3/2021 4:10:14 PM



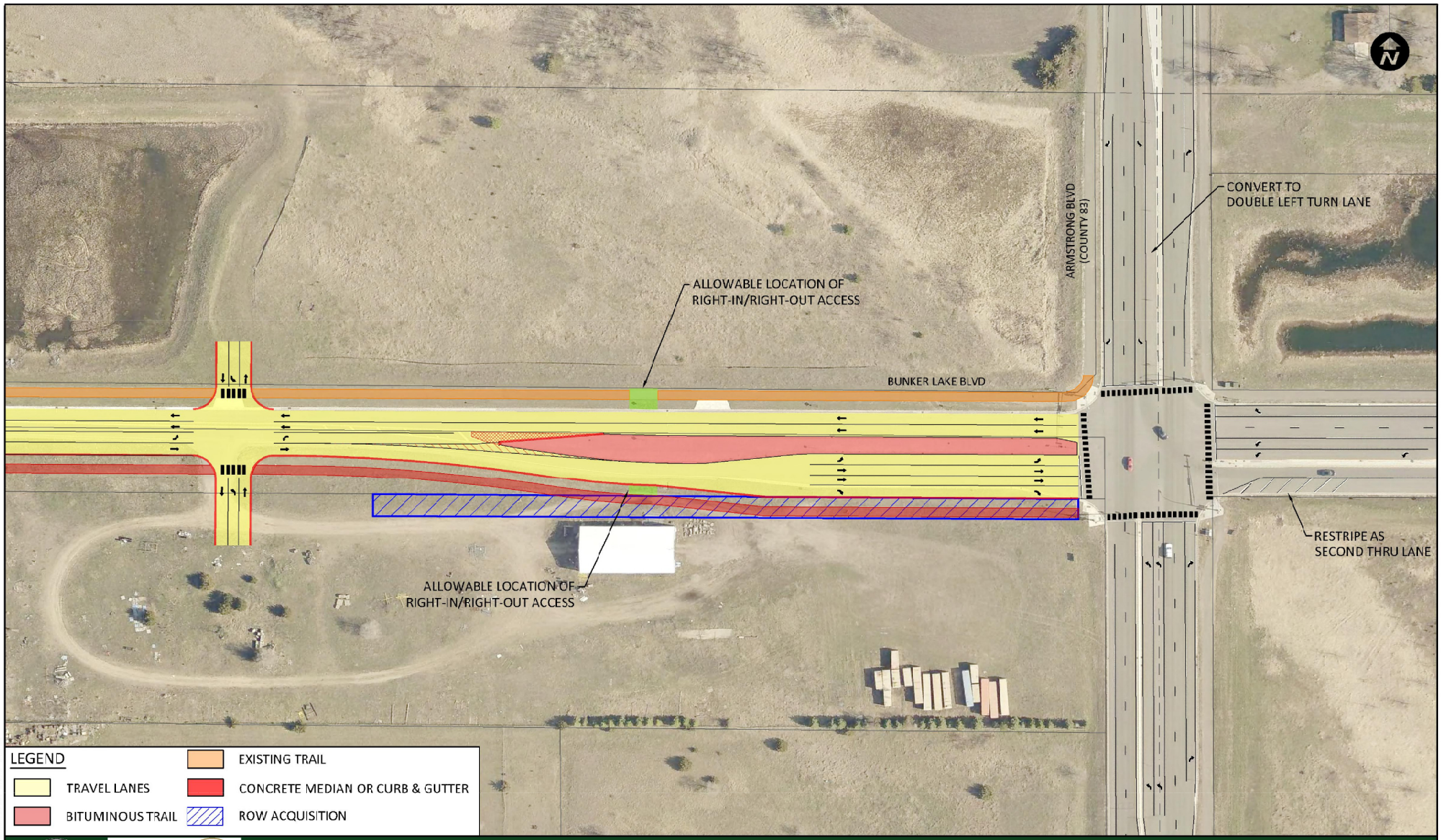
BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 5 - GEOMETRICS

July, 2015



BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 8 - BUNKER LAKE BOULEVARD AT ARMSTRONG BOULEVARD

July, 2015

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: West Armstrong Redevelopment Area	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	**Project Manager**	**Project Engineer**	**Design Engineer**	**Sr. Traffic Engineer**	**Technician**	**Survey**	**Clerical**	**Total Hours**	**Cost**
Design Services									
1.0 Project Management / Meetings	6	6	2	0	0	0	2	**16**	$2,510
2.0 Feasibilty Report Update	8	24	0	0	24	0	0	**56**	$8,160
3.0 Bunker Lake Boulevard Traffic Study Update	2	0	10	8	2	0	0	**22**	$3,620
4.0 Utility Coordination	0	4	2	0	2	0	0	**8**	$1,130
5.0 Geotechnical Coordination	0	2	2	0	0	0	1	**5**	$670
6.0 Final Design / Plan Preparation / Estimates / Permits	9	35	66	3	86	0	20	**219**	$29,950
7.0 Bidding Services	5	10	7	0	0	0	5	**27**	$3,890
Subtotal Bolton & Menk Design	**25**	**71**	**82**	**11**	**114**	**0**	**23**	**326**	$46,040
								SUBCONSULTANT - American Engineering Testing	$3,795
								TOTAL for Design through Bidding	**$49,835**

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area Topographic Survey

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for a topographic survey of the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area. The proposed improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be required for the project. The Bunker Lake Boulevard survey and design will be completed separately.

SCHEDULE AND FEES

Bolton & Menk will immediately schedule the survey and attempt to complete in 2021. Based on our understanding of the improvements, our proposed fees for the work are $7,955.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Principal Engineer

Economic Development Authority (EDA) 4. 2.
Meeting Date: 02/09/2023
Submitted For: Sean Sullivan, Community Development
By: Sean Sullivan, Community Development

Title:
Receive Draft West Armstrong Area Street Reconstruction Feasibility Report

Purpose/Background:
The purpose of this case is to:
1) Receive Draft West Armstrong Redevelopment Area Street Reconstruction Report
2) Provide comments / suggestions /recommendations to City Council

Background:
The Proposed West Armstrong Street and Infrastructure Project
In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City tabled the project with the support of the adjacent private property owners until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area likely will leverage interest to facilitate private redevelopment. This proposed project expands sewer and water in the area and also connects Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure). Multiple property owners in the West Armstrong Redevelopment Area have expressed support of the street reconstruction and extension of city services, which is a change from the 2018-2019.

In May of 2021, the EDA and City Council reaffirmed the vision of the West Armstrong Redevelopment Area (Industrial and COR zoning) and to asked Staff to put together a plan to identify project costs and design to:
1) Reconstruct 146th, 147th and Ferret Street
2) Extend Ferret St. to Bunker Lake Boulevard
3) Install City Sewer, Water and Storm Sewer

The City Council directed staff to bring forth a proposal to obtain design and costs to reconstruct and design roadways and to install City utilities. Staff obtained authorization to move forward with the proposal through Resolution #21-349 adopted by the City Council on December 14, 2021.

Draft West Armstrong Area Street Reconstruction Feasibility Report
Bolton and Menk has completed the Draft West Armstrong Area Street Reconstruction Feasibility Report. The cost to complete the project is estimated to be $1,827,159.66 (including 10% contingency)

Development Update in West of Armstrong Redevelopment Area and Bunker Lake Business Park
Industrial development and demand remains strong in the City of Ramsey. Recent in-fill Development (65,000 SF - Anderson Dahlen - AEC Energy Park) and developments in Bunker Lake Industrial Park (Oppidan - 405,000 SF and BLIP 4 - 67,000 SF). PSD LLC is considering the construction of 84,000 SF industrial warehouse building in Bunker Lake Industrial Park in 2023 which will reduce the available industrial land with City Sewer and Water to approximately 10 acres. ARAA has submitted a site plan to construct a Sports Dome on the SW corner of the industrial guided site

Notification:
Notification is not required.

Observations/Alternatives:
Observations:
The Draft West Armstrong Street Reconstruction Feasibility Report outlines the cost and timeline to reconstruct 146th Avenue NW, 147th Avenue NW, Ferret Street NW (and extension to Bunker Lake Boulevard NW) and install City Sewer, Water and Storm Sewer to serve the area. The cost to construct the improvements and land acquisition required for Right of Way (ROW) is estimated to be $1,827,159. This project will open up 26 acres for the ARAA Sports Dome Project development and additional Industrial West of Ferret Street. It will also create access and frontage for about 10 acres of property zoned COR / Retail east of Ferret Street. The study outlines a project timeline that allows for 2023 construction commencing in July and completion at the end of September 2023. There are a few potential funding sources for the project but the Study shows a model based on special assessments and other specific City Funds.

Staff is looking for comments/recommendation in support or against the proposed project and suggestions as to how the project could be funded to be provided to the City Council. Items to be considered include:

Project Timing
Support for ARAA Sports Dome project
Support for identified funding sources
Suggestions for alternative funding sources
Support for Special Assessments for benefited properties
Other comments

Alternatives:
1) EDA recommend that the City Council identify a viable funding source and move forward with construction of the West Armstrong Street Reconstruction Project in 2023
2) Something else

Funding Source:
The Draft West Armstrong Street Reconstruction Feasibility Study identifies the following funding structure for the project:

1. Special Assessments for properties receiving benefit for the project
2. 5-year Street Reconstruction and Overlay Program bonds for city portion of road and sidewalk reconstruction.
3. Water and Stormwater Utility Funds for all utility improvements.

There are other funds that could potentially be used to offset City costs for the project. They include:

1. PIR Fund
2. EDA Fund Balance
3. Anoka County HRA (Housing and Redevelopment Authority) Fund
4. TIF 14 (Tax Increment Financing) (expenses incurred prior to November 28, 2023)

The funding for this action would be determined based on consultation with Finance Director, PWC and City Council.

Recommendation:
Motion to recommend that the City Council identify a viable funding source and move forward with construction of the West Armstrong Street Reconstruction Project in 2023

Action:
Motion to recommend that the City Council identify a viable funding source and move forward with construction of the West Armstrong Street Reconstruction Project in 2023

Attachments
Site Location Map
Draft West Armstrong Street Reconstruction Report

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	02/02/2023 08:24 PM
Brian Hagen	Brian Hagen	02/03/2023 02:32 PM
Form Started By: Sean Sullivan		Started On: 02/02/2023 09:46 AM
Final Approval Date: 02/03/2023		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

Plat:

Owner Information:

Sean Sullivan	1:4,800	Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

FEASIBILITY REPORT UPDATE

WEST ARMSTRONG AREA STREET RECONSTRUCTION

CITY IMPROVEMENT PROJECT NO. 18-02

February 2, 2023

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9839
763-433-9848 (Fax)

Bolton & Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, MN 55303-5119
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7533 Sunwood Drive NW
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Ramsey, MN 55303-5119

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Fax: (763) 427-0833
Bolton-Menk.com

February 2, 2023

Bruce Westby
City Engineer / Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report Update- City of Ramsey Improvement Project #18-02
West Armstrong Area Ramsey Street Reconstruction

Dear Mr. Westby,

Transmitted herewith is an Updated Feasibility Report for the proposed West Armstrong Area Reconstruction, previously titled: "HY-10." The project includes 146th Avenue from Ferret Street to its termini cul-de-sac, 147th Avenue from Ferret Street to 380 feet west of Armstrong Boulevard, and Ferret Street from 146th Avenue to Bunker Lake Boulevard. The report examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility, and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 651-968-7760 or kevin.kielb@bolton-menk.com with any questions.

Sincerely,
Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Principal Engineer

Enclosure

CERTIFICATION

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.

Kevin Kielb, PE

Date: February 2, 2022 License No. 23211

`

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Bruce Westby, PE

Date: License No. 40116

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Appendix A

Figure 1 – Proposed Improvements
Figure 2 – Typical Section
Project Site Pictures

Appendix B

Opinion of Probable Costs
Preliminary Assessment Map
Property Acquisition

Appendix C

Ground Penetrating Radar Summary

Appendix D

Revised West Armstrong Area Traffic Analysis Memorandum
Report of Geotechnical Exploration

1. EXECUTIVE SUMMARY

City Improvement Project No. 18-02 proposes to reconstruct streets within the West Armstrong Area. The West Armstrong Area is bordered on the north by Bunker Lake Boulevard, on the south by TH 10, on the east by Armstrong Boulevard, and on the west by the employment district. Project area includes 146th Avenue, 147th Avenue, and Ferret Street. The streets total approximately 2,025 linear feet (0.39 miles) in length.

The proposed improvements include full reconstruction of roadways, utility extensions, boulevard sidewalk, and stormwater management improvements of public right-of-way runoff only. Additionally, the Anoka Ramsey Athletic Association (ARAA) has been developing plans on their property to construct a sports recreation facility. The resulting larger traffic projections warrant further analyses. Maps showing the location and scope of the proposed improvements are included as ***Figure 1*** in ***Appendix A.***

Initially, On July 11, 2017, the City Council adopted Resolution #17-07-170 authorizing the preparation of a Feasibility Report for the reconstruction of HY-10 Ramsey. These streets were originally included in the City's CIP as proposed 2015 overlay improvements. However, the overlay work was delayed when construction of the Highway 10 & Armstrong Boulevard Interchange was funded. Following completion of the Interchange, the pavement was re-evaluated, and Staff determined it would be best to reconstruct these streets in the future. This project is now listed in the current 10-year CIP as a total reconstruction.

On December 14, 2021, the City Council adopted Resolution #21-349 authorizing the engineering services and preparation of this Feasibility Report Update, retitled "West Armstrong Redevelopment Area." Much of the information contained in this Update has been carried forward from the previously authorized and completed feasibility report.

Upon ordering the Feasibility Report Update, the City Council directed Staff to review the existing street alignments and explore whether the streets should be reconstructed in the same locations, or whether it might make sense to realign or extend one or more of the streets to better serve existing properties and/or to connect to the new Bunker Lake Industrial Park.

The engineer's opinion of probable construction costs including streets, drainage, public sewer and water utilities, and property acquisition is **$1,827,159.66**. A summary of the engineer's opinion of probable costs is included in ***Appendix B.***

The project funding mechanisms are yet to be determined by City Staff. A combination of special assessments to benefitting properties, street reconstruction bond proceeds, and stormwater utility funds are possible. Sewer and Water Utility Funds would be used to pay for any public utility improvements.

Eleven (11) parcels have been identified as receiving special benefit from the improvements. Five of the parcels have permanent structures, and the other five are undeveloped. Additionally, to extend Ferret Street north to Bunker Lake Boulevard, roadway right-of-way and drainage and utility easements would be required. These parcels are identified in the preliminary Assessment Map, Property Acquisition Maps, and Preliminary Assessment Roll, which is attached in ***Appendix C***.

If City Staff concludes special assessments will be utilized for these commercial applications, preliminary assessment roles will be prepared at that time. The Assessment Hearing, if applicable, is proposed for November 14, 2023. If the report verifies the assessment rate as proposed is justified, Staff will propose to adopt the final assessment roll using the rate as preliminarily proposed.

2. INTRODUCTION

2.1 Authorization

The preparation of this report update was authorized by the Ramsey City Council on December 14, 2021. This project has been designated as City Improvement Project No. 18-02

2.2 Pavement Maintenance Program Update

Recent redevelopment discussions with adjacent property owners have resulted in a desire to reconstruct the pavements to account for projected traffic increases. Furthermore, as presented in the original feasibility study, the existing pavements have surpassed its useful life.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

City staff evaluates and rates the condition of pavement sections on all City streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. In the summer of 2017, the pavement section of the above referenced street segments was rated with a PASER rating of 2 which indicates these streets require complete reconstruction. City staff patch the streets at least once per year, particularly before winter so the street can be plowed without further damaging the pavement in the process. Pictures of the street are located in ***Appendix A.***

In the summer of 2017, City staff evaluated and rated the condition of the pavement along the West Armstrong Area Street segments. A PASER rating of 2 was determined for 147th Avenue and Ferret Street. A PASER rating of 7 was determined for 146th Avenue, however, as previously noted a portion of this street segment was reconstructed with a temporary bituminous pavement section as part of the Armstrong Interchange project.

2.3 Scope

City of Ramsey Improvement Project 18-02 proposes to reconstruct the existing bituminous pavements, extend Ferret Street north to Bunker Lake Boulevard, install public utility infrastructure for future development, and complete other appurtenant work on 146th Avenue from Ferret Street to its termini cul-de-sac, 147th Avenue from 380 feet west of Armstrong Boulevard to Ferret Street, and Ferret Street from 146th Avenue to Bunker Lake Boulevard which totals approximately 2,000 feet (0.38 miles) in length. A map showing the location and scope of the proposed improvements options is included as ***Figure 1*** in ***Appendix A.***

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

All streets proposed to be improved were constructed in 1988 with bituminous pavement, class 5 aggregate base, bituminous curb, and bituminous curb cuts for storm runoff. However, during the Highway 10/Armstrong Interchange project the west end of 146th Avenue was reconstructed and a temporary cul-de-sac was constructed. The streets were constructed to a width of 40-feet from face-of-curb to face-of-curb. The streets are generally centered within a 66-foot wide right-of-way.

The only pavement maintenance treatments applied to the street segments included crack sealing and seal coating in 1994 and 2001. Spot patching has been performed on an as-needed basis, and has been a yearly treatment recently. In 2017, Staff observed a PASER rating of 2 on 147th Avenue and Ferret Street, and a PASER rating of 7 on 146th Avenue.

In June 2018 traffic counts were taken on 147th Avenue, a traffic volume of 147 average annual daily traffic (AADT) was recorded. Ferret Street and 146th Avenue would be expected to have similar traffic volumes. The only access to these street segments is Armstrong Boulevard. Five of the parcels have active uses. The speed limit is 30 mph for these street segments.

Standard penetration test borings were performed by American Engineering Testing (AET) in 2022. AET's Report of Geotechnical Exploration is attached in ***Appendix D.*** Standard penetration test borings were performed by American Engineering Testing (AET) in 2021. 2.5 to 2.75 inches of bituminous pavement with 8 inches of apparent gravel base was encountered with silty sand and sand with silt layers encountered to depths of approximately 2 to four feet beneath existing grade. The sands with silt from 2 to 4 feet below grade were classified as "Course Alluvium or Fill." Groundwater was encountered at a depth of 10 feet in one of the borings.

Previously, in 2017, Braun Intertec was employed to complete a ground penetrating radar (GPR) analysis for the project area, which included driving a GPR equipped vehicle throughout all street segments within the project area. A summary table and charts of the GPR Analysis are attached in ***Appendix C***. The GPR data determined an average bituminous pavement thickness of 2.9 inches, and an average aggregate base thickness of 9.7 inches. The average street pavement and base section thickness is therefore 12.6 inches, with a minimum section of 7.5 inches located on 147th Avenue, 160 feet east of Ferret Street.

3.2 Watermain

Watermain was installed along 147th Avenue up to the beginning of the proposed improvements in 2012 as part of the Sunwood Drive re-alignment project. The existing watermain is believed to be in good condition and no repairs are anticipated to be required as part of this project. However, Staff plans to leak test the watermain during development of plans and specifications.

3.3 Sanitary Sewer

Sanitary sewer was installed under Armstrong Boulevard in City-owned right-of-way east of the 146th Avenue temporary cul-de-sac as part of the Armstrong Boulevard Interchange project in

2015. The existing sanitary sewer is believed to be in good condition and no repairs are anticipated to be required as part of this project. However, staff plans to televise the sewer during development of plans and specifications.

3.4 Storm Sewer/Drainage

Storm sewer was installed along 147th Avenue up to the beginning of the proposed improvements in 2012 as part of the Sunwood Drive re-alignment project. Currently storm water runoff drains off the two existing cul-de-sacs to low areas. This storm sewer is believed to be in good condition and no repairs are anticipated to be required as part of this project. However, staff plans to televise the sewer during development of plans and specifications.

3.5 Streets

3.5.1 Existing Typical Sections

The width of 146th Avenue, 147th Avenue, and Ferret Street is 40-feet from face-of-curb to face-of-curb. The cul-de-sac on Ferret Street has a 50-foot radius to the back of curb. The streets are generally centered within a 66-foot wide City-owned right-of-way, with a 130-foot wide diameter right-of-way around the cul-de-sac on Ferret Street.

3.5.2 Maintenance History

The West Armstrong area roadways were originally constructed in 1988. 146th Avenue, 147th Avenue, and Ferret Street received crack seal and seal coat in 1994 and 2001. The street segments have regularly received spot patching on an as-needed basis.

3.6 Land Use

The parcels within the construction area are zoned as COR.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

4.1.1 Street Improvements

146th Avenue, 147th Avenue and Ferret Street are proposed to be reconstructed with bituminous pavement and concrete curb and gutter.

The proposed surface improvements are shown on ***Figure 1 in Appendix A.***

<u>*Street Design:*</u>
146th Avenue, 147th Avenue, and Ferret Street are currently urban commercial streets with bituminous curb and pavement, 40 feet wide from face-of-curb to face-of-curb. The proposed cul-de-sac is 100-feet in diameter from back-of-curb to back-of-curb. Existing and proposed traffic counts are low for typical commercial streets.

All street segments are proposed to be reconstructed at their current width. A typical section for the proposed pavement reconstruction improvements is shown in ***Figure 2*** in ***Appendix A.***

This Feasibility Report proposes to reconstruct the existing bituminous pavement section using the Full Depth Reclamation (FDR) process. This process generally involves reclaiming the entire existing bituminous pavement section, along with the underlying aggregate base material. The reclaim material will then be salvaged and stockpiled to install the proposed public utilities. Four and one-half inches of bituminous pavement is proposed to be placed on top of a minimum of 8 inches of aggregate base/reclaim material. This pavement section generally meets the City of Ramsey's standard pavement design for commercial/employment district streets. The proposed improvements should have a service life of at least 30-years, assuming maintenance such as overlays, crack sealing and seal coating is routinely performed.

4.1.2 Storm Sewer Improvements

Storm sewer is proposed to be added for street drainage with catch basins being added to convey water off the road and into a proposed ponding and drainage ditches as shown on ***Figures 1 in Appendix A.***

4.1.3 Other Considerations

Driveways:
Existing driveway aprons may need to be reconstructed to varying degrees. The limits of construction will vary with each driveway apron based on the elevation of the street abutting the driveway and the driveway pavement type. During design, Staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects, the exact limits of construction will be determined in the field during construction. None are anticipated, but right-of-entry forms will be obtained from private property owners where work is required outside city rights-of-way and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. Staff will notify property owners of pending construction as far in advance as practical to allow them time to relocate their irrigation systems before construction begins.

Parking Restrictions:
Parking is currently provided along both sides of the streets and is not currently restricted except for overnight parking per City code. During project construction, parking will be restricted during allowable working hours.

Pavement Coring:
Existing pavement thicknesses have been found to be inconsistent throughout the City. It is now standard practice to have City Staff on-site during pavement installation to ensure the proper quantities are being placed. As further conformation, Staff is proposing to collect GPR data or to have pavement cores taken at the conclusion of all reconstruction

projects. This is already a requirement on all State Aid projects and will leave more data on the pavement section for future street maintenance projects.

4.2 Stormwater Treatment

The extension of Ferret Street from the north termini cul-de-sac to Bunker Lake Boulevard results in an impervious area increase of 0.4 acres. Also, the existing storm sewer on 147th Avenue drains to existing ponds east of Armstrong Boulevard and north of Sunwood Drive. They were not designed to receive any runoff west of Armstrong Boulevard. Consequently, stormwater retention and/or treatment improvements will be required with this project to reduce the rate at which runoff leaves the site or infiltrates.

4.3 Water Main Improvements

Watermain is proposed to be extended on Ferret Street from Bunker Lake Boulevard to 146th Street. Watermain is also proposed to be extended from mid-block 147th Avenue to Ferret Street. Adding this segment on 147th Avenue will loop together the watermain in this area and provide service for future development.

4.4 Sanitary Sewer Improvements

Sanitary Sewer is proposed to be extended on Ferret Street from Bunker Lake Boulevard to 146th Avenue NW. Adding this segment on Ferret Street will provide service for future development.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, Staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. Impacts to private utilities area anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Traffic Analysis

Based upon the potential traffic changes associated with the redevelopment of the West Armstrong Area, more comprehensive traffic analyses are recommended to be completed at the following locations:

- Bunker Lake Boulevard/Armstrong Boulevard,
- Bunker Lake Boulevard/Ferret Street, and
- Armstrong Boulevard/147th Street.

Initially, a Bunker Lake Boulevard westbound left turn lane and Ferret Street northbound designated left turn lane and right turn lanes are all warranted. The current land use zoned "COR" allows for flexibility. If the west Armstrong Area evolves to more commercial orientated uses with the addition of the ARAA facility and others, additional analysis is warranted to better understand the impacts. A detailed traffic analysis memorandum is included in ***Appendix D.***

4.8 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- Minnesota Pollution Control Agency (MPCA): Sanitary Sewer Extension
- Minnesota Department of Health (MDH): Watermain Extension
- MPCA General Stormwater Permit: Grading and Storm Water
- Lower Rum River Watershed Management Organization (LRRWMO) Grading and Storm Water

4.9 Right-of-Ways/Easements

It is anticipated that the City will need to acquire additional permanent right-of-way, easements, and/or entire parcels for this project. Costs for right-of-way or easement acquisitions are included in the probable project costs in Appendix B. Property values are based on conversations with property owners and county-assessed values. Actual appraisals will need to be performed to determine final property values.

City Staff will work with private property owners as needed to obtain any required right of entries.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2023 construction costs for the proposed improvements with 10-percent contingency costs and projected property acquisition costs.

5.2 Funding

5.2.1 Assessments

If City Staff recommend the use of special assessments, the City's adopted Special Assessments Policy allows special assessments to be levied against all benefitting properties in an amount not to exceed 25% of eligible street reconstruction costs. Eligible costs include costs required to reconstruct the street at its current width, and to reconstruct the pavement without increasing its structural capacity. Benefitting properties are defined as any developable parcel that has, or has the ability to create, one or more direct accesses onto the segment of 146th Avenue, 147th Avenue or Ferret Street being reconstructed.

State Statute and the City Charter do not allow for assessments to exceed benefit to the property. Therefore, Staff would want to ensure all assessments applied with this project would not exceed the benefit to assessed properties. Therefore, if special assessments are utilized, Staff recommends ordering a benefit appraisal consultation report for this project in accordance with the City's Special Assessments Policy at the time a construction contract is awarded.

5.2.2 City Contribution

The City contribution to the project would include all funding in excess of the amount collected through special assessments to benefiting properties. No funds have been budgeted for this project. The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Water and Stormwater Utility Funds are proposed to pay for all utility improvements.

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report Update..... December 14, 2021

Council Reviews Feasibility Report/Orders Public Informational Meeting.. February 28, 2023

Staff Conducts Public Information Meeting..... January 26, 2023

Council Accepts Feasibility Report/Orders Public Hearing..... March 14, 2023

Council Conducts Public Hearing..... March 28, 2023

Staff Conducts Private Utility Coordination Meeting ..... March 2023

Staff Finalizes Property Acquisition..... March 2023

Council Approves Plans and Specifications / Authorizes Ad for Bids..... April 25, 2023

Final Plat approved ..... April 2023

Staff Receives Bids..... June 1, 2023

Council Awards Contract..... June 13, 2023

Contractor Begins Construction..... July 2023

Contractor Completes Construction..... September 29, 2023

Council Orders Assessment Hearing (if applicable)..... October 10, 2023

Council Conducts Assessment Hearing (if applicable) ..... November 14, 2023

7. CONCLUSIONS AND RECOMMENDATIONS

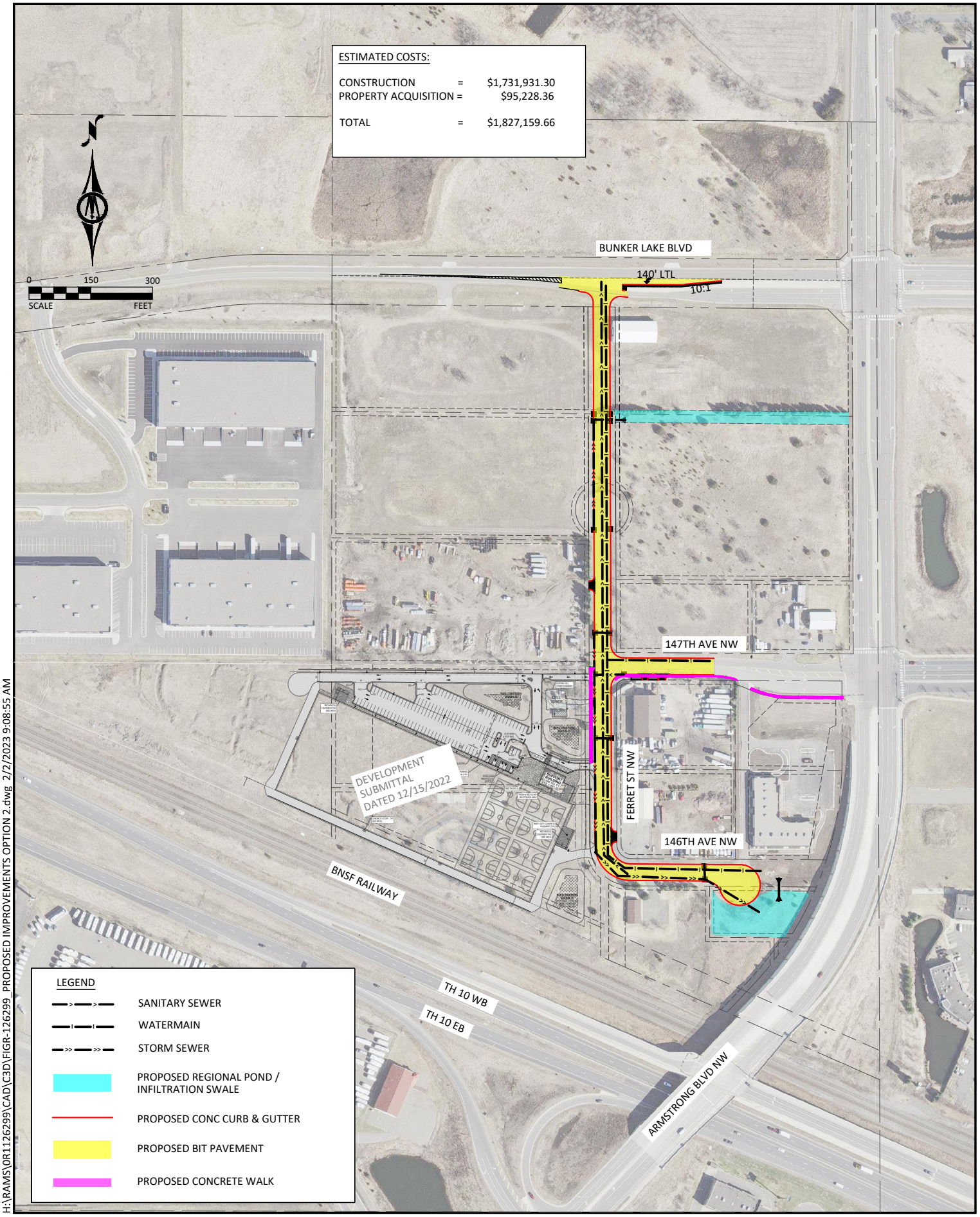
City of Ramsey Improvement Project No. 18-02 proposes to reconstruct the bituminous pavement section, to remove the existing bituminous curb and replace it with a combination of B618 concrete curb and gutter and bituminous curb, and to complete miscellaneous appurtenant work on the following street segments within the West Armstrong Area commercial subdivision:

1. 146th Avenue (approx. 230 linear feet) – Ferret Street to bulb of east cul-de-sac.
2. 147th Avenue (approx. 190 linear feet) – Ferret Street to 180 feet west of Armstrong Boulevard.
3. Ferret Street (approx. 1500 linear feet) – 146th Avenue to Bunker Lake Boulevard

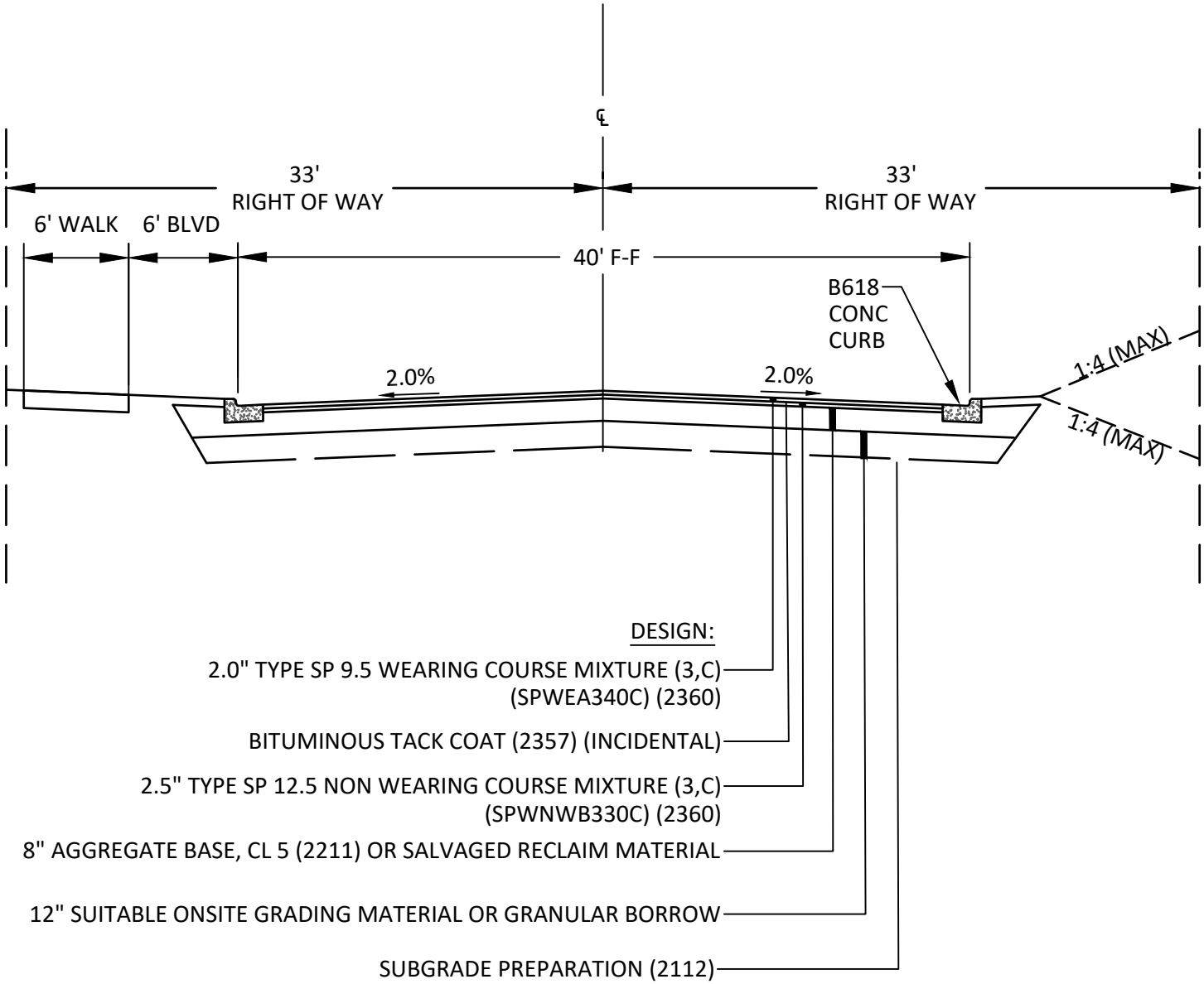
It is the recommendation of City staff that City Project No. 18-02 is feasible, necessary, and cost-effective from an engineering standpoint, and this project would best be constructed as a stand-alone project as proposed herein.

APPENDIX A

Figure 1 – Proposed Improvements
Figure 2 – Typical Section
Project Site Pictures



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PROJECT SITE PICTURES



1: 146th Avenue from Ferret Street



2: Ferret Street from 146th Avenue



3: Ferret Street from north cul-de-sac



4: 147th Avenue from Ferret Street

APPENDIX B

Opinion of Probable Costs
Preliminary Assessment Map
Property Acquisition
Preliminary Assessment Roll

PRELIMINARY ENGINEER'S ESTIMATE

WEST ARMSTRONG REDEVELOPMENT
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/1/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION		1	LUMP SUM	$80,000.00	$80,000.00	0.50	$40,000.00	0.16	$12,800.00	0.09	$7,200.00	0.25	$20,000.00
2	2101.502	CLEARING		13	EACH	$500.00	$6,500.00	13	$6,500.00						
3	2101.502	GRUBBING		13	EACH	$200.00	$2,600.00	13	$2,600.00						
4	2101.505	CLEARING		0.25	ACRE	$8,000.00	$2,000.00	0.25	$2,000.00						
5	2101.505	GRUBBING		0.25	ACRE	$6,000.00	$1,500.00	0.25	$1,500.00						
6	2102.503	PAVEMENT MARKING REMOVAL		1,090	LIN FT	$1.50	$1,635.00	1090	$1,635.00						
7	2104.502	REMOVE MAIL BOX & SUPPORT		1	EACH	$100.00	$100.00	1	$100.00						
8	2104.502	REMOVE CASTING ASSEMBLY		1	EACH	$400.00	$400.00			1	$400.00				
9	2104.502	SALVAGE CATCH BASIN		1	EACH	$1,000.00	$1,000.00			1	$1,000.00				
10	2104.502	SALVAGE SIGN		3	EACH	$50.00	$150.00	3	$150.00						
11	2104.502	REMOVE SIGN		1	EACH	$50.00	$50.00	1	$50.00						
12	2104.502	REMOVE GATE VALVE & BOX		1	EACH	$800.00	$800.00							1	$800.00
13	2104.503	REMOVE PIPE SEWERS		12	LIN FT	$20.00	$240.00			12	$240.00				
14	2104.503	REMOVE FENCE		600	LIN FT	$5.00	$3,000.00	600	$3,000.00						
15	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		1,100	LIN FT	$2.50	$2,750.00	1100	$2,750.00						
16	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		390	LIN FT	$5.00	$1,950.00	390	$1,950.00						
17	2104.503	REMOVE CURB AND GUTTER		900	LIN FT	$4.00	$3,600.00	900	$3,600.00						
18	2104.504	REMOVE BITUMINOUS PAVEMENT		830	SQ YD	$4.00	$3,320.00	830	$3,320.00						
19	2104.504	REMOVE CONCRETE PAVEMENT		680	SQ YD	$10.00	$6,800.00	680	$6,800.00						
20	2106.507	EXCAVATION - COMMON (EV)	(P) (1)	4,040	CU YD	$18.00	$72,720.00	4040	$72,720.00						
21	2106.507	EXCAVATION - CHANNEL AND POND	(P) (1)	5,300	CU YD	$14.00	$74,200.00			5300	$74,200.00				
22	2106.507	EXCAVATION - SUBGRADE (EV)		200	CU YD	$15.00	$3,000.00	200	$3,000.00						
23	2106.507	STABILIZING AGGREGATE (CV)		200	CU YD	$20.00	$4,000.00	200	$4,000.00						
24	2106.507	COMMON EMBANKMENT (CV)	(P)	500	CU YD	$5.00	$2,500.00	500	$2,500.00						
25	2106.607	HAUL AND STOCKPILE BITUMINOUS MATERIAL	(P)	2,050	CU YD	$12.00	$24,600.00	2050	$24,600.00						
26	2112.519	SUBGRADE PREPARATION		21	ROAD ST	$500.00	$10,500.00	21.0	$10,500.00						
27	2118.507	AGGREGATE SURFACING (CV) CLASS 2		20	CU YD	$85.00	$1,700.00	20	$1,700.00						
28	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		20	HOUR	$200.00	$4,000.00	20	$4,000.00						
29	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED		700	CU YD	$42.00	$29,400.00	700	$29,400.00						
30	2211.607	AGGREGATE BASE (CV) FROM STOCKPILE		2,050	CU YD	$16.00	$32,800.00	2050	$32,800.00						
31	2215.504	FULL DEPTH RECLAMATION (10")		7,350	SQ YD	$2.50	$18,375.00	7350	$18,375.00						
32	2231.604	BITUMINOUS PATCH SPECIAL (DRIVEWAY)		20	SQ YD	$80.00	$1,600.00	20	$1,600.00						
33	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		1,220	TON	$100.00	$122,000.00	1220	$122,000.00						
34	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		1,500	TON	$95.00	$142,500.00	1500	$142,500.00						
35	2501.502	18" RC PIPE APRON		2	EACH	$1,500.00	$3,000.00			2	$3,000.00				
36	2501.602	TRASH GUARD FOR 18" PIPE APRON		2	EACH	$700.00	$1,400.00			2	$1,400.00				
37	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V		300	EACH	$55.00	$16,500.00			300	$16,500.00				
38	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		380	LIN FT	$62.00	$23,560.00			380	$23,560.00				
39	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		725	LIN FT	$70.00	$50,750.00			725	$50,750.00				
40	2503.503	8" PVC PIPE SEWER		1,798	LIN FT	$55.00	$98,890.00					1798	$98,890.00		

PRELIMINARY ENGINEER'S ESTIMATE

WEST ARMSTRONG REDEVELOPMENT
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/1/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
41	2503.602	8" PIPE PLUG		10	EACH	$200.00	$2,000.00					10	$2,000.00		
42	2503.602	CONNECT TO EXISTING SANITARY SEWER		2	EACH	$1,000.00	$2,000.00					2	$2,000.00		
43	2504.602	ADJUST GATE VALVE BOX		1	EACH	$500.00	$500.00	1	$500.00						
44	2504.602	CONNECT TO EXISTING WATER MAIN		2	EACH	$2,000.00	$4,000.00							2	$4,000.00
45	2504.602	6" GATE VALVE & BOX		7	EACH	$2,300.00	$16,100.00							7	$16,100.00
46	2504.602	8" GATE VALVE & BOX		10	EACH	$3,000.00	$30,000.00							10	$30,000.00
47	2504.602	12" GATE VALVE & BOX		5	EACH	$5,000.00	$25,000.00							5	$25,000.00
48	2504.602	HYDRANT		7	EACH	$6,000.00	$42,000.00							7	$42,000.00
49	2504.603	6" WATERMAIN DUCTILE IRON CL 53		90	LIN FT	$70.00	$6,300.00							90	$6,300.00
50	2504.603	8" WATERMAIN DUCTILE IRON CL 52		323	LIN FT	$75.00	$24,225.00							323	$24,225.00
51	2504.603	12" WATERMAIN DUCTILE IRON CL 52		2,025	LIN FT	$90.00	$182,250.00							2,025	$182,250.00
52	2504.608	WATERMAIN FITTINGS		2,680	POUND	$12.00	$32,160.00							2,680	$32,160.00
53	2506.502	CASTING ASSEMBLY (MANHOLE)		7	EACH	$750.00	$5,250.00					7	$5,250.00		
54	2506.502	CASTING ASSEMBLY (CATCH BASIN)		14	EACH	$750.00	$10,500.00			14	$10,500.00				
55	2506.602	INSTALL CATCH BASIN (SALVAGED)		1	EACH	$4,000.00	$4,000.00			1	$4,000.00				
56	2506.503	CONSTRUCT SANITARY SEWER MANHOLE		59.42	LIN FT	$450.00	$26,739.00					59.42	$26,739.00		
57	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		36.00	LIN FT	$500.00	$18,000.00			36.00	$18,000.00				
58	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		46.00	LIN FT	$600.00	$27,600.00			46.00	$27,600.00				
59	2506.602	ADJUST FRAME & RING CASTING		2	EACH	$800.00	$1,600.00	2	$1,600.00						
60	2506.602	SEAL MANHOLE	(3)	7	EACH	$500.00	$3,500.00					7	$3,500.00		
61	2521.514	4" CONCRETE WALK		4,300	SQ FT	$8.00	$34,400.00	4300	$34,400.00						
62	2531.503	CONCRETE CURB AND GUTTER DESIGN B612		55	LIN FT	$14.00	$770.00	55	$770.00						
63	2531.503	CONCRETE CURB AND GUTTER DESIGN B618		4,350	LIN FT	$16.00	$69,600.00	4350	$69,600.00						
64	2531.504	CONCRETE MEDIAN		150	SQ YD	$70.00	$10,500.00	150	$10,500.00						
65	2531.504	8" CONCRETE DRIVEWAY PAVEMENT		180	SQ YD	$80.00	$14,400.00	180	$14,400.00						
66	2531.602	CONCRETE MEDIAN NOSE-SPECIAL		1	EACH	$800.00	$800.00	1	$800.00						
67	2531.602	CONSTRUCT 6" CONCRETE PEDESTRIAN RAMP		5	EACH	$2,500.00	$12,500.00	5	$12,500.00						
68	2540.602	MAIL BOX & SUPPORT		1	EACH	$500.00	$500.00	1	$500.00						
69	2563.601	TRAFFIC CONTROL		1	LUMP SUM	$20,000.00	$20,000.00	0.50	$10,000.00	0.16	$3,200.00	0.09	$1,800.00	0.25	$5,000.00
70	2573.501	STABILIZED CONSTRUCTION EXIT		1	LUMP SUM	$2,500.00	$2,500.00	1	$2,500.00						
71	2573.502	STORM DRAIN INLET PROTECTION		18	EACH	$200.00	$3,600.00	18	$3,600.00						
72	2573.502	CULVERT END CONTROLS		6	EACH	$300.00	$1,800.00	6	$1,800.00						
73	2573.503	SILT FENCE, TYPE MS		1,300	LIN FT	$2.00	$2,600.00	1300	$2,600.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		1,000	LIN FT	$2.50	$2,500.00	1000	$2,500.00						
75	2574.505	FERTILIZER TYPE 3		730	POUND	$1.50	$1,095.00	730	$1,095.00						
76	2574.507	COMMON TOPSOIL BORROW		1,380	CU YD	$40.00	$55,200.00	1380	$55,200.00						
77	2575.504	ROLLED EROSION PREVENTION CATEGORY 20		2,670	SQ YD	$1.50	$4,005.00	2670	$4,005.00						
78	2575.505	SEEDING		2.0	ACRE	$500.00	$1,000.00	2.0	$1,000.00						
79	2575.508	SEED MIXTURE 25-121		100	POUND	$5.00	$500.00	100	$500.00						
80	2575.508	SEED MIXTURE 25-131		330	POUND	$5.00	$1,650.00	330	$1,650.00						
81	2575.508	SEED MIXTURE 33-261		30	POUND	$10.00	$300.00	30	$300.00						

PRELIMINARY ENGINEER'S ESTIMATE

WEST ARMSTRONG REDEVELOPMENT
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/1/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
82	2575.508	HYDRAULIC BONDED FIBER MATRIX		7,000	POUND	$1.50	$10,500.00	7000	$10,500.00						
83	2582.503	4" SOLID LINE MULTI COMP		140	LIN FT	$1.00	$140.00	140	$140.00						
84	2582.503	24" SOLID LINE MULTI COMP		90	LIN FT	$17.00	$1,530.00	90	$1,530.00						
85	2582.503	4" DOUBLE SOLID LINE MULTI COMP		835	LIN FT	$2.00	$1,670.00	835	$1,670.00						
86	2582.518	PAVEMENT MESSAGE MULTI COMP		15.45	SQ FT	$20.00	$309.00	15.45	$309.00						
						ESTIMATED CONTRUCTION TOTAL:	**$1,574,483.00**		**$792,119.00**		**$247,150.00**		**$147,379.00**		**$387,835.00**
						10% CONSTRUCTION CONTINGENCY:	**$157,448.30**		**$79,211.90**		**$24,715.00**		**$14,737.90**		**$38,783.50**
						TOTAL ESTIMATED CONSTRUCTION COST:	**$1,731,931.30**		**$871,330.90**		**$271,865.00**		**$162,116.90**		**$426,618.50**

NOTES:

(1) INCLUDES TOPSOIL STRIPPING AND STOCKPILING

(2) STOCKPILE LOCATION: PUBLIC WORKS, 14199 JASPER STREET NW. CONTRACTOR SHALL USE ALL AVAILABLE STOCKPILE MATERIAL BEFORE IMPORTING AGGREGATE

(3) CHIMNEY SEAL

PRELIMINARY PROPERTY ACQUISITION

WEST ARMSTRONG REDEVELOPMENT
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN

BOLTON & MENK
Real People. Real Solutions.

PARCEL	PARCEL ID	PROPERTY ADDRESS/OWNER	NEW R/W	NEW D&U	CONVERTED FROM D&U TO R/W	R/W VACATED	UNIT	UNIT PRICE	TOTAL AMOUNT
1	29-32-25-11-0010	BLOCK 1, LOT 2 - PSD, LLC		1580.0	5618.8	2758.8	SQ FT	$3.08	$13,675.20
2	29-32-25-11-0011	BLOCK 1, LOT 3 - NATIONAL GROWTH, LLC		1470.9	5604.7	2759.1	SQ FT	$3.08	$13,294.82
3	29-32-25-11-0013	14816 ARMSTRONG BLVD NW - PSD, LLC	16501.4	5000.4	660.0		SQ FT	$3.08	$68,258.34

ESTIMATED PROPERTY ACQUISITION TOTAL: **$95,228.36**

TOTAL ESTIMATE CONSTRUCTION COST: **$1,731,931.30**

TOTAL ESTIMATED PROPERTY & CONSTRUCTION COST: **$1,827,159.66**

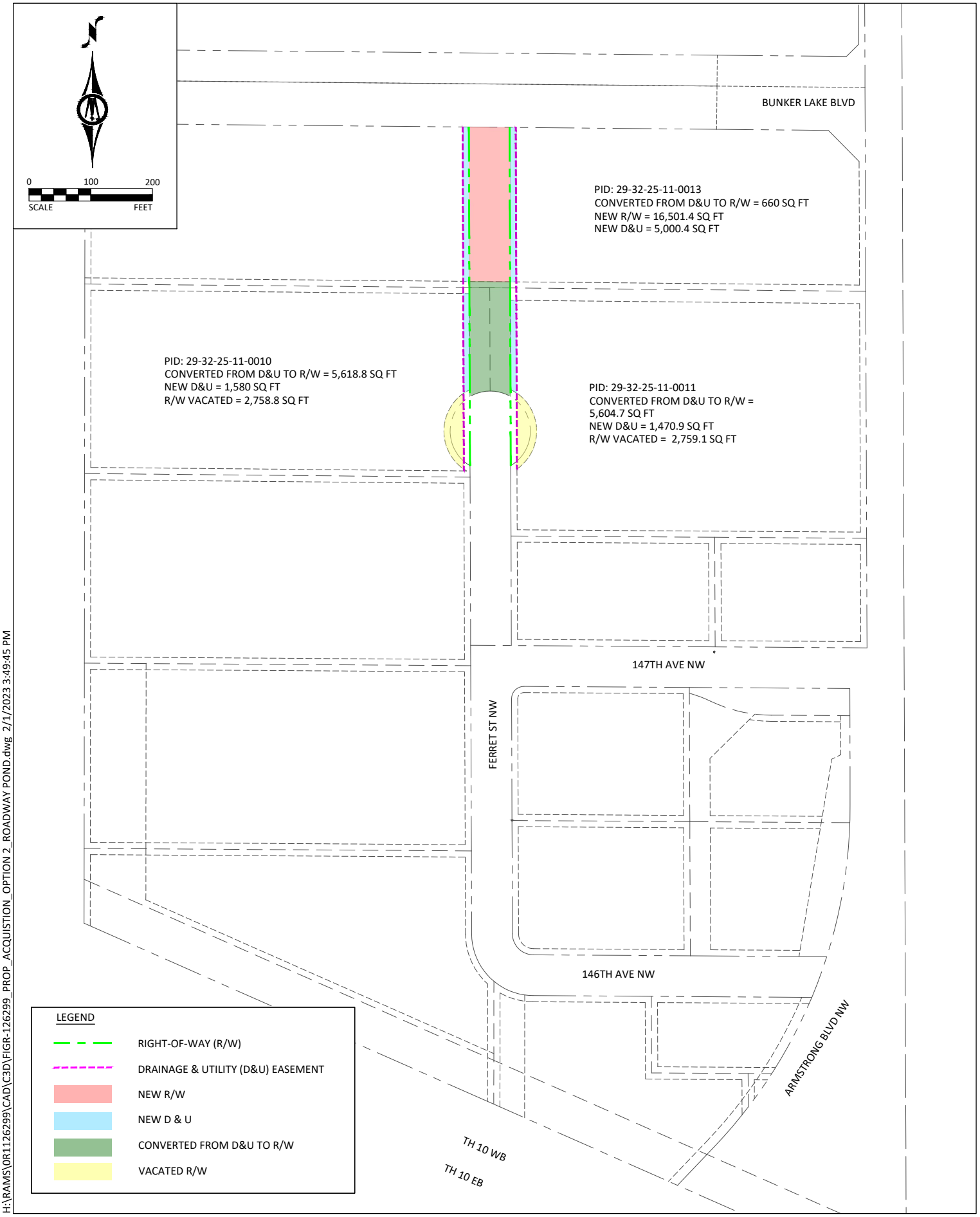
West Armstrong Redevelopment

City of Ramsey

Property Acquisition

February 2023

BOLTON & MENK



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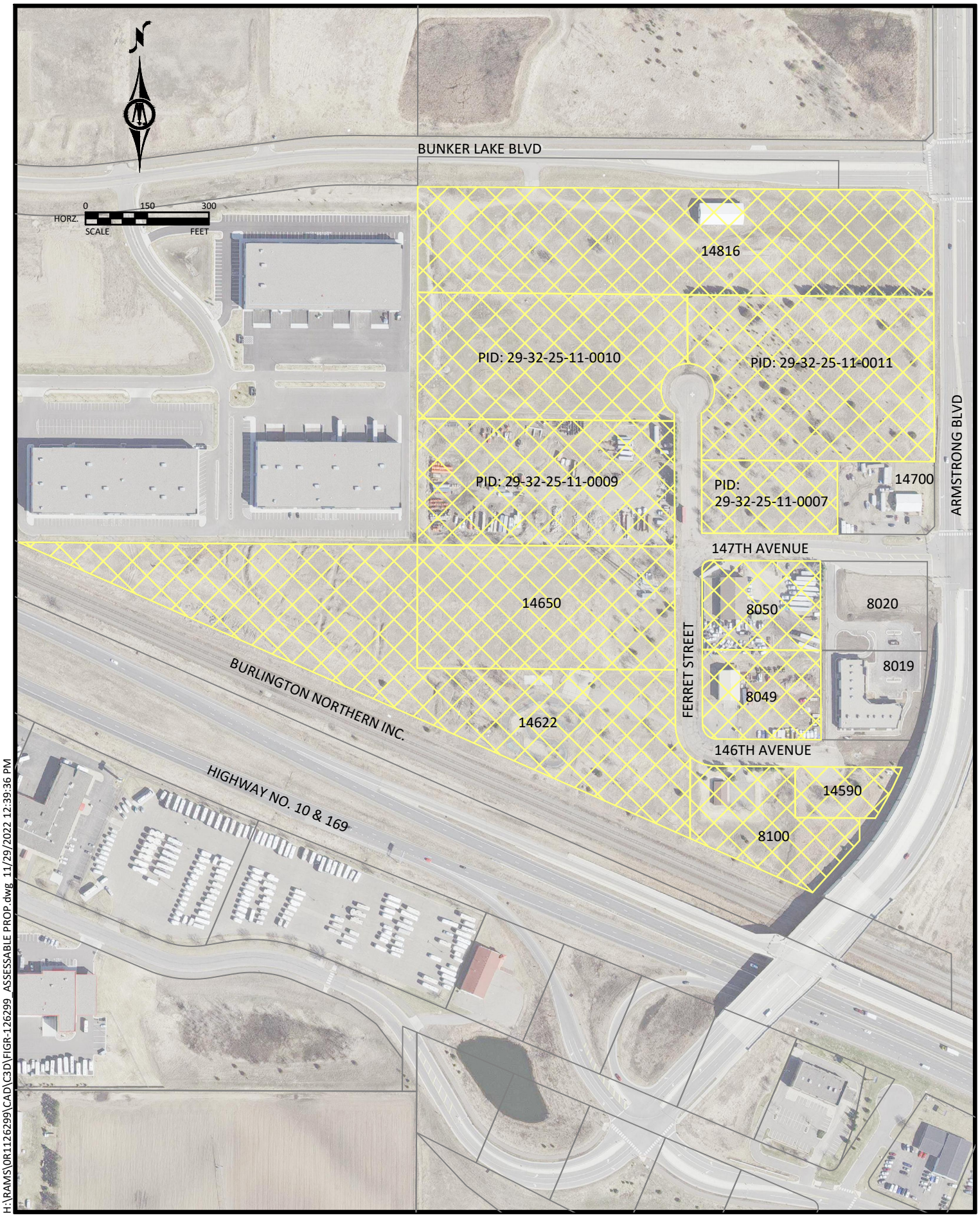
West Armstrong Redevelopment

City of Ramsey

Assessable Properties

November 2022

BOLTON & MENK

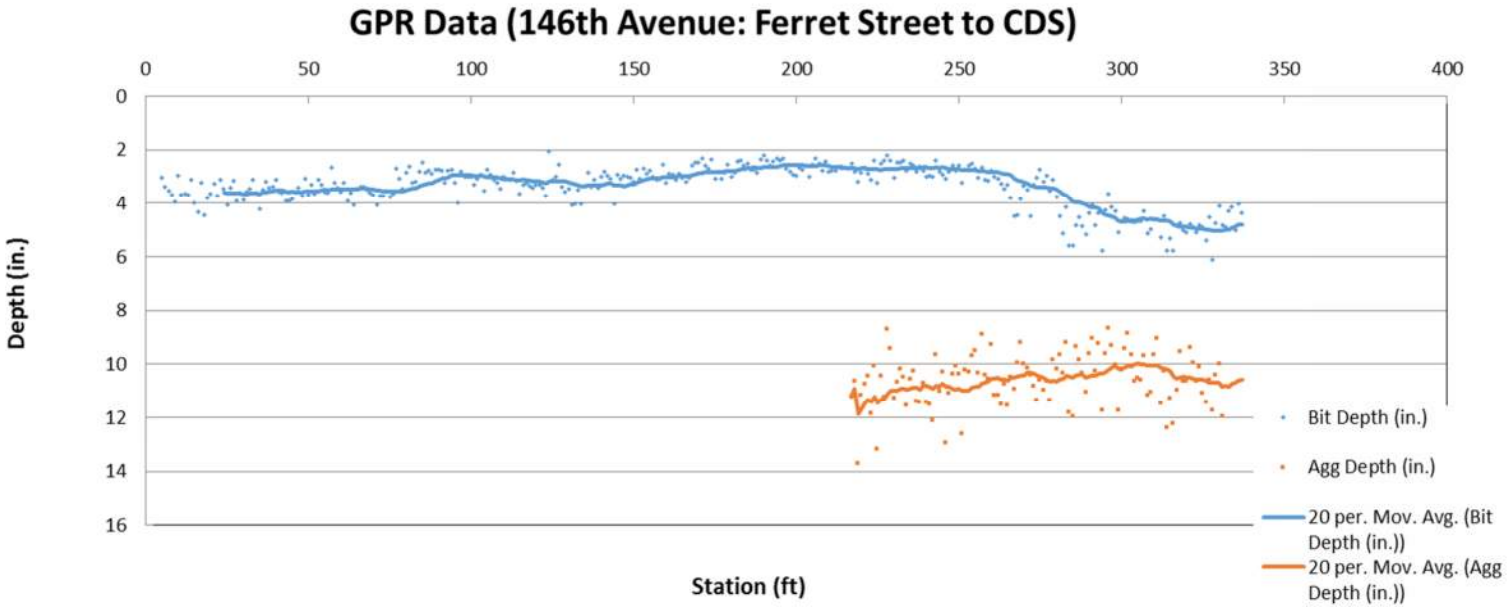


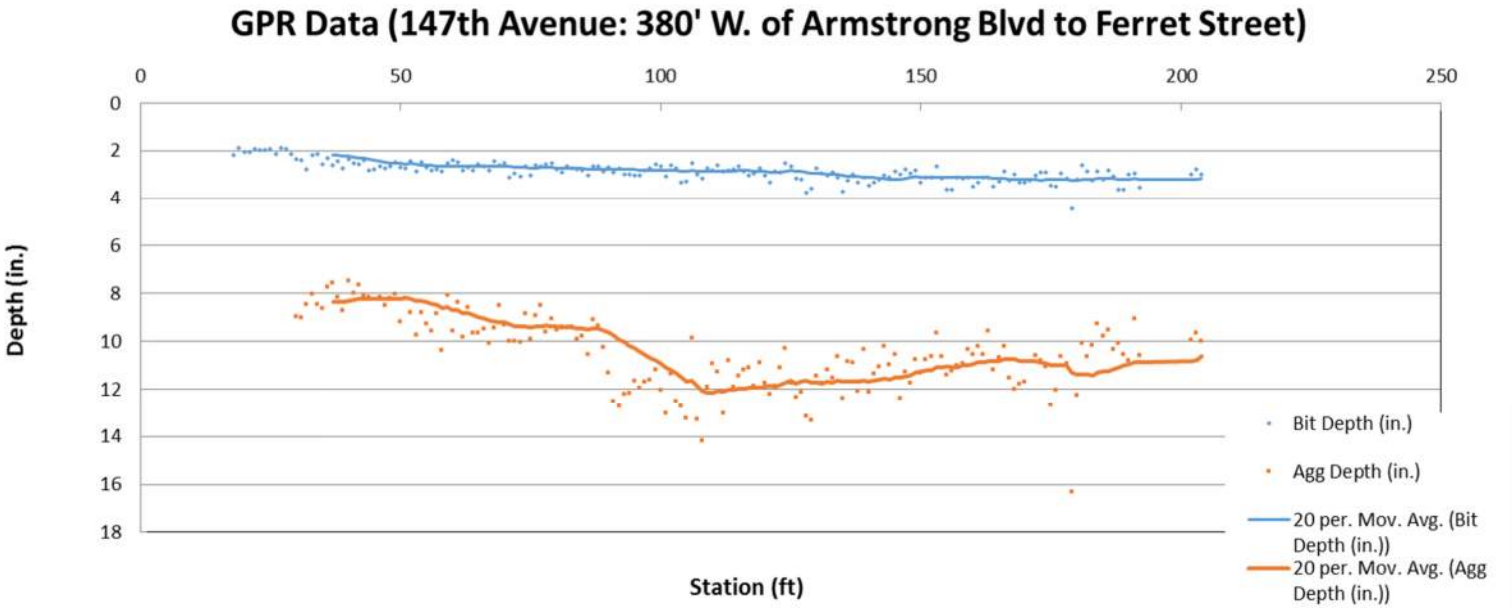
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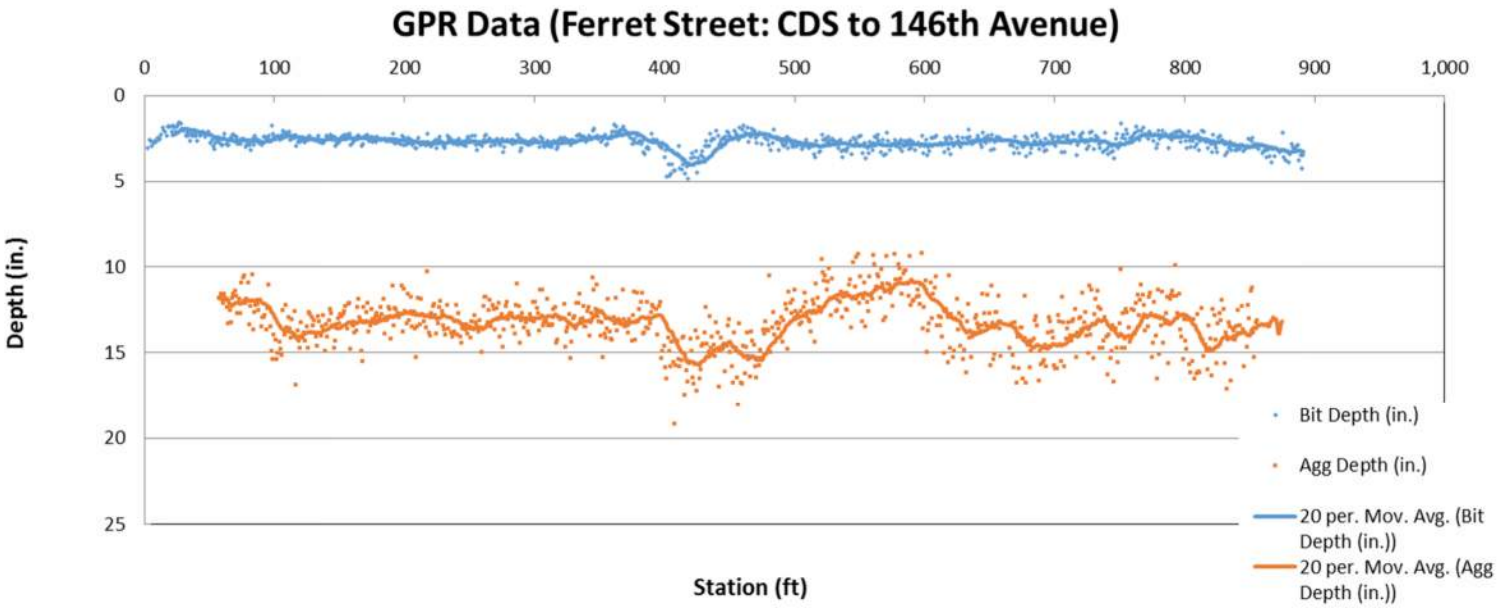
APPENDIX C

Ground Penetrating Radar (GPR) Results

HY-10 Ramsey GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Min**	**Avg**	**Location**
146th Avenue	Ferret Street / CDS	2.0	6.1	3.4	4.3	10.5	6.8	8.6	10.6	296' east of Ferret Street.
147th Avenue	380' west of Armstrong Blvd. / Ferret Street	1.9	4.5	2.9	5.0	11.9	7.6	7.5	10.5	160' east of Ferret Street.
Ferret Street	CDS / 146th Avenue	1.6	4.9	2.7	6.6	15.5	10.6	9.3	13.3	250' north of 146th Avenue
Project Summary		*1.6*	*6.1*	*2.9*	*4.3*	*15.5*	*9.7*	*7.5*	*12.6*	*147th Avenue 160' east of Ferret Street.*




GPR Data (147th Avenue: 380' W. of Armstrong Blvd to Ferret Street)
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))


GPR Data (Ferret Street: CDS to 146th Avenue)
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))

APPENDIX D

Revised West Armstrong Area Traffic Analysis Memorandum
Report of Geotechnical Evaluation

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

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Bolton-Menk.com

MEMORANDUM

Date: November 17, 2022

To: City of Ramsey

From: Bryan Nemeth, P.E., PTOE

RE: West Armstrong Area Traffic Analysis – Anoka Ramsey Athletic Association (ARAA)
City of Ramsey, MN
City Project No.: 18-02

Development Considerations

The West Armstrong Area reviewed is bordered on the north by Bunker Lake Boulevard, on the south by TH 10, on the east by Armstrong Boulevard, and on the west by the ARAA site. The proposed ARAA recreation facility represents a new type of land use within this area.

A sports recreation facility has traffic peaking characteristics represented by the highest use starting in the PM peak hour and on weekends, with a high inbound and outbound volume (55% in, 45% out). This is a change from the employment district or light industrial land use which generates a higher outbound in the PM (31% in, 69% out).

The proposed ARAA facility has an area of 175,500 square feet with a support building and future expansion of 13,000 square feet. According to the ITE Trip Generation Manual (Multipurpose Recreation Facility) the site would result in approximately 675 trips during the PM peak hour.

Based on the comparison of forecasts between what was previously calculated for the West Armstrong area and the currently proposed land use, there is anticipated to be no difference in trips during the AM peak, but a significant difference in the PM peak.

Bunker Lake Boulevard Improvement Considerations

Roadway Section West of the Existing Median

For Bunker Lake Boulevard, the 3-lane section west of the median (just west of Armstrong Boulevard) is still adequate, as the change in land use affects it minimally in the PM (approx. 25 trips), and even less in the AM.

Right Turn Lanes

Bunker Lake Boulevard eastbound traffic entering any of the sites south of Bunker Lake Boulevard is low; although, with the change in land use, there is a higher potential for use of an eastbound right turn lane at Ferret Street. The need for a right turn lane was reviewed based on 734 through vehicles on eastbound Bunker Lake Boulevard plus 20 vehicles turning right. The right turn lane was determined not to be needed.

For westbound traffic, the amount of traffic coming from the east and entering any of the sites on the north was reviewed:

- For the first access west of Armstrong Boulevard, we estimated 400 employees, or 180 trips entering in the AM. The right turn lane was determined to not be needed as westbound traffic is relatively low (605 vehicles or less in the AM).
- Since the first access did not need a right turn lane, accesses further west wouldn't need right turn lanes either.

Left Turn Lane

For Ferret Street, just west of the existing median, the left turn volumes are estimated to be low in the AM peak but much higher in the PM peak. The industrial traffic will come from both Hwy 10 and from the north and east. Approximately 50% of the traffic entering the area will gain access at 147th Avenue.

The traffic to and from the ARAA recreational facility is projected to come from the residential areas of the City. This indicates that the amount of traffic from Bunker Lake Boulevard is likely to be higher, 55% at the Ferret Street and Bunker Lake Boulevard access:

- 25% from Armstrong Boulevard north of Bunker Lake Boulevard,
- 5% from the west on Bunker Lake Boulevard, and
- 25% from Bunker Lake Boulevard east of Armstrong Boulevard.

The remaining 45% of the traffic is projected to use 147th Avenue:

- 5% from Hwy 10,
- 5% from 147th east of Armstrong Boulevard,
- 20% from Armstrong Boulevard north of Bunker Lake Boulevard, and
- 15% from Bunker Lake Boulevard east of Armstrong Boulevard.

A left turn lane was found to be warranted in the AM based on the following:

- Roadway Speed = 40 mph,
- Advancing Volume = 823,
- Opposing Volume = 493, and
- Left turn volume estimated to be 38.

A left turn lane was found to be warranted in the PM based on the following:

- Roadway Speed = 40 mph,
- Advancing Volume 826,
- Opposing Volume 754, and
- Left turn volume estimated to be 205.

Based on the above information, a westbound left is appropriate for the westbound Bunker Lake Boulevard traffic at Ferret Street. With the low speeds and an urban setting, but significantly higher left turn volume in the PM peak hour due to the recreational facility, a minimum length 210-foot, full-width left turn lane would be appropriate. Tapers can be at either 10:1 or 15:1. There could be need for the left turn lane to be longer based on other development changes that could occur along Ferret Street.

Ferret Street and Bunker Lake Boulevard Intersection

Separate left and right turn lanes along northbound Ferret Street at Bunker Lake Boulevard are recommended.

Recommended Studies

With the change in traffic volumes noted above, we recommend more comprehensive traffic analyses being completed at the following locations:

- Bunker Lake Boulevard /Armstrong Boulevard,
- Bunker Lake Boulevard /Ferret Street, and
- Armstrong Boulevard /147th Street.

The storage length needs at the signalized intersections in the area should be also evaluated as a part of a future traffic analysis.

Other Considerations

The land use in the West Armstrong Area, south of Bunker Lake Boulevard and adjacent to Ferret Street, is zoned “COR” which allows a lot of flexibility. In our previous analysis, this area was considered light industrial, similar land use east of Puma Street and south of Bunker Lake Boulevard. If the West Armstrong Area evolves to more commercial orientated uses with the addition of the ARAA Facility and other facilities such as the Big Adventure Academy/Daycare and Anytime Fitness, additional analysis is warranted to understand the impacts of a more intensive land use.

REPORT OF GEOTECHNICAL EXPLORATION

West Armstrong Redevelopment Area
147th Avenue NW & Ferret Street NW
Ramsey, Minnesota

AET Project No. P-0004952

Date: March 30, 2022

Prepared for:

Bolton & Menk, Inc.

Geotechnical • Materials
Forensic • Environmental
Building Technology
Petrography/Chemistry

American Engineering Testing
5548 Barthel Industrial Drive NE, Suite 550
Albertville, MN 55301
TeamAET.com • 800.792.6364

March 30, 2022

Bolton & Menk, Inc.
7533 Sunwood Drive NW
Ramsey, Minnesota 55303

Attn: Kevin Kielb, PE

RE: Geotechnical Exploration
West Armstrong Redevelopment Area
147th Avenue NW & Ferret Street NW, Ramsey, Minnesota
AET Report No. P-0004952

Dear Mr. Kielb:

American Engineering Testing, Inc. (AET) is pleased to present the results of our subsurface exploration program and geotechnical engineering review for your West Armstrong Redevelopment Area project in Ramsey, Minnesota. These services were performed according to our proposal to you dated July 28, 2021.

We are submitting one electronic (.pdf) copy of the report to you.

Please contact me if you have any questions about the report. I can also be contacted for arranging construction observation and testing services.

Sincerely,
American Engineering Testing, Inc.

Robert J. Olson, PE (MN)
Branch Manager
rolson@teamAET.com
Office: (651) 659-1316
Mobile: (763) 742-8651

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SIGNATURE PAGE

Prepared for:

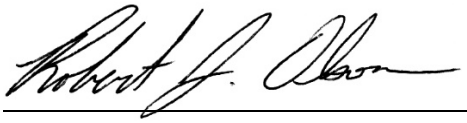
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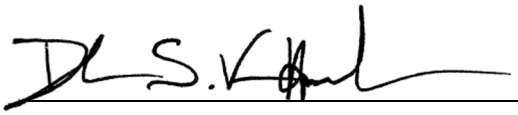
Robert J. Olson, PE (MN)
Branch Manager

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 Minnesota Statute Section 326.02 to 326.15

Name: Robert J. Olson

Date: March 30, 2022 **License #: 45023**

Reviewed by:



Derek S. Van Heuveln, PE (MN)
Senior Engineer

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APPENDIX A – Geotechnical Field Exploration and Testing
Boring Log Notes
Unified Soil Classification System
Figure 1 - Boring Locations
Subsurface Boring Logs

APPENDIX B – Geotechnical Report Limitations and Guidelines for Use

1.0 INTRODUCTION

The city of Ramsey (City) is proposing to perform street and utility improvements in the West Armstrong Redevelopment Area in Ramsey, Minnesota. To assist planning and design, you have authorized American Engineering Testing, Inc. (AET) to conduct a subsurface exploration program at the site, conduct soil laboratory testing, and perform a geotechnical engineering review for the project. This report presents the results of the above services, and provides our engineering recommendations based on this data.

2.0 SCOPE OF SERVICES

AET's services were performed according to our proposal to you dated July 28, 2021, which you authorized on December 20, 2021. The authorized scope consists of the following.

- Drilling 3 standard penetration test borings to a depth of 14½ feet each.
- Performing soil laboratory testing.
- Performing a geotechnical engineering review based on the data and preparing this report.

These services are intended for geotechnical purposes only. The scope is not intended to explore for the presence or extent of environmental contamination in the soil or groundwater.

3.0 PROJECT INFORMATION

We understand the City is planning to reconstruct 147th Avenue NW, 146th Avenue NW, and Farret Street NW and extend Farret Street NW to the north. These improvements are located west of Armstrong Boulevard NW and south of Bunker Lake Boulevard. We understand that the project will involve reconstructing or constructing a bituminous roadway with public utilities (sewer and watermain).

The above stated information represents our understanding of the proposed construction. This information is an integral part of our engineering review. It is important that you contact us if there are changes from that described so that we can evaluate whether modifications to our recommendations are appropriate.

4.0 SUBSURFACE EXPLORATION AND TESTING

4.1 Field Exploration Program

The subsurface exploration program conducted for the project consisted of 3 standard penetration test borings. The number of borings, boring locations, and boring depths were determined by Bolton & Menk. The logs of the borings and details of the methods used appear in Appendix A. The logs contain information concerning soil layering, soil classification, geologic origins, and moisture condition. A density description or consistency is also noted for the natural soils, which is based on the standard penetration resistance (N-value).

The boring locations are shown on Figure 1 in Appendix A. The borings were located in the field by AET personnel by taping from nearby site features. Surface elevations were approximated based on the web application MnTOPO.

4.2 Laboratory Testing

The laboratory test program included water content testing and percent passing the #200 sieve tests. The test results appear in Appendix A on the individual boring logs adjacent to the samples upon which they were performed.

5.0 SITE CONDITIONS

5.1 Surface Observations

The bituminous roadway surface is in poor condition. The roadway has no curb or gravel shoulder; the shoulder area consists of grass with commercial/industrial businesses beyond the shoulder. The elevation of the roadway slopes downward from south to north with elevations from 874.8 to 869.3 feet at the boring locations. Driveways for the businesses connect to the roadway.

5.2 Subsurface Soils/Geology

The site geology consists of fill or topsoil overlying naturally deposited alluvial soils.

5.2.1 Bituminous Pavement/Fill

Bituminous pavement overlying fill or possible fill was encountered at the surface of Borings SB-2 and SB-3. The surface consisted of 2½ to 2¾ inches of bituminous pavement with approximately 8 inches of apparent gravel base. Beneath the aggregate base, silty sand and sand with silt layers encountered to depths of approximately 2 to 4 feet beneath existing grade. The sands with silt from 2 to 4 feet below grade were classified as “Coarse Alluvium or Fill” as

we were unable to determine the geologic origin from the recovered samples. We could not determine the geological origin based on the recovered samples. The fill and possible fill soils were frozen at the time of exploration. The fill is moderately slow draining and is judged to have moderate frost susceptibility.

5.2.2 Topsoil

Topsoil was encountered at the surface of Boring SB-1. The topsoil extended to a depth of about 1 foot beneath existing grade. The topsoil consists primarily of silty sand. These soils were mostly frozen to a depth of 1 foot. These soils are slow draining and highly susceptible to freeze-thaw movements. Due to the presence of vegetation, we judge these soils to be moderately compressible under structural loads.

5.2.3 Coarse Alluvium

Coarse alluvial sands exist beneath the topsoil, fill, or possible fill at all of the soil borings to the termination depths of the borings. The coarse alluvial soils consist of sands with silt and sands containing variable amounts of gravel, and could include cobbles and/or boulders. These alluvial soils range from very loose to medium dense and are judged to have moderate to moderately high strength and moderate to low compressibility under the anticipated structural loads. The sands and sands with silt are fast draining and are judged to have low susceptibility to freeze-thaw movements.

5.3 Groundwater

We encountered groundwater while drilling at Boring SB-1 at a depth of 10 feet which equated to an approximate elevation of 859.3 feet. As the borings terminated in free draining sands, we judge the measured water level to be reflective of the hydrostatic groundwater level conditions at that point in time.

Groundwater was not measured in Borings SB-2 and SB-3. Due to the borings terminating in free draining sands with silt and sands at depths/elevations near where the groundwater level was measured at Boring SB-1, we judge the water level to be below the depth explored at these boreholes at the time of exploration.

Groundwater levels fluctuate due to varying seasonal and annual rainfall and snow melt amounts, as well as other factors. The Minneapolis metro area has been in a low precipitation pattern for the last 2 years and the presently observed ground water levels may be lower than normal.

6.0 RECOMMENDATIONS

6.1 Definitions

The italicized words used in this section have specific definitions. These definitions are presented on the attached Standard Sheet entitled "Definitions Relating to Pavement Construction" or in ASTM Standards or MnDOT references.

6.2 Approach Discussion

We recommend that at a minimum the upper foot of fill be removed from beneath the proposed roadway extension and removal of the existing bituminous and aggregate base in the reconstruction portion of the project. Additional topsoil or fill may need to be removed based on the organic content of the soils or if soft or loose soils are encountered. We recommend these soils be evaluated by AET geotechnical personnel before new fill is placed. A subgrade R-value of 50 can be assumed for the anticipated subgrade.

6.3 Subgrade Preparation

To prepare the area for new roadway embankment placement, we recommend removing all existing pavement, aggregate base, and topsoil from below the roadway area. The excavation would need to include lateral oversizing to accommodate the lateral loads imposed.

The soils exposed in the subgrade excavations are likely to consist of silty sands, sands with silt, and sands. We recommend these soils be evaluated by AET geotechnical personnel before new fill is placed. If soft or unstable soils are observed, then correction should be performed as needed by subcutting and replacing the inferior soils; or by scarification, drying, and re-compaction.

Following excavation of inferior soils, new engineered fill can be placed as needed to re-attain subgrade elevation. *Suitable Grading Material* can be used as general embankment fill; except that where fill is placed over wet, unstable ground conditions or in standing water, cleaner granular soils should be used.

The fill should be placed per the requirements of MnDOT Specification 2106.3G.1 (Specified Density Method). This specification requires soils placed within the *critical subgrade zone* be compacted to a minimum of 100% of the *standard maximum dry unit weight* defined in ASTM: D698 (Standard Proctor test), at a water content 65% to 102% of the *standard optimum water content*. This water content requirement does not apply to the *sand subbase* zone. A reduced

minimum compaction level of 95% of the *standard maximum dry unit weight* can be used below the *critical subgrade zone*.

6.4 Design R-Value

Based on the subgrade preparation recommendations presented herein, the pavement section (bituminous and aggregate base layers) can be designed based on an R-value of 50.

6.5 Utilities

Based on the conditions encountered at the boring locations, we judge the inorganic soils to be suitable to provide adequate support for utility construction. If silty soils are present at the trench bottom, a 4-inch thick Granular Bedding (MnDOT Specification 3149.F) layer should be placed beneath the pipe to improve support uniformity. We also recommend the removal of any cobbles/boulders in the trench bottoms prior to utility installation. This will reduce the potential for the development of point loads on the pipe that would not be accounted for in the pipe design.

Please refer to the attached standard sheet entitled “Utility Excavation Backfilling” and “Bedding/Foundation Support of Buried Pipe” for additional details regarding utility bedding and utility backfilling.

6.5.1 Trench Backfill

The excavated non-organic soils can be used as backfill for the new utility trenches. Excavated organic soils should not be used as backfill below the roadway. Review of our borings indicates that the trench backfill will primarily consist of sands with silt and sands. These types of soils are generally not considered corrosive. We recommend that bedding be placed uniformly around the pipe to avoid having dissimilar materials touch the pipe that could set up corrosion cells. In our opinion, all metallic utilities should be coated or wrapped.

Utility trench backfill should be placed per the requirements of MnDOT Specification 2106.3G.1 (Specified Density Method). The backfill soils should be placed in a maximum lift thickness of 1 foot or less for the granular soils and 8 inches or less for the cohesive soils. This specification requires all backfill soils placed within an excavation trench be compacted to a minimum of 100% of the *standard maximum dry unit weight* defined in ASTM: D698 (Standard Proctor test). Consideration can be given to modifying the project specifications to allow for a reduced minimum compaction level of 95% of the *standard maximum dry unit weight* to be used below the *critical subgrade zone*. Backfill soils placed in the upper 3 feet of the subgrade should be compacted at a water content between 65% to 102% of the standard optimum water content.

The moisture content below the upper 3-foot zone shall be from 65% to 115% of the standard optimum water content.

7.0 CONSTRUCTION CONSIDERATIONS

7.1 Potential Difficulties

7.1.1 Runoff Water in Excavation

Water can be expected to collect in the excavation bottom during times of inclement weather or snow melt. To allow observation of the excavation bottom, to reduce the potential for soil disturbance, and to facilitate filling operations, we recommend water be removed from within the excavation during construction. Based on the soils encountered, we anticipate the groundwater can be handled with conventional sump pumping.

7.1.2 Disturbance of Soils

The on-site soils can be disturbed under construction traffic, especially if the soils are wet. If soils become disturbed, they should be subcut to the underlying undisturbed soils. The subcut soils can then be dried and recompacted back into place, or they should be removed and replaced with drier imported fill.

7.1.3 Cobbles and Boulders

The soils at this site can include cobbles and boulders. This may make excavating procedures somewhat more difficult than normal if they are encountered.

7.2 Excavation Backsloping

If excavation faces are not retained, the excavations should maintain maximum allowable slopes in accordance with *OSHA Regulations (Standards 29 CFR), Part 1926, Subpart P, "Excavations"* (can be found on www.osha.gov). Even with the required OSHA sloping, water seepage or surface runoff can potentially induce sideslope erosion or sloughing which could require slope maintenance.

7.3 Observation and Testing

The recommendations in this report are based on the subsurface conditions found at our test boring locations. Since the soil conditions can be expected to vary away from the soil boring locations, we recommend on-site observation by a geotechnical engineer/technician during construction to evaluate these potential changes. Soil density testing should also be performed on new fill placed in order to document that project specifications for compaction have been

satisfied.

8.0 ASTM STANDARDS

When we refer to an ASTM Standard in this report, we mean that our services were performed in general accordance with that standard. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

9.0 LIMITATIONS

Within the limitations of scope, budget, and schedule, we have endeavored to provide our services according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, express or implied, is intended.

Important information regarding risk management and proper use of this report is given in Appendix B entitled “Geotechnical Report Limitations and Guidelines for Use.”

DEFINITIONS RELATING TO PAVEMENT CONSTRUCTION

Top of subgrade: Grade which contacts the bottom of the aggregate base layer.

Sand subbase: Uniform thickness sand layer placed as the top of subgrade which is intended to improve the frost and drainage characteristics of the pavement system by increasing drainage of excess water in the aggregate base and subbase, by reducing and "bridging" frost heaving, and by reducing spring thaw weakening effects.

Critical subgrade zone: The subgrade portion beneath and within three vertical feet of the top of subgrade. A sand subbase, if placed, would be considered the upper portion of the critical subgrade zone.

Suitable Grading Material: Mineral soil materials, typically from the project site, excluding the following: 1) soils which have an organic content exceeding 3%, 2) cohesive soils having a Liquid Limit exceeding 50%, 3) soils which include debris, cobbles, and/or boulders, and 4) soils which are considered acceptable from an environmental standpoint. The soil must also be capable of attaining the specified compaction level at its current water content or at a water content that can be reasonably scarified, blended, and moisture conditioned to a uniform water content in order to uniformly meet compaction requirements.

Granular Material: Soils meeting MnDOT Specification 3149.2B.1. This refers to granular soils which, of the portion passing the 1" sieve, contain less than 20% by weight passing the #200 sieve.

Select Granular Material: Soils meeting MnDOT Specification 3149.2B.2. This refers to granular soils which, of the portion passing the 1" sieve, contain less than 12% by weight passing the #200 sieve.

Select Granular Material (Super Sand): Soils meeting MnDOT Specification 3149.2B.3. This material is cleaner and coarser than Select Granular Material (see specification for specific requirements).

Compaction Subcut: Construction of a uniform thickness subcut below a designated grade to provide uniformity and compaction within the subcut zone. Replacement fill can be the materials subcut, although the reused soils should be blended to a uniform soil condition, moisture conditioned as needed to meet MnDOT Specification 2105.F; and re-compacted per the Specified Density Method defined in MnDOT Specification 2105.3F.1.

Test Roll: A means of evaluating the near-surface stability of subgrade soils (usually non-granular). Suitability is determined by the depth of rutting or deflection caused by passage of heavy rubber-tired construction equipment, such as a loaded dump truck, over the test area. Yielding of less than 1" is normally considered acceptable, although engineering judgment may be applied depending on the equipment used, soil conditions present, and/or depth below final grade.

Unstable Soils: Subgrade soils which do not pass a test roll. Unstable soils typically have water content exceeding the *standard optimum water content* defined in ASTM:D698 (Standard Proctor test).

Organic Soils: Soils which have sufficient organic content such that the soils engineering properties are negatively affected (typically more than 3% organic content). These soils are usually black to dark brown in color.

UTILITY EXCAVATION BACKFILLING

GENERAL

Clayey and silty soils are often difficult to compact, as they may be naturally wet or dry, or may become wet due to ground water or runoff water during construction. Soils will need to be placed within a certain range of water (moisture) content to attain desired compaction levels. Moisture conditioning to within this range can be time consuming and labor intensive, and will require favorable weather.

The degree of compaction and the soil type used for backfill within open cut utility excavations depends on the eventual function of the overlying land surface. Details are as follows:

ROADWAYS

Where trenches are located below roadways, we recommend using inorganic fill and compacting these soils per MnDOT Specification 2105.3F1 (Specified Density Method). On MnDOT funded roads, the 2016 Specification requires 100% compaction over the entire trench depth. On non-MnDOT funded roads, we feel the specification can be relaxed to the previous version of achieving 100% of the Standard Proctor density in the upper 3-foot subgrade zone, and 95% below this depth. Note that this specification also includes moisture content range requirements which are important for proper subgrade stability.

Where available soils are wet or of poor quality, it may be possible to use the “Quality Compaction Method” (MnDOT Specification 2105.3F2) for soils below the upper 3-foot subgrade zone if you can tolerate some subsidence. However, a high level of stability is still important within the upper subgrade zone and recommend that the “Specified Density Method" be used in this upper subgrade area. We caution that if backfill soils in the lower trench area are significantly unstable, it may be difficult or even impossible to properly compact soils within the upper 3-foot subgrade zone. In this case, road subgrade stability can be improved by placing a geotextile reinforcement fabric directly over the unstable soils followed by properly drained granular fill placement.

STRUCTURAL AREAS

If fill is placed beneath or within the significant zone of influence of a structure (typically a 1:1 lateral oversize zone), the soil type and minimum compaction level will need to be evaluated on an individual basis. Because trenches result in variable fill depths over a short lateral distance, higher than normal compaction levels and/or more favorable (sandy) soil fill types may be needed. If this situation exists, it is important that special geotechnical engineering review be performed.

NON-STRUCTURAL AREAS

In grass/ditch areas, backfill soils should be placed in reasonable lift thicknesses and compacted to a minimum of 90% of the Standard Proctor density (ASTM: D698) and/or per the MnDOT “Quality Compaction Method.” If lower compaction levels are accepted, more noticeable subsidence at the surface can occur. Steep or high slopes require special consideration, and if this situation exists, it is important that special geotechnical engineering review be performed.

SPECIAL CASES

Structural retention systems are often used to reduce impacts on adjacent streets/improvements. If localized excavations/pits or annular spaces are created which need to be backfilled, it may not be possible to place and compact soils by the conventional means of backfilling. Retraction of structural systems can also leave soils loosened. Significant settlement can occur in areas where backfill cannot be compacted. If these situations are located in non-structural or non-paved areas, it may be reasonable to accept the settlements and associated follow-up maintenance in order avoid the high cost of trying to compact the soil or placing flowable lean concrete fill. However, there may be areas where fill settlement needs to be avoided, especially as the settlement will be differential from the surrounding surface, or differential from a buried structure in the case of higher piping entering the structure. Where settlement needs to be avoided, the specification should require that the contractor submit a backfill compaction plan along with the retention plan. Improper sequencing of retention system removal and backfilling of the pits could result in excessive settlement and/or lateral movement of nearby improvements.

BEDDING/FOUNDATION SUPPORT OF BURIED PIPE

GENERAL

This page addresses soil bedding and foundation support of rigid pipe, such as reinforced concrete, and flexible pipe, such as steel and plastic. This does not address selection of pipe based on loads and allowable deflections, but rather addresses the geotechnical/soil aspects of uniform pipe support. Bedding/foundation support needs relate to local conditions directly beneath and to the sides of the pipe zone, which may be influenced by soft in-situ ground conditions or by soil disturbance due to soil sensitivity or ground water. Bedding relates to granular materials placed directly beneath the bottom of the pipe (usually 4" to 6" thick), which is intended to provide increased support uniformity. We refer to foundation soils as thicker layers of sands and/or gravels (beneath the bedding zone) intended to provide increased foundation strength support, usually needed due to soft, unstable and/or waterbearing conditions.

GRANULAR BEDDING

With circular pipes, high local loads (approaching point loads) develop if pipes are placed on hard surfaces. Load distribution is improved by placing granular bedding materials beneath the pipe, which are either shaped to match the pipe bottom or are placed without compaction to allow "settling in." The bedding should be placed in such a manner that the pipe will be at the proper elevation and slope when the pipe is laid on the bedding. Common bedding material is defined in MnDOT Specification 3149.2F, Granular Bedding. Published documents recommend rigid pipes having a diameter of 12" to 54" be placed on a bedding thickness of 4", which increases to 6" of bedding for pipe diameters ranging from 54" to 72". Beyond a 72" diameter, the bedding thickness can be equal to the pipe outside diameter divided by 12. Typically, the need for bedding under small diameter pipes (less than 12") depends on the pipe designer's specific needs, although in obvious point loads situations (bedrock, cobbles, significant coarse gravel content), bedding is recommended. Note that bedding should also account for larger diameter bells at joints.

FOUNDATION FILL

Positive uniform strength is usually compromised in soft or unstable trench bottom conditions. In this case, deeper subcuts and foundation fill placement is needed beneath the pipe. In moderate instability conditions, improvement can likely be accomplished with a thicker bedding layer. However, in more significant instability situations, particularly where ground water is present, coarser materials may be needed to provide a stronger foundation. Thicker gravel layers can also be a favorable media from which to dewater. The following materials would be appropriate for stability improvement, with the coarser materials being appropriate for higher instability/ground water cases.

- Fine Filter Aggregate – MnDOT Specification 3149.2J
- Coarse Filter Aggregate –MnDOT Specification 3149.2H

When using a coarser material which includes significant void space, we highly recommend enveloping the entire gravel layer within a geotextile separation fabric. The gravel material includes open void space, and the fabric acts as a separator which minimizes the intrusion of fines into the open void space. If additional granular bedding sand is used above foundation gravel, the fabric would also prevent downward infiltration of bedding sand into the rock void space.

Although it is preferred to not highly compact thin granular bedding zones directly beneath the pipe center, it is desirable to compact the foundation materials to prevent more significant pipe settlement. We recommend foundation fill be compacted to a minimum of 95% of the Standard Proctor density (ASTM: D698). It is not possible to test coarse rock fill, although this material should still be well compacted/ tamped.

Often, pipes entering structures such as catch basins, lift stations, etc., enter the structure at a higher elevation than the structure bottom, and are therefore placed on the structure backfill. Fill beneath these pipes should be considered foundation fill. Depending on the flexibility of the connection design, it may be necessary to increase the minimum compaction level to reduce differential settlements, particularly with thicker fills.

SIDE FILL SUPPORT

If the pipe designer requires support from the side fill, granular bedding should also be placed along the sides of the pipe. In poor soil conditions, the sand fill may need to be placed laterally up to two pipe diameters on both sides of the pipe. With rigid pipe, compacted sand placement up to the spring line (within the haunch area) is usually sufficient. With flexible pipe, side fill should be placed and compacted at least to the top of the pipe. For positive support, it is very important to properly compact the sands within the haunch area.

Appendix A

Geotechnical Field Exploration and Testing
Boring Log Notes
Unified Soil Classification System
Figure 1 – Boring Locations
Subsurface Boring Logs

Appendix A
Geotechnical Field Exploration and Testing
Report No. P-0004952

A.1 FIELD EXPLORATION

The subsurface conditions at the site were explored by drilling and sampling three (3) standard penetration test borings. The locations of the borings appear on Figure 1, preceding the Subsurface Boring Logs in this appendix.

A.2 SAMPLING METHODS

A.2.1 Split-Spoon Samples (SS) - Calibrated to N_{60} Values

Standard penetration (split-spoon) samples were collected in general accordance with ASTM: D1586 with one primary modification. The ASTM test method consists of driving a 2-inch O.D. split-barrel sampler into the in-situ soil with a 140-pound hammer dropped from a height of 30 inches. The sampler is driven a total of 18 inches into the soil. After an initial set of 6 inches, the number of hammer blows to drive the sampler the final 12 inches is known as the standard penetration resistance or N-value. Our method uses a modified hammer weight, which is determined by measuring the system energy using a Pile Driving Analyzer (PDA) and an instrumented rod.

In the past, standard penetration N-value tests were performed using a rope and cathead for the lift and drop system. The energy transferred to the split-spoon sampler was typically limited to about 60% of its potential energy due to the friction inherent in this system. This converted energy then provides what is known as an N_{60} blow count.

The most recent drill rigs incorporate an automatic hammer lift and drop system, which has higher energy efficiency and subsequently results in lower N-values than the traditional N_{60} values. By using the PDA energy measurement equipment, we are able to determine actual energy generated by the drop hammer. With the various hammer systems available, we have found highly variable energies ranging from 55% to over 100%. Therefore, the intent of AET's hammer calibrations is to vary the hammer weight such that hammer energies lie within about 60% to 65% of the theoretical energy of a 140-pound weight falling 30 inches. The current ASTM procedure acknowledges the wide variation in N-values, stating that N-values of 100% or more have been observed. Although we have not yet determined the statistical measurement uncertainty of our calibrated method to date, we can state that the accuracy deviation of the N-values using this method is significantly better than the standard ASTM Method.

A.2.2 Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as "DS" or "SU" on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

A.2.3 Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

Determining the thickness of "topsoil" layers is usually limited, due to variations in topsoil definition, sample recovery, and other factors. Visual-manual description often relies on color for determination, and transitioning changes can account for significant variation in thickness judgment. Accordingly, the topsoil thickness presented on the logs should not be the sole basis for calculating topsoil stripping depths and volumes. If more accurate information is needed relating to thickness and topsoil quality definition, alternate methods of sample retrieval and testing should be employed.

A.3 CLASSIFICATION METHODS

Soil descriptions shown on the boring logs are based on the Unified Soil Classification (USC) system. The USC system is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil descriptions shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USC system, the descriptive terminology, and the symbols used on the boring logs.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

A.4 WATER LEVEL MEASUREMENTS

The groundwater level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

A.5 LABORATORY TEST METHODS

A.5.1 Water Content Tests

Conducted per AET Procedure 01-LAB-010, which is performed in general accordance with ASTM: D2216 and AASHTO: T265.

A.5.2 Material in Soils Finer than the #200 (75 micron) Sieve

Conducted per AET Procedure 01-LAB-060, which is performed in general conformance with ASTM: D1140.

A.6 TEST STANDARD LIMITATIONS

Field and laboratory testing is done in general conformance with the described procedures. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

A.7 SAMPLE STORAGE

Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

SAMPLING METHODS

Split-Spoon Samples (SS) - Calibrated to N_{60} Values

Standard penetration (split-spoon) samples were collected in general accordance with ASTM: D1586 with one primary modification. The ASTM test method consists of driving a 2" O.D. split-barrel sampler into the in-situ soil with a 140-pound hammer dropped from a height of 30". The sampler is driven a total of 18" into the soil. After an initial set of 6", the number of hammer blows to drive the sampler the final 12" is known as the standard penetration resistance or N-value. Our method uses a modified hammer weight, which is determined by measuring the system energy using a Pile Driving Analyzer (PDA) and an instrumented rod.

In the past, standard penetration N-value tests were performed using a rope and cathead for the lift and drop system. The energy transferred to the split-spoon sampler was typically limited to about 60% of its potential energy due to the friction inherent in this system. This converted energy then provides what is known as an N_{60} blow count.

Most of today's drill rigs incorporate an automatic hammer lift and drop system, which has higher energy efficiency and subsequently results in lower N-values than the traditional N_{60} values. By using the PDA energy measurement equipment, we are able to determine actual energy generated by the drop hammer. With the various hammer systems available, we have found highly variable energies ranging from 55% to over 100%. Therefore, the intent of AET's hammer calibrations is to vary the hammer weight such that hammer energies lie within about 60% to 65% of the theoretical energy of a 140-pound weight falling 30". The current ASTM procedure acknowledges the wide variation in N-values, stating that N-values of 100% or more have been observed. Although we have not yet determined the statistical measurement uncertainty of our calibrated method to date, we can state that the accuracy deviations of the N-values using this method are significantly better than the standard ASTM Method.

Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as "DS" or "SU" on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

CLASSIFICATION METHODS

Soil classifications shown on the boring logs are based on the Unified Soil Classification (USC) system. The USC system is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil classifications shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USC system, the descriptive terminology, and the symbols used on the boring logs.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

WATER LEVEL MEASUREMENTS

The ground water level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

SAMPLE STORAGE

Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

UNIFIED SOIL CLASSIFICATION SYSTEM
ASTM Designations: D 2487, D2488

AMERICAN ENGINEERING TESTING, INC.

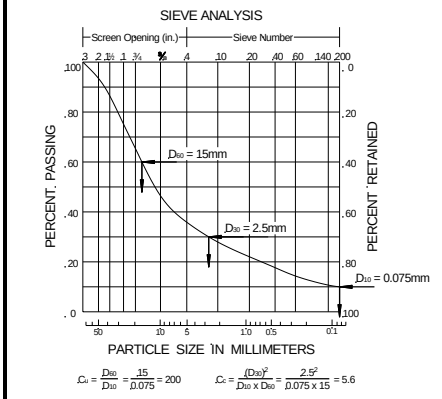
Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification: Group Symbol	Soil Classification: Group Name[B]
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines[C]	Cu≥4 and 1≤Cc≤3[E]	GW	Well graded gravel[F]
			Cu<4 and/or 1>Cc>3[E]	GP	Poorly graded gravel[F]
		Gravels with Fines more than 12% fines[C]	Fines classify as ML or MH	GM	Silty gravel[F,G,H]
			Fines classify as CL or CH	GC	Clayey gravel[F,G,H]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines[D]	Cu≥6 and 1≤Cc≤3[E]	SW	Well-graded sand[I]
			Cu<6 and/or 1>Cc>3[E]	SP	Poorly-graded sand[I]
		Sands with Fines more than 12% fines[D]	Fines classify as ML or MH	SM	Silty sand[G,H,I]
			Fines classify as CL or CH	SC	Clayey sand[G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve (see Plasticity Chart below)	Silts and Clays Liquid limit less than 50	inorganic	PI>7 and plots on or above "A" line[J]	CL	Lean clay[K,L,M]
			PI<4 or plots below "A" line[J]	ML	Silt[K,L,M]
		organic	Liquid limit–oven dried / Liquid limit – not dried <0.75	OL	Organic clay[K,L,M,N] / Organic silt[K,L,M,O]
	Silts and Clays Liquid limit 50 or more	inorganic	PI plots on or above "A" line	CH	Fat clay[K,L,M]
			PI plots below "A" line	MH	Elastic silt[K,L,M]
		organic	Liquid limit–oven dried / Liquid limit – not dried <0.75	OH	Organic clay[K,L,M,P] / Organic silt[K,L,M,Q]
Highly organic soil			Primarily organic matter, dark in color, and organic in odor	PT	Peat[R]

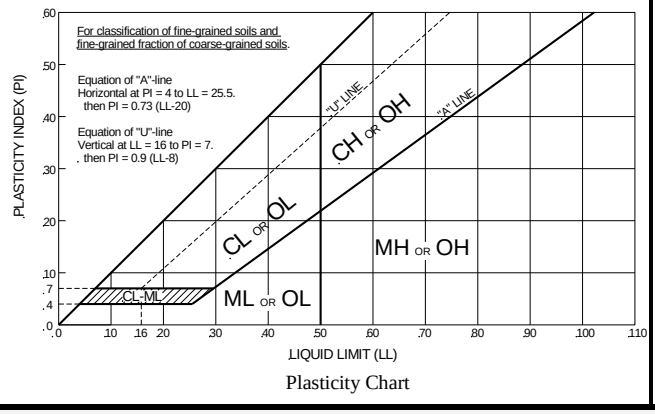
Notes

[A]Based on the material passing the 3-in (75-mm) sieve.
[B]If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
[C]Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
[D]Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E]$Cu = D_{60} / D_{10}$, $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F]If soil contains ≥15% sand, add "with sand" to group name.
[G]If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.
[H]If fines are organic, add "with organic fines" to group name.
[I]If soil contains ≥15% gravel, add "with gravel" to group name.
[J]If Atterberg limits plot is hatched area, soil is a CL-ML silty clay.
[K]If soil contains 15 to 29% plus No. 200 add "with sand" or "with gravel", whichever is predominant.
[L]If soil contains ≥30% plus No. 200, predominantly sand, add "sandy" to group name.
[M]If soil contains ≥30% plus No. 200, predominantly gravel, add "gravelly" to group name.
[N]PI≥4 and plots on or above "A" line.
[O]PI<4 or plots below "A" line.
[P]PI plots on or above "A" line.
[Q]PI plots below "A" line.
[R]Fiber Content description shown below.





Plasticity Chart

ADDITIONAL TERMINOLOGY NOTES USED BY AET FOR SOIL IDENTIFICATION AND DESCRIPTION

Grain Size

Term	Particle Size
Boulders	Over 12"
Cobbles	3" to 12"
Gravel	#4 sieve to 3"
Sand	#200 to #4 sieve
Fines (silt & clay)	Pass #200 sieve

Gravel Percentages

Term	Percent
A Little Gravel	3% - 14%
With Gravel	15% - 29%
Gravelly	30% - 50%

Consistency of Plastic Soils

Term	N-Value, BPF
Very Soft	less than 2
Soft	2 - 4
Firm	5 - 8
Stiff	9 - 15
Very Stiff	16 - 30
Hard	Greater than 30

Relative Density of Non-Plastic Soils

Term	N-Value, BPF
Very Loose	0 - 4
Loose	5 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	Greater than 50

Moisture/Frost Condition

(MC Column)

D (Dry): Absence of moisture, dusty, dry to touch.
M (Moist): Damp, although free water not visible. Soil may still have a high water content (over "optimum").
W (Wet/ Waterbearing): Free water visible, intended to describe non-plastic soils. Waterbearing usually relates to sands and sand with silt.
F (Frozen): Soil frozen

Layering Notes

Laminations: Layers less than ½" thick of differing material or color.
Lenses: Pockets or layers greater than ½" thick of differing material or color.

Peat Description

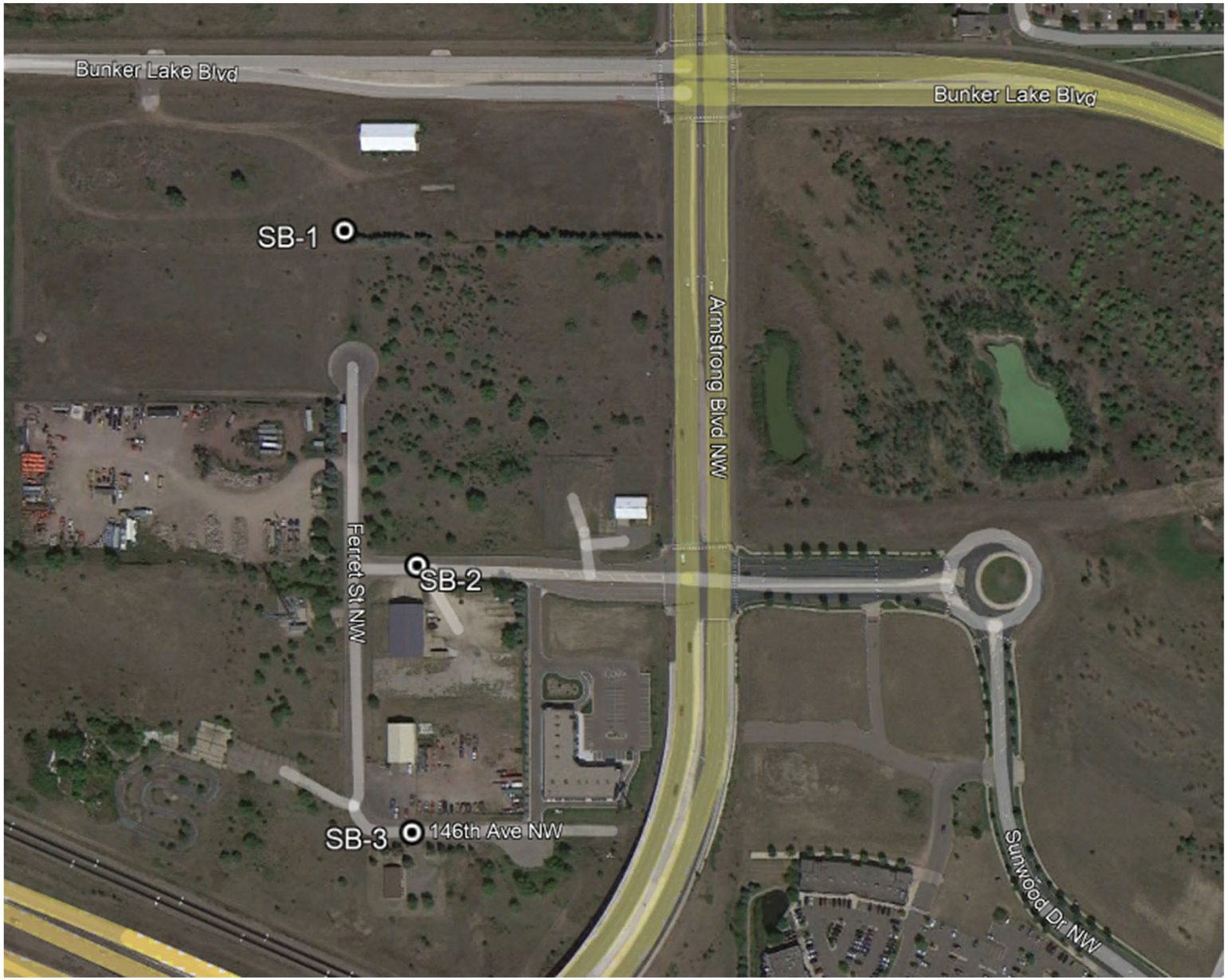
Term	Fiber Content (Visual Estimate)
Fibric Peat:	Greater than 67%
Hemic Peat:	33 – 67%
Sapric Peat:	Less than 33%

Organic Description (if no lab tests)

Soils are described as *organic*, if soil is not peat and is judged to have sufficient organic fines content to influence the Liquid Limit properties. *Slightly organic* used for borderline cases.

Root Inclusions

With roots: Judged to have sufficient quantity of roots to influence the soil properties.
Trace roots: Small roots present, but not judged to be in sufficient quantity to significantly affect soil properties.



AMERICAN ENGINEERING TESTING	**PROJECT** West Armstrong Redevelopment; Ramsey, Minnesota			**AET NO.** P-0004952
	SUBJECT Boring Locations			**DATE** March 2022
	SCALE As Shown	**DRAWN BY** RJO	**CHECKED BY** DSV	**FIGURE 1**

SUBSURFACE BORING LOG

AET No: **P-0004952** Log of Boring No. **SB- 1 (p. 1 of 1)**

Project: **West Armstrong Redevelopment Area Project; Ramsey, MN**

DEPTH IN FEET	Surface Elevation **869.3** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
1	SILTY SAND, fine to medium grained, dark brown, frozen (SM)	TOPSOIL		F/M	SU						
2	SAND, fine grained, brown, moist, loose (SP)	COARSE ALLUVIUM									
3			6	M	SS	12	4				4
4											
5	SAND WITH SILT, fine to medium grained, brown, moist, very loose, laminations of clayey sand (SP-SM)		4	M	SS	10					
6											
7	SAND, a little gravel, fine to medium grained, grayish brown, moist to about 10' then waterbearing, loose to very loose (SP)										
8			8	M	SS	12					
9											
10			7	M/W	SS	8					
11											
12											
13											
14			3	W	SS	7					
	END OF BORING										

*WD - Water level measured while drilling
*AD - Water level measured at completion of drilling

DEPTH: DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-13' 3.25" HSA	**1/12/22**	***WD**					**10.0**	
	1/12/22	***AD**		**13.0**	**7.0**		**10.5**	
BORING COMPLETED: **1/12/22**								
DR: **BR** LG: **DR** Rig: **GRD751**								

AET_CORP P-0004952 WEST ARMSTRONG REDEVELOPMENT.GPJ AET+CPT+WELL.GDT 1/18/22

SUBSURFACE BORING LOG

AET No: **P-0004952** Log of Boring No. **SB- 2 (p. 1 of 1)**

Project: **West Armstrong Redevelopment Area Project; Ramsey, MN**

DEPTH IN FEET	MATERIAL DESCRIPTION (Surface Elevation 872.9)	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
1	2.75" Bituminous pavement 8" Aggregate base course FILL, mostly silty sand, a little gravel, brown with a little dark brown, frozen	FILL		F	SU						
2–3	SAND WITH SILT, a little gravel, fine grained, brown, frozen (SP-SM) (possible fill)	COARSE ALLUVIUM OR FILL		F	SU	6	3				7
4–6	SAND WITH SILT, fine grained, brown, moist, medium dense (SP-SM)	COARSE ALLUVIUM	14	M	SS	12					
7–11	SAND, a little gravel, fine to medium grained, brown, moist, loose to very loose (SP)		5	M	SS	10					
			3	M	SS	10					
12–14	SAND WITH SILT, a little gravel, fine to medium grained, grayish brown, moist, loose, laminations of clayey sand (SP-SM)		6	M	SS	10					
	END OF BORING										

*WD - Water level measured while drilling
*AD - Water level measured at completion of drilling

DEPTH: DRILLING METHOD	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
0-13' 3.25" HSA	**1/12/22**	***WD**					**None**
	1/12/22	***AD**					**None**
BORING COMPLETED: **1/12/22**							
DR: **BR** LG: **DR** Rig: **GRD751**							

WATER LEVEL MEASUREMENTS

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP P-0004952 WEST ARMSTRONG REDEVELOPMENT.GPJ AET+CPT+WELL.GDT 1/18/22

SUBSURFACE BORING LOG

AET No: **P-0004952** Log of Boring No. **SB- 3 (p. 1 of 1)**

Project: **West Armstrong Redevelopment Area Project; Ramsey, MN**

DEPTH IN FEET	Surface Elevation **874.8** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
1	2.5" Bituminous pavement 8" Aggregate base course FILL, mostly silty sand with gravel, dark brown, frozen	FILL		F	SU						
3	SAND WITH SILT, a little gravel, fine to medium grained, brown with a little dark brown, frozen (SP-SM) (possible fill)	COARSE ALLUVIUM OR FILL		F	SU		4				7
5	SAND, a little gravel, fine to medium grained, grayish brown, moist, loose to very loose to loose (SP)	COARSE ALLUVIUM	7	M	SS	12	3				3
8			3	M	SS	12					
10			6	M	SS	12					
13	SAND, a little gravel, fine to medium grained, brown, moist, loose, laminations of silty sand (SP)		8	M	SS	12					
14	**END OF BORING**										

*WD - Water level measured while drilling
*AD - Water level measured at completion of drilling

DEPTH: DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-13' 3.25" HSA	**1/12/22**	***WD**					**None**	
	1/12/22	***AD**					**None**	
BORING COMPLETED: **1/12/22**								
DR: **BR** LG: **DR** Rig: **GRD751**								

AET_CORP P-0004952 WEST ARMSTRONG REDEVELOPMENT.GPJ AET+CPT+WELL.GDT 1/18/22

Appendix B

Geotechnical Report Limitations and Guidelines for Use

Appendix B
Geotechnical Report Limitations and Guidelines for Use
Report No. P-0004952

B.1 REFERENCE

This appendix provides information to help you manage your risks relating to subsurface problems which are caused by construction delays, cost overruns, claims, and disputes. This information was developed and provided by GBA[1], of which, we are a member firm.

B.2 RISK MANAGEMENT INFORMATION

B.2.1 Understand the Geotechnical Engineering Services Provided for this Report

Geotechnical engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical engineering services is typically a geotechnical engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

B.2.2 Geotechnical Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client.

Likewise, geotechnical engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

1 Geoprofessional Business Association, 1300 Piccard Drive, LL14, Rockville, MD 20850
Telephone: 301/565-2733: www.geoprofessional.org, 2019

B.2.3 Read the Full Report
Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. Read and refer to the report in full.

B.2.4 You Need to Inform Your Geotechnical Engineer About Change
Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, always inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

B.2.5 Most of the "Findings" Related in This Report Are Professional Opinions
Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

B.2.6 This Report's Recommendations Are Confirmation-Dependent
The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations only after observing actual subsurface conditions exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.

B.2.7 This Report Could Be Misinterpreted
Other design professionals' misinterpretation of geotechnical engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

B.2.8 Give Constructors a Complete Report and Guidance
Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious

problems this practice has caused, include the complete geotechnical engineering report, along with any attachments or appendices, with your contract documents, but be certain to note conspicuously that you've included the material for information purposes only. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, only from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and be sure to allow enough time to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

B.2.9 Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

B.2.10 Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical engineering study. For that reason, a geotechnical engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated subsurface environmental problems have led to project failures. If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

B.2.11 Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. Geotechnical engineers are not building-envelope or mold specialists.

FEASIBILITY REPORT UPDATE

HY-10 RAMSEY IMPROVEMENTS

CITY IMPROVEMENT PROJECT NO. 18-02

February 16, 2023

Prepared By:

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February 16, 2023

Bruce Westby
City Engineer / Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report Update- City of Ramsey Improvement Project #18-02
HY-10 Ramsey Improvements

Dear Mr. Westby,

Transmitted herewith is an Updated Feasibility Report for the proposed HY-10 Ramsey Improvements. The project includes 146th Avenue from Ferret Street to its termini cul-de-sac, 147th Avenue from Ferret Street to 380 feet west of Armstrong Boulevard, and Ferret Street from 146th Avenue to Bunker Lake Boulevard. The report examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility, and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 651-968-7760 or kevin.kielb@bolton-menk.com with any questions.

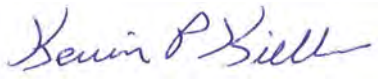
Sincerely,
Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Principal Engineer

Enclosure

CERTIFICATION

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.



Kevin Kielb, PE

Date: February 16, 2022 License No. 23211

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TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Appendix B

Opinion of Probable Costs
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Ground Penetrating Radar Summary

Appendix D

Revised Traffic Analysis Memorandum
Report of Geotechnical Exploration

1. EXECUTIVE SUMMARY

City Improvement Project No. 18-02 proposes to reconstruct streets within the HY-10 Area. The project area is bordered on the north by Bunker Lake Boulevard, on the south by TH 10, on the east by Armstrong Boulevard, and on the west by the employment district. Project area includes 146th Avenue, 147th Avenue, and Ferret Street. The streets total approximately 2,025 linear feet (0.39 miles) in length.

Two roadway and pond options are being considered at this time. Option 1 includes a regional pond located south of 146th Avenue and west of Armstrong Boulevard. A regional pond would allow all properties south of 147th Avenue to forgo onsite stormwater treatment and utilize the regional pond. The regional pond would require the purchase of the property at 8100 146th Avenue NW. Option 2 includes a smaller stormwater pond for stormwater treatment of roadway runoff only. Additionally, the Anoka Ramsey Athletic Association (ARAA) has been developing plans on their property to construct a sports recreation facility. The resulting larger traffic projections warrant further analyses. Maps showing the location and scope of the proposed improvements are included as ***Figure 1 and 2*** in ***Appendix A.***

Initially, On July 11, 2017, the City Council adopted Resolution #17-07-170 authorizing the preparation of a Feasibility Report for the reconstruction of HY-10 Ramsey. These streets were originally included in the City's CIP as proposed 2015 overlay improvements. However, the overlay work was delayed when construction of the Highway 10 & Armstrong Boulevard Interchange was funded. Following completion of the Interchange, the pavement was re-evaluated, and Staff determined it would be best to reconstruct these streets in the future. This project is now listed in the current 10-year CIP as a total reconstruction.

On December 14, 2021, the City Council adopted Resolution #21-349 authorizing the engineering services and preparation of this Feasibility Report Update. Much of the information contained in this Update has been carried forward from the previously authorized and completed feasibility report.

Upon ordering the Feasibility Report Update, the City Council directed Staff to review the existing street alignments and explore whether the streets should be reconstructed in the same locations, or whether it might make sense to realign or extend one or more of the streets to better serve existing properties and/or to connect to the new Bunker Lake Industrial Park.

The engineer's opinion of probable construction costs including streets, drainage, public sewer and water utilities, and property acquisition is **$2,372,647.02** for option 1 and **$1,827,778.74** for option 2. A summary of the engineer's opinion of probable costs is included in ***Appendix B.***

The project funding mechanisms are yet to be determined by City Staff. A combination of special assessments to benefitting properties, street reconstruction bond proceeds, and stormwater utility funds are possible. Sewer and Water Utility Funds would be used to pay for any public utility improvements.

Option 1 identifies ten (10) parcels as receiving special benefit from the improvements and the city-purchase of the parcel at 8100 146th Avenue. For option 2, Eleven (11) parcels have been identified as receiving special benefit from the improvements. Five of the parcels have permanent

structures, and the other five are undeveloped. Additionally, to extend Ferret Street north to Bunker Lake Boulevard, roadway right-of-way and drainage and utility easements would be obtained. These parcels are identified in the preliminary Assessment Map, Property Acquisition Maps, and Preliminary Assessment Roll, which is attached in ***Appendix C***.

If City Staff concludes special assessments will be utilized for these commercial applications, preliminary assessment roles will be prepared at that time. The Assessment Hearing, if applicable, is proposed for November 14, 2023. If the report verifies the assessment rate as proposed is justified, Staff will propose to adopt the final assessment roll using the rate as preliminarily proposed.

2. INTRODUCTION

2.1 Authorization

The preparation of this report update was authorized by the Ramsey City Council on December 14, 2021. This project has been designated as City Improvement Project No. 18-02

2.2 Pavement Maintenance Program Update

Recent redevelopment discussions with adjacent property owners have resulted in a desire to reconstruct the pavements to account for projected traffic increases. Furthermore, as presented in the original feasibility study, the existing pavements have surpassed its useful life.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

City staff evaluates and rates the condition of pavement sections on all City streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. In the summer of 2017, the pavement section of the above referenced street segments was rated with a PASER rating of 2 which indicates these streets require complete reconstruction. City staff patch the streets at least once per year, particularly before winter so the street can be plowed without further damaging the pavement in the process. Pictures of the street are located in ***Appendix A.***

In the summer of 2017, City staff evaluated and rated the condition of the pavement along the HY-10 Street segments. A PASER rating of 2 was determined for 147th Avenue and Ferret Street. A PASER rating of 7 was determined for 146th Avenue, however, as previously noted a portion of this street segment was reconstructed with a temporary bituminous pavement section as part of the Armstrong Interchange project.

2.3 Scope

City of Ramsey Improvement Project 18-02 proposes to reconstruct the existing bituminous pavements, extend Ferret Street north to Bunker Lake Boulevard, install public utility infrastructure for future development, and complete other appurtenant work on 146th Avenue from

Ferret Street to its termini cul-de-sac, 147th Avenue from 380 feet west of Armstrong Boulevard to Ferret Street, and Ferret Street from 146th Avenue to Bunker Lake Boulevard which totals approximately 2,000 feet (0.38 miles) in length.

Two roadway and pond options are being considered at this time. Option 1 includes a regional pond located south of 146th Avenue and west of Armstrong Boulevard. A regional pond would allow all properties south of 147th Avenue to forgo onsite stormwater treatment and utilize the regional pond. The regional pond would require the purchase of the property at 8100 146th Avenue NW. Option 2 includes a smaller pond for stormwater treatment of roadway runoff only.

Maps showing the location and scope of the proposed improvements options are included as ***Figure 1 and 2*** in ***Appendix A.***

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

All streets proposed to be improved were constructed in 1988 with bituminous pavement, class 5 aggregate base, bituminous curb, and bituminous curb cuts for storm runoff. However, during the Highway 10/Armstrong Interchange project the west end of 146th Avenue was reconstructed and a temporary cul-de-sac was constructed. The streets were constructed to a width of 40-feet from face-of-curb to face-of-curb. The streets are generally centered within a 66-foot wide right-of-way.

The only pavement maintenance treatments applied to the street segments included crack sealing and seal coating in 1994 and 2001. Spot patching has been performed on an as-needed basis, and has been a yearly treatment recently. In 2017, Staff observed a PASER rating of 2 on 147th Avenue and Ferret Street, and a PASER rating of 7 on 146th Avenue.

In June 2018 traffic counts were taken on 147th Avenue, a traffic volume of 147 average annual daily traffic (AADT) was recorded. Ferret Street and 146th Avenue would be expected to have similar traffic volumes. The only access to these street segments is Armstrong Boulevard. Five of the parcels have active uses. The speed limit is 30 mph for these street segments.

Standard penetration test borings were performed by American Engineering Testing (AET) in 2022. AET's Report of Geotechnical Exploration is attached in ***Appendix D.*** Standard penetration test borings were performed by American Engineering Testing (AET) in 2021. 2.5 to 2.75 inches of bituminous pavement with 8 inches of apparent gravel base was encountered with silty sand and sand with silt layers encountered to depths of approximately 2 to four feet beneath existing grade. The sands with silt from 2 to 4 feet below grade were classified as "Course Alluvium or Fill." Groundwater was encountered at a depth of 10 feet in one of the borings.

Previously, in 2017, Braun Intertec was employed to complete a ground penetrating radar (GPR) analysis for the project area, which included driving a GPR equipped vehicle throughout all street segments within the project area. A summary table and charts of the GPR Analysis are attached in ***Appendix C***. The GPR data determined an average bituminous pavement thickness of 2.9 inches, and an average aggregate base thickness of 9.7 inches. The average street pavement and base

section thickness is therefore 12.6 inches, with a minimum section of 7.5 inches located on 147th Avenue, 160 feet east of Ferret Street.

3.2 Watermain

Watermain was installed along 147th Avenue up to the beginning of the proposed improvements in 2012 as part of the Sunwood Drive re-alignment project. The existing watermain is believed to be in good condition and no repairs are anticipated to be required as part of this project. However, Staff plans to leak test the watermain during development of plans and specifications.

3.3 Sanitary Sewer

Sanitary sewer was installed under Armstrong Boulevard in City-owned right-of-way east of the 146th Avenue temporary cul-de-sac as part of the Armstrong Boulevard Interchange project in 2015. The existing sanitary sewer is believed to be in good condition and no repairs are anticipated to be required as part of this project. However, staff plans to televise the sewer during development of plans and specifications.

3.4 Storm Sewer/Drainage

Storm sewer was installed along 147th Avenue up to the beginning of the proposed improvements in 2012 as part of the Sunwood Drive re-alignment project. Currently storm water runoff drains off the two existing cul-de-sacs to low areas. This storm sewer is believed to be in good condition and no repairs are anticipated to be required as part of this project. However, staff plans to televise the sewer during development of plans and specifications.

3.5 Streets

3.5.1 Existing Typical Sections

The width of 146th Avenue, 147th Avenue, and Ferret Street is 40-feet from face-of-curb to face-of-curb. The cul-de-sac on Ferret Street has a 50-foot radius to the back of curb. The streets are generally centered within a 66-foot wide City-owned right-of-way, with a 130-foot wide diameter right-of-way around the cul-de-sac on Ferret Street.

3.5.2 Maintenance History

The area roadways were originally constructed in 1988. 146th Avenue, 147th Avenue, and Ferret Street received crack seal and seal coat in 1994 and 2001. The street segments have regularly received spot patching on an as-needed basis.

3.6 Land Use

The parcels within the construction area are zoned as COR.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

4.1.1 Street Improvements

146th Avenue, 147th Avenue and Ferret Street are proposed to be reconstructed with bituminous pavement and concrete curb and gutter.

The proposed surface improvements are shown on ***Figures 1 and 2 in Appendix A.***

Street Design:
146th Avenue, 147th Avenue, and Ferret Street are currently urban commercial streets with bituminous curb and pavement, 40 feet wide from face-of-curb to face-of-curb. The proposed cul-de-sac is 100-feet in diameter from back-of-curb to back-of-curb. Existing and proposed traffic counts are low for typical commercial streets.

All street segments are proposed to be reconstructed at their current width. A typical section for the proposed pavement reconstruction improvements is shown in ***Figure 3*** in ***Appendix A.***

This Feasibility Report proposes to reconstruct the existing bituminous pavement section using the Full Depth Reclamation (FDR) process. This process generally involves reclaiming the entire existing bituminous pavement section, along with the underlying aggregate base material. The reclaim material will then be salvaged and stockpiled to install the proposed public utilities. Four and one-half inches of bituminous pavement is proposed to be placed on top of a minimum of 8 inches of aggregate base/reclaim material. This pavement section generally meets the City of Ramsey's standard pavement design for commercial/employment district streets. The proposed improvements should have a service life of at least 30-years, assuming maintenance such as overlays, crack sealing and seal coating is routinely performed.

4.1.2 Storm Sewer Improvements

Storm sewer is proposed to be added for street drainage with catch basins being added to convey water off the road and into a proposed ponding and drainage ditches as shown on ***Figures 1 and 2 in Appendix A.***

4.1.3 Other Considerations

Roadway and Pond Options:
The proposed pond size and location was evaluated, 2 options are presented:

- Option 1 – Regional Pond
  - This option proposes a regional pond sized appropriately to accept stormwater runoff from the AARA parcels (PID 29-32-25-14-0005 and 29-32-25-14-0015) and parcels south of 147th Avenue and east of Ferret Street.
  - Right-of-way and or easement acquisition at 8100 146th Ave NW will be required to accommodate the regional pond.

- The cul-de-sac is proposed to be located on the south end of Ferret Street as a portion of the right-of-way at 146th Avenue will be needed for the shared regional pond.

- Option 2 – Roadway Pond
  - This option proposes a smaller pond sized to accept stormwater runoff from the project roadway improvements.
  - Pond to be located on the City-owned parcel on the southeast end of 146th Avenue NW. Right-of-way and or easement acquisition is not anticipated for the pond.
  - The cul-de-sac is proposed to be located on the east end of 146th Avenue NW, approximately matching the existing cul-de-sac footprint.

Driveways:

Existing driveway aprons may need to be reconstructed to varying degrees. The limits of construction will vary with each driveway apron based on the elevation of the street abutting the driveway and the driveway pavement type. During design, Staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects, the exact limits of construction will be determined in the field during construction. None are anticipated, but right-of-entry forms will be obtained from private property owners where work is required outside city rights-of-way and easements.

Irrigation Systems:

Developed properties along the project corridor may have private irrigation systems. Staff will notify property owners of pending construction as far in advance as practical to allow them time to relocate their irrigation systems before construction begins.

Parking Restrictions:

Parking is currently provided along both sides of the streets and is not currently restricted except for overnight parking per City code. During project construction, parking will be restricted during allowable working hours.

Pavement Coring:

Existing pavement thicknesses have been found to be inconsistent throughout the City. It is now standard practice to have City Staff on-site during pavement installation to ensure the proper quantities are being placed. As further conformation, Staff is proposing to collect GPR data or to have pavement cores taken at the conclusion of all reconstruction projects. This is already a requirement on all State Aid projects and will leave more data on the pavement section for future street maintenance projects.

4.2 Stormwater Treatment

The extension of Ferret Street from the north termini cul-de-sac to Bunker Lake Boulevard results in an impervious area increase of 0.4 acres. Also, the existing storm sewer on 147th Avenue drains to existing ponds east of Armstrong Boulevard and north of Sunwood Drive. They were not designed to receive any runoff west of Armstrong Boulevard. Consequently, stormwater retention and/or treatment improvements will be required with this project to reduce the rate at which runoff leaves the site or infiltrates.

4.3 Water Main Improvements

Watermain is proposed to be extended on Ferret Street from Bunker Lake Boulevard to 146th Street. Watermain is also proposed to be extended from mid-block 147th Avenue to Ferret Street. Adding this segment on 147th Avenue will loop together the watermain in this area and provide service for future development.

4.4 Sanitary Sewer Improvements

Sanitary Sewer is proposed to be extended on Ferret Street from Bunker Lake Boulevard to 146th Avenue NW. Adding this segment on Ferret Street will provide service for future development.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, Staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. Impacts to private utilities area anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Traffic Analysis

Based upon the potential traffic changes associated with the redevelopment of the HY-10 area, more comprehensive traffic analyses are recommended to be completed at the following locations:

- Bunker Lake Boulevard/Armstrong Boulevard,
- Bunker Lake Boulevard/Ferret Street, and
- Armstrong Boulevard/147th Street.

Initially, a Bunker Lake Boulevard westbound left turn lane and Ferret Street northbound designated left turn lane and right turn lanes are all warranted. The current land use zoned "COR" allows for flexibility. If the HY-10 Area evolves to more commercial orientated uses with the addition of the ARAA facility and others, additional analysis is warranted to better understand the impacts. A detailed traffic analysis memorandum is included in ***Appendix D.***

4.8 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- Minnesota Pollution Control Agency (MPCA): Sanitary Sewer Extension
- Minnesota Department of Health (MDH): Watermain Extension
- MPCA General Stormwater Permit: Grading and Storm Water
- Lower Rum River Watershed Management Organization (LRRWMO) Grading and Storm Water

4.9 Right-of-Ways/Easements

It is anticipated that the City will need to acquire additional permanent right-of-way, easements, and/or entire parcels for this project. Costs for right-of-way or easement acquisitions are included in the probable project costs in Appendix B. Property values are based on conversations with property owners and county-assessed values. Actual appraisals will need to be performed to determine final property values.

City Staff will work with private property owners as needed to obtain any required right of entries.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2023 construction costs for the proposed improvements with 10-percent contingency costs and projected property acquisition costs.

The engineer's opinion of probable construction costs including streets, drainage, public sewer and water utilities, and property acquisition is **$2,372,647.02** for option 1 and **$1,827,778.74** for option 2.

5.2 Funding

5.2.1 Assessments

If City Staff recommend the use of special assessments, the City's adopted Special Assessments Policy allows special assessments to be levied against all benefitting properties in an amount not to exceed 25% of eligible street reconstruction costs. Eligible costs include costs required to reconstruct the street at its current width, and to reconstruct the pavement without increasing its structural capacity. Benefitting properties are defined as any developable parcel that has, or has the ability to create, one or more direct accesses onto the segment of 146th Avenue, 147th Avenue or Ferret Street being reconstructed.

State Statute and the City Charter do not allow for assessments to exceed benefit to the property. Therefore, Staff would want to ensure all assessments applied with this project would not exceed the benefit to assessed properties. Therefore, if special assessments are utilized, Staff recommends ordering a benefit appraisal consultation report for this project in accordance with the City's Special Assessments Policy at the time a construction contract is awarded.

5.2.2 City Contribution

The City contribution to the project would include all funding in excess of the amount collected through special assessments to benefiting properties. No funds have been budgeted for this project. The City's share of eligible project costs related to surface

(street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Water and Stormwater Utility Funds are proposed to pay for all utility improvements.

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report Update..... December 14, 2021

Council Approves Feasibility Report..... February 28, 2023

Council Approves Plans and Specifications / Authorizes Ad for Bids..... March 14, 2023

Staff Conducts Private Utility Coordination Meeting ..... March 2023

Staff Receives Bids ..... April 13, 2023

Council Awards Contract..... April 25, 2023

Staff Finalizes Property Acquisition..... June 2023

Contractor Begins Construction..... July 2023

Contractor Construction Substantial Completion ..... September 29, 2023

Contractor Construction Final Completion..... October 20, 2023

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project No. 18-02 proposes to reconstruct the bituminous pavement section, to remove the existing bituminous curb and replace it with a combination of B618 concrete curb and gutter and bituminous curb, and to complete miscellaneous appurtenant work on the following street segments within the HY-10 area commercial subdivision:

1. 146th Avenue (approx. 230 linear feet) – Ferret Street to bulb of east cul-de-sac.
2. 147th Avenue (approx. 190 linear feet) – Ferret Street to 180 feet west of Armstrong Boulevard.
3. Ferret Street (approx. 1500 linear feet) – 146th Avenue to Bunker Lake Boulevard

It is the recommendation of Bolton & Menk, Inc. that City Project No. 18-02, Option 1 and Option 2, are feasible, necessary, and cost-effective from an engineering standpoint, dependent on private development. This project would best be constructed as a stand-alone project as proposed herein.

APPENDIX A

Figure 1 – Proposed Improvements, Option 1: Regional Pond
Figure 2 – Proposed Improvements, Option 2: Roadway Pond
Figure 3 – Typical Section
Project Site Pictures

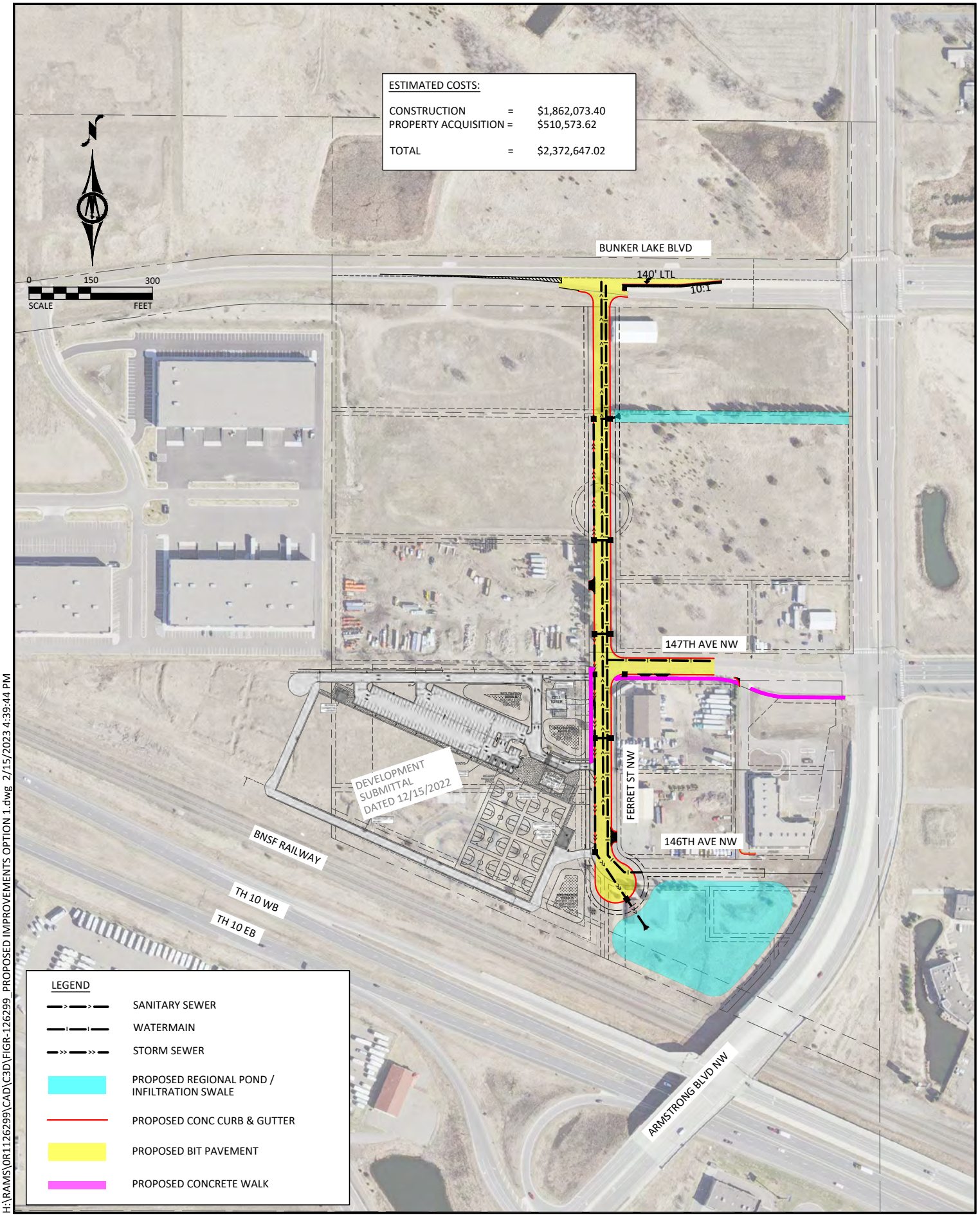
HY-10 Ramsey Improvements

City of Ramsey

Proposed Improvements - Option 1

February 2023

BOLTON & MENK



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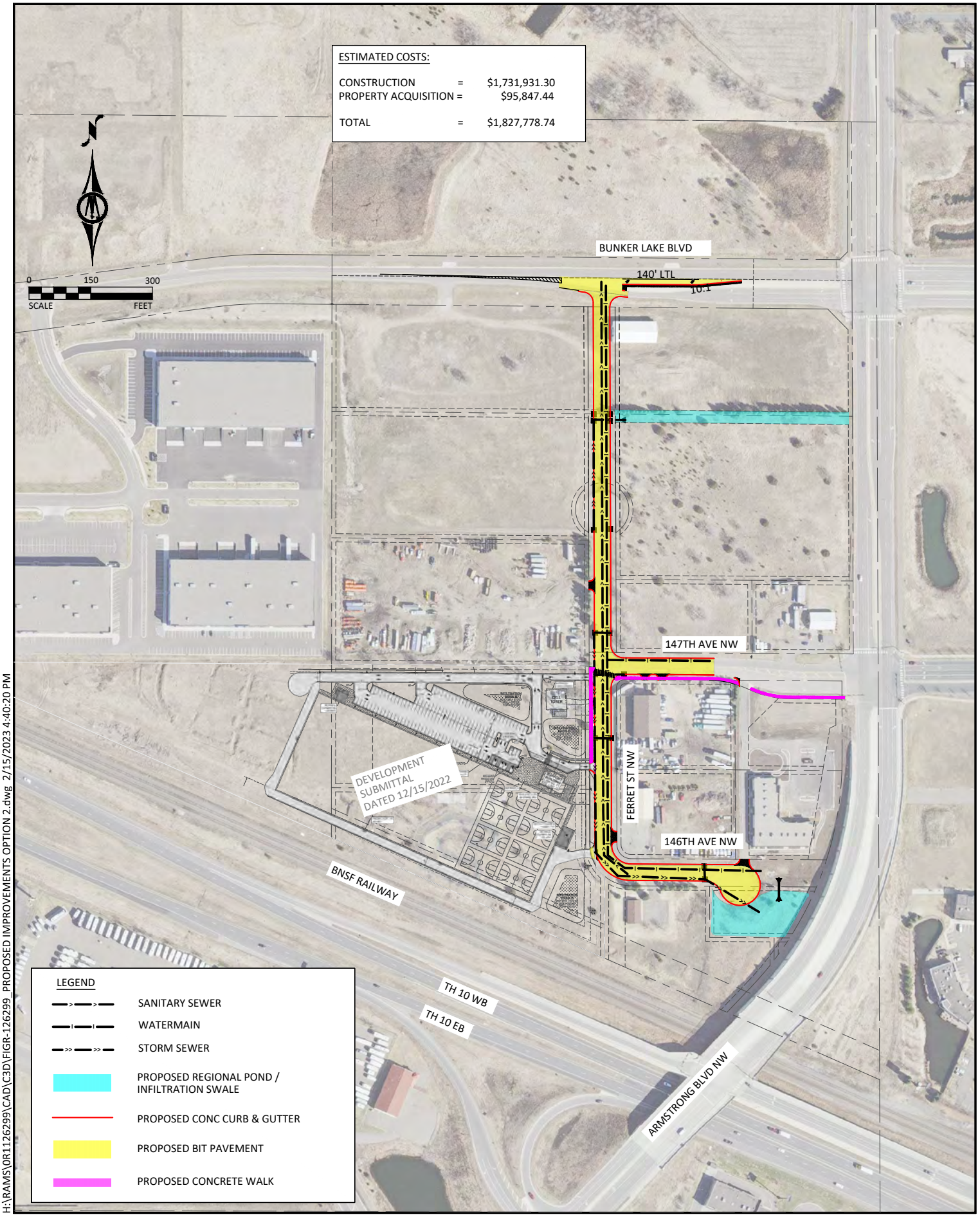
HY-10 Ramsey Improvements

City of Ramsey

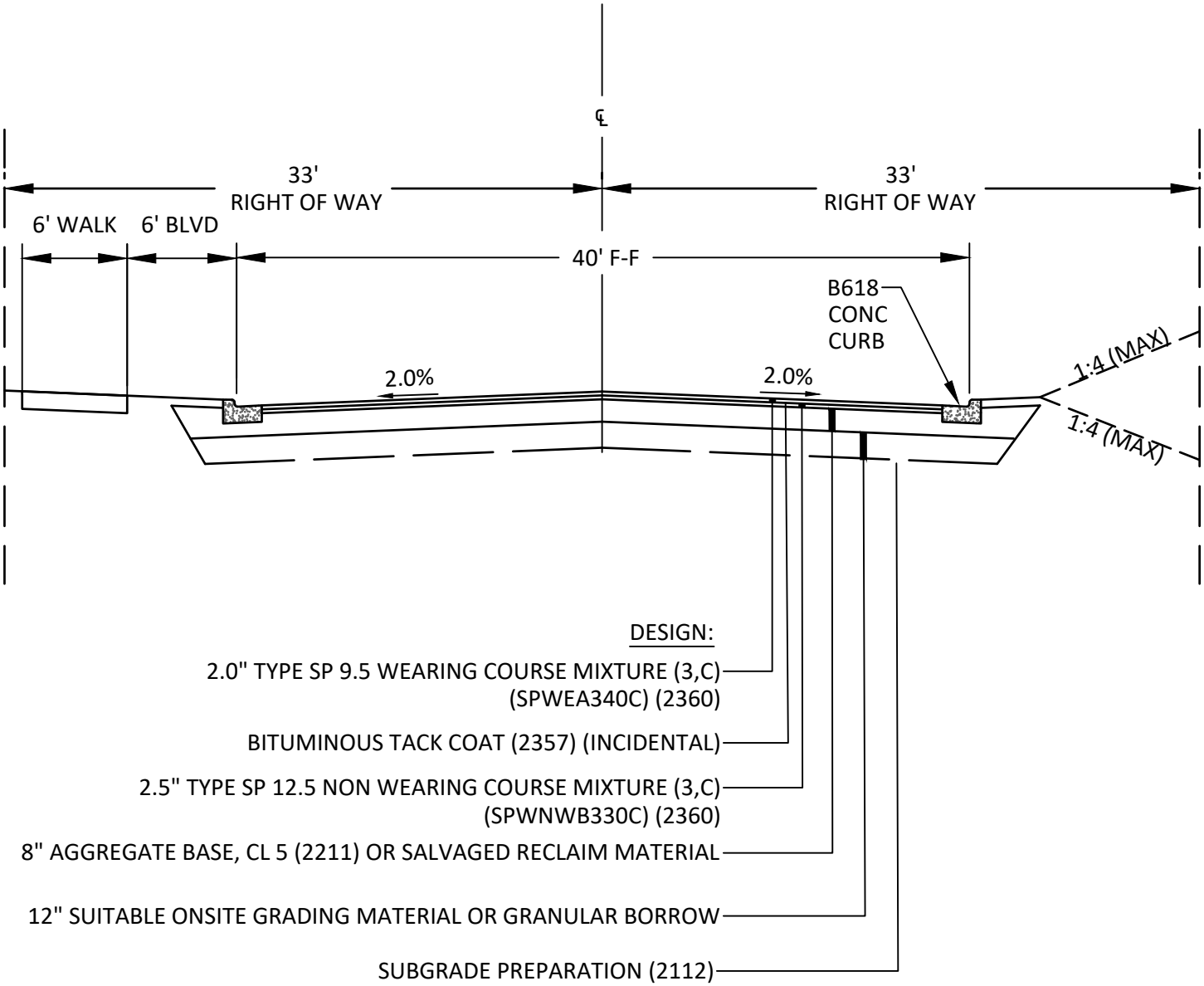
Proposed Improvements - Option 2

February 2023

BOLTON & MENK



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DESIGN:

2.0" TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)
(SPWEA340C) (2360)

BITUMINOUS TACK COAT (2357) (INCIDENTAL)

2.5" TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)
(SPWNWB330C) (2360)

8" AGGREGATE BASE, CL 5 (2211) OR SALVAGED RECLAIM MATERIAL

12" SUITABLE ONSITE GRADING MATERIAL OR GRANULAR BORROW

SUBGRADE PREPARATION (2112)

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PROJECT SITE PICTURES



1: 146th Avenue from Ferret Street



2: Ferret Street from 146th Avenue



3: Ferret Street from north cul-de-sac



4: **147th Avenue from Ferret Street**

APPENDIX B

Opinion of Probable Costs
Preliminary Assessment Map
Property Acquisition, Option 1
Property Acquisition, Option 2

ENGINEER'S ESTIMATE - REGIONAL POND OPTION 1

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/15/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION		1	LUMP SUM	$90,000.00	$90,000.00	0.45	$40,500.00	0.26	$23,400.00	0.09	$8,100.00	0.20	$18,000.00
2	2101.502	CLEARING		13	EACH	$500.00	$6,500.00	13	$6,500.00						
3	2101.502	GRUBBING		13	EACH	$200.00	$2,600.00	13	$2,600.00						
4	2101.505	CLEARING		0.25	ACRE	$8,000.00	$2,000.00	0.25	$2,000.00						
5	2101.505	GRUBBING		0.25	ACRE	$6,000.00	$1,500.00	0.25	$1,500.00						
6	2102.503	PAVEMENT MARKING REMOVAL		1,090	LIN FT	$1.50	$1,635.00	1090	$1,635.00						
7	2103.501	BUILDING REMOVAL		1	LUMP SUM	$40,000.00	$40,000.00	1	$40,000.00						
8	2104.502	REMOVE MAIL BOX & SUPPORT		1	EACH	$100.00	$100.00	1	$100.00						
9	2104.502	REMOVE CASTING ASSEMBLY		1	EACH	$400.00	$400.00			1	$400.00				
10	2104.502	SALVAGE CATCH BASIN		1	EACH	$1,000.00	$1,000.00			1	$1,000.00				
11	2104.502	SALVAGE SIGN		3	EACH	$50.00	$150.00	3	$150.00						
12	2104.502	REMOVE SIGN		1	EACH	$50.00	$50.00	1	$50.00						
13	2104.502	REMOVE GATE VALVE & BOX		1	EACH	$800.00	$800.00							1	$800.00
14	2104.503	REMOVE PIPE SEWERS		12	LIN FT	$20.00	$240.00			12	$240.00				
15	2104.503	REMOVE FENCE		600	LIN FT	$5.00	$3,000.00	600	$3,000.00						
16	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		1,100	LIN FT	$2.50	$2,750.00	1100	$2,750.00						
17	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		390	LIN FT	$5.00	$1,950.00	390	$1,950.00						
18	2104.503	REMOVE CURB AND GUTTER		900	LIN FT	$4.00	$3,600.00	900	$3,600.00						
19	2104.504	REMOVE BITUMINOUS PAVEMENT		830	SQ YD	$4.00	$3,320.00	830	$3,320.00						
20	2104.504	REMOVE CONCRETE PAVEMENT		680	SQ YD	$10.00	$6,800.00	680	$6,800.00						
21	2106.507	EXCAVATION - COMMON (EV)	(P) (1)	3,100	CU YD	$16.00	$49,600.00	3100	$49,600.00						
22	2106.507	EXCAVATION - CHANNEL AND POND	(P) (1)	43,500	CU YD	$6.00	$261,000.00			43500	$261,000.00				
23	2106.507	EXCAVATION - SUBGRADE (EV)		200	CU YD	$15.00	$3,000.00	200	$3,000.00						
24	2106.507	STABILIZING AGGREGATE (CV)		200	CU YD	$20.00	$4,000.00	200	$4,000.00						
25	2106.507	COMMON EMBANKMENT (CV)	(P)	400	CU YD	$5.00	$2,000.00	400	$2,000.00						
26	2106.607	HAUL AND STOCKPILE BITUMINOUS MATERIAL	(P)	2,050	CU YD	$12.00	$24,600.00	2050	$24,600.00						
27	2112.519	SUBGRADE PREPARATION		18	ROAD ST	$500.00	$9,000.00	18	$9,000.00						
28	2118.507	AGGREGATE SURFACING (CV) CLASS 2		20	CU YD	$85.00	$1,700.00	20	$1,700.00						
29	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		20	HOUR	$200.00	$4,000.00	20	$4,000.00						
30	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED		400	CU YD	$42.00	$16,800.00	400	$16,800.00						
31	2211.607	AGGREGATE BASE (CV) FROM STOCKPILE		2,050	CU YD	$16.00	$32,800.00	2050	$32,800.00						
32	2215.504	FULL DEPTH RECLAMATION (10")		7,350	SQ YD	$2.50	$18,375.00	7350	$18,375.00						
33	2231.604	BITUMINOUS PATCH SPECIAL (DRIVEWAY)		20	SQ YD	$80.00	$1,600.00	20	$1,600.00						
34	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		1,040	TON	$100.00	$104,000.00	1040	$104,000.00						
35	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		1,300	TON	$95.00	$123,500.00	1300	$123,500.00						
36	2501.502	18" RC PIPE APRON		2	EACH	$1,500.00	$3,000.00			2	$3,000.00				
37	2501.602	TRASH GUARD FOR 18" PIPE APRON		2	EACH	$700.00	$1,400.00			2	$1,400.00				
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V		200	EACH	$55.00	$11,000.00			200	$11,000.00				
39	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		380	LIN FT	$62.00	$23,560.00			380	$23,560.00				
40	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		725	LIN FT	$70.00	$50,750.00			725	$50,750.00				
41	2503.503	8" PVC PIPE SEWER		1,798	LIN FT	$55.00	$98,890.00					1798	$98,890.00		

ENGINEER'S ESTIMATE - REGIONAL POND OPTION 1

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/15/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
42	2503.602	8" PIPE PLUG		10	EACH	$200.00	$2,000.00					10	$2,000.00		
43	2503.602	CONNECT TO EXISTING SANITARY SEWER		2	EACH	$1,000.00	$2,000.00					2	$2,000.00		
44	2504.602	ADJUST GATE VALVE BOX		1	EACH	$500.00	$500.00	1	$500.00						
45	2504.602	CONNECT TO EXISTING WATER MAIN		2	EACH	$2,000.00	$4,000.00							2	$4,000.00
46	2504.602	6" GATE VALVE & BOX		6	EACH	$2,300.00	$13,800.00							6	$13,800.00
47	2504.602	8" GATE VALVE & BOX		10	EACH	$3,000.00	$30,000.00							10	$30,000.00
48	2504.602	12" GATE VALVE & BOX		5	EACH	$5,000.00	$25,000.00							5	$25,000.00
49	2504.602	HYDRANT		6	EACH	$6,000.00	$36,000.00							6	$36,000.00
50	2504.603	6" WATERMAIN DUCTILE IRON CL 53		80	LIN FT	$70.00	$5,600.00							80	$5,600.00
51	2504.603	8" WATERMAIN DUCTILE IRON CL 52		323	LIN FT	$75.00	$24,225.00							323	$24,225.00
52	2504.603	12" WATERMAIN DUCTILE IRON CL 52		1,745	LIN FT	$90.00	$157,050.00							1,745	$157,050.00
53	2504.608	WATERMAIN FITTINGS		2,490	POUND	$12.00	$29,880.00							2,490	$29,880.00
54	2506.502	CASTING ASSEMBLY (MANHOLE)		7	EACH	$750.00	$5,250.00					7	$5,250.00		
55	2506.502	CASTING ASSEMBLY (CATCH BASIN)		14	EACH	$750.00	$10,500.00			14	$10,500.00				
56	2506.602	INSTALL CATCH BASIN (SALVAGED)		1	EACH	$4,000.00	$4,000.00			1	$4,000.00				
57	2506.503	CONSTRUCT SANITARY SEWER MANHOLE		60	LIN FT	$450.00	$27,000.00					60	$27,000.00		
58	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		24	LIN FT	$500.00	$12,000.00			24	$12,000.00				
59	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		40	LIN FT	$600.00	$24,000.00			40	$24,000.00				
60	2506.602	ADJUST FRAME & RING CASTING		2	EACH	$800.00	$1,600.00	2	$1,600.00						
61	2506.602	SEAL MANHOLE	(3)	7	EACH	$500.00	$3,500.00					7	$3,500.00		
62	2521.514	4" CONCRETE WALK		4,300	SQ FT	$8.00	$34,400.00	4300	$34,400.00						
63	2531.503	CONCRETE CURB AND GUTTER DESIGN B612		55	LIN FT	$14.00	$770.00	55	$770.00						
64	2531.503	CONCRETE CURB AND GUTTER DESIGN B618		3,805	LIN FT	$16.00	$60,880.00	3805	$60,880.00						
65	2531.504	CONCRETE MEDIAN		150	SQ YD	$70.00	$10,500.00	150	$10,500.00						
66	2531.504	8" CONCRETE DRIVEWAY PAVEMENT		180	SQ YD	$80.00	$14,400.00	180	$14,400.00						
67	2531.602	CONCRETE MEDIAN NOSE-SPECIAL		1	EACH	$800.00	$800.00	1	$800.00						
68	2540.602	MAIL BOX & SUPPORT		1	EACH	$500.00	$500.00	1	$500.00						
69	2563.601	TRAFFIC CONTROL		1	LUMP SUM	$20,000.00	$20,000.00	0.45	$9,000.00	0.26	$5,200.00	0.09	$1,800.00	0.20	$4,000.00
70	2573.501	STABILIZED CONSTRUCTION EXIT		1	LUMP SUM	$2,500.00	$2,500.00	1	$2,500.00						
71	2573.502	STORM DRAIN INLET PROTECTION		18	EACH	$200.00	$3,600.00	18	$3,600.00						
72	2573.502	CULVERT END CONTROLS		6	EACH	$300.00	$1,800.00	6	$1,800.00						
73	2573.503	SILT FENCE, TYPE MS		1,300	LIN FT	$2.00	$2,600.00	1300	$2,600.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		1,000	LIN FT	$2.50	$2,500.00	1000	$2,500.00						
75	2574.505	FERTILIZER TYPE 3		1,090	POUND	$1.50	$1,635.00	1090	$1,635.00						
76	2574.507	COMMON TOPSOIL BORROW		1,510	CU YD	$40.00	$60,400.00	1510	$60,400.00						
77	2575.504	ROLLED EROSION PREVENTION CATEGORY 20		13,590	SQ YD	$1.50	$20,385.00	13590	$20,385.00						
78	2575.505	SEEDING		2.8	ACRE	$500.00	$1,400.00	2.8	$1,400.00						
79	2575.508	SEED MIXTURE 25-121		130	POUND	$5.00	$650.00	130	$650.00						
80	2575.508	SEED MIXTURE 25-131		470	POUND	$5.00	$2,350.00	470	$2,350.00						
81	2575.508	SEED MIXTURE 33-261		150	POUND	$10.00	$1,500.00	150	$1,500.00						

ENGINEER'S ESTIMATE - REGIONAL POND OPTION 1

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/15/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
82	2575.508	HYDRAULIC BONDED FIBER MATRIX		9,800	POUND	$1.50	$14,700.00	9800	$14,700.00						
83	2582.503	4" SOLID LINE MULTI COMP		140	LIN FT	$1.00	$140.00	140	$140.00						
84	2582.503	24" SOLID LINE MULTI COMP		90	LIN FT	$17.00	$1,530.00	90	$1,530.00						
85	2582.503	4" DOUBLE SOLID LINE MULTI COMP		835	LIN FT	$2.00	$1,670.00	835	$1,670.00						
86	2582.518	PAVEMENT MESSAGE MULTI COMP		15.45	SQ FT	$20.00	$309.00	15.45	$309.00						
						ESTIMATED CONTRUCTION TOTAL:	**$1,692,794.00**		**$764,449.00**		**$431,450.00**		**$148,540.00**		**$348,355.00**
						10% CONSTRUCTION CONTINGENCY:	**$169,279.40**		**$76,444.90**		**$43,145.00**		**$14,854.00**		**$34,835.50**
						TOTAL ESTIMATED CONSTRUCTION COST:	**$1,862,073.40**		**$840,893.90**		**$474,595.00**		**$163,394.00**		**$383,190.50**

NOTES:

(1) INCLUDES TOPSOIL STRIPPING AND STOCKPILING

(2) STOCKPILE LOCATION: PUBLIC WORKS, 14199 JASPER STREET NW. CONTRACTOR SHALL USE ALL AVAILABLE STOCKPILE MATERIAL BEFORE IMPORTING AGGREGATE

(3) CHIMNEY SEAL

PROPERTY ACQUISITION - REGIONAL POND OPTION 1

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN

BOLTON & MENK
Real People. Real Solutions.

PARCEL	PARCEL ID	PROPERTY ADDRESS/OWNER	NEW R/W	NEW D&U	CONVERTED FROM D&U TO R/W	CONVERTED FROM R/W TO D&U	R/W VACATED	UNIT	UNIT PRICE	TOTAL AMOUNT
1	29-32-25-14-0012	8100 146TH AVE NW - PETER CHALICH	80,719.2					SQ FT	$4.98	$401,610.00
2	29-32-25-14-0015	14622 FERRET ST NW - ANOKA RAMSEY ATHLETIC ASSOCIATION	1,651.9	1315.3	1291.3			SQ FT	$3.08	$13,116.18
3	29-32-25-11-0010	BLOCK 1, LOT 2 - PSD, LLC		1580.0	5618.8		2758.8	SQ FT	$3.08	$13,675.20
4	29-32-25-11-0011	BLOCK 1, LOT 3 - PSD, LLC		1470.9	5604.7		2759.1	SQ FT	$3.08	$13,294.82
5	29-32-25-11-0013	14816 ARMSTRONG BLVD NW - PSD, LLC	16,501.4	5000.4	660.0			SQ FT	$3.08	$68,258.34
6	29-32-25-14-0008	8050 147TH AVE NW - LEUKAM TRUSTEE JOHN	201.0					SQ FT	$3.08	$619.08

ESTIMATED PROPERTY ACQUISITION TOTAL:	**$510,573.62**
TOTAL ESTIMATE CONSTRUCTION COST:	**$1,862,073.40**
TOTAL ESTIMATED PROPERTY & CONSTRUCTION COST:	**$2,372,647.02**

ENGINEER'S ESTIMATE - ROADWAY POND OPTION 2

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/1/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	2021.501	MOBILIZATION		1	LUMP SUM	$80,000.00	$80,000.00	0.50	$40,000.00	0.16	$12,800.00	0.09	$7,200.00	0.25	$20,000.00
2	2101.502	CLEARING		13	EACH	$500.00	$6,500.00	13	$6,500.00						
3	2101.502	GRUBBING		13	EACH	$200.00	$2,600.00	13	$2,600.00						
4	2101.505	CLEARING		0.25	ACRE	$8,000.00	$2,000.00	0.25	$2,000.00						
5	2101.505	GRUBBING		0.25	ACRE	$6,000.00	$1,500.00	0.25	$1,500.00						
6	2102.503	PAVEMENT MARKING REMOVAL		1,090	LIN FT	$1.50	$1,635.00	1090	$1,635.00						
7	2104.502	REMOVE MAIL BOX & SUPPORT		1	EACH	$100.00	$100.00	1	$100.00						
8	2104.502	REMOVE CASTING ASSEMBLY		1	EACH	$400.00	$400.00			1	$400.00				
9	2104.502	SALVAGE CATCH BASIN		1	EACH	$1,000.00	$1,000.00			1	$1,000.00				
10	2104.502	SALVAGE SIGN		3	EACH	$50.00	$150.00	3	$150.00						
11	2104.502	REMOVE SIGN		1	EACH	$50.00	$50.00	1	$50.00						
12	2104.502	REMOVE GATE VALVE & BOX		1	EACH	$800.00	$800.00							1	$800.00
13	2104.503	REMOVE PIPE SEWERS		12	LIN FT	$20.00	$240.00			12	$240.00				
14	2104.503	REMOVE FENCE		600	LIN FT	$5.00	$3,000.00	600	$3,000.00						
15	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		1,100	LIN FT	$2.50	$2,750.00	1100	$2,750.00						
16	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		390	LIN FT	$5.00	$1,950.00	390	$1,950.00						
17	2104.503	REMOVE CURB AND GUTTER		900	LIN FT	$4.00	$3,600.00	900	$3,600.00						
18	2104.504	REMOVE BITUMINOUS PAVEMENT		830	SQ YD	$4.00	$3,320.00	830	$3,320.00						
19	2104.504	REMOVE CONCRETE PAVEMENT		680	SQ YD	$10.00	$6,800.00	680	$6,800.00						
20	2106.507	EXCAVATION - COMMON (EV)	(P) (1)	4,040	CU YD	$18.00	$72,720.00	4040	$72,720.00						
21	2106.507	EXCAVATION - CHANNEL AND POND	(P) (1)	5,300	CU YD	$14.00	$74,200.00			5300	$74,200.00				
22	2106.507	EXCAVATION - SUBGRADE (EV)		200	CU YD	$15.00	$3,000.00	200	$3,000.00						
23	2106.507	STABILIZING AGGREGATE (CV)		200	CU YD	$20.00	$4,000.00	200	$4,000.00						
24	2106.507	COMMON EMBANKMENT (CV)	(P)	500	CU YD	$5.00	$2,500.00	500	$2,500.00						
25	2106.607	HAUL AND STOCKPILE BITUMINOUS MATERIAL	(P)	2,050	CU YD	$12.00	$24,600.00	2050	$24,600.00						
26	2112.519	SUBGRADE PREPARATION		21	ROAD ST	$500.00	$10,500.00	21.0	$10,500.00						
27	2118.507	AGGREGATE SURFACING (CV) CLASS 2		20	CU YD	$85.00	$1,700.00	20	$1,700.00						
28	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		20	HOUR	$200.00	$4,000.00	20	$4,000.00						
29	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED		700	CU YD	$42.00	$29,400.00	700	$29,400.00						
30	2211.607	AGGREGATE BASE (CV) FROM STOCKPILE		2,050	CU YD	$16.00	$32,800.00	2050	$32,800.00						
31	2215.504	FULL DEPTH RECLAMATION (10")		7,350	SQ YD	$2.50	$18,375.00	7350	$18,375.00						
32	2231.604	BITUMINOUS PATCH SPECIAL (DRIVEWAY)		20	SQ YD	$80.00	$1,600.00	20	$1,600.00						
33	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		1,220	TON	$100.00	$122,000.00	1220	$122,000.00						
34	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		1,500	TON	$95.00	$142,500.00	1500	$142,500.00						
35	2501.502	18" RC PIPE APRON		2	EACH	$1,500.00	$3,000.00			2	$3,000.00				
36	2501.602	TRASH GUARD FOR 18" PIPE APRON		2	EACH	$700.00	$1,400.00			2	$1,400.00				
37	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V		300	EACH	$55.00	$16,500.00			300	$16,500.00				
38	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		380	LIN FT	$62.00	$23,560.00			380	$23,560.00				
39	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		725	LIN FT	$70.00	$50,750.00			725	$50,750.00				
40	2503.503	8" PVC PIPE SEWER		1,798	LIN FT	$55.00	$98,890.00					1798	$98,890.00		

ENGINEER'S ESTIMATE - ROADWAY POND OPTION 2

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/1/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
41	2503.602	8" PIPE PLUG		10	EACH	$200.00	$2,000.00					10	$2,000.00		
42	2503.602	CONNECT TO EXISTING SANITARY SEWER		2	EACH	$1,000.00	$2,000.00					2	$2,000.00		
43	2504.602	ADJUST GATE VALVE BOX		1	EACH	$500.00	$500.00	1	$500.00						
44	2504.602	CONNECT TO EXISTING WATER MAIN		2	EACH	$2,000.00	$4,000.00							2	$4,000.00
45	2504.602	6" GATE VALVE & BOX		7	EACH	$2,300.00	$16,100.00							7	$16,100.00
46	2504.602	8" GATE VALVE & BOX		10	EACH	$3,000.00	$30,000.00							10	$30,000.00
47	2504.602	12" GATE VALVE & BOX		5	EACH	$5,000.00	$25,000.00							5	$25,000.00
48	2504.602	HYDRANT		7	EACH	$6,000.00	$42,000.00							7	$42,000.00
49	2504.603	6" WATERMAIN DUCTILE IRON CL 53		90	LIN FT	$70.00	$6,300.00							90	$6,300.00
50	2504.603	8" WATERMAIN DUCTILE IRON CL 52		323	LIN FT	$75.00	$24,225.00							323	$24,225.00
51	2504.603	12" WATERMAIN DUCTILE IRON CL 52		2,025	LIN FT	$90.00	$182,250.00							2,025	$182,250.00
52	2504.608	WATERMAIN FITTINGS		2,680	POUND	$12.00	$32,160.00							2,680	$32,160.00
53	2506.502	CASTING ASSEMBLY (MANHOLE)		7	EACH	$750.00	$5,250.00					7	$5,250.00		
54	2506.502	CASTING ASSEMBLY (CATCH BASIN)		14	EACH	$750.00	$10,500.00			14	$10,500.00				
55	2506.602	INSTALL CATCH BASIN (SALVAGED)		1	EACH	$4,000.00	$4,000.00			1	$4,000.00				
56	2506.503	CONSTRUCT SANITARY SEWER MANHOLE		59.42	LIN FT	$450.00	$26,739.00					59.42	$26,739.00		
57	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		36.00	LIN FT	$500.00	$18,000.00			36.00	$18,000.00				
58	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		46.00	LIN FT	$600.00	$27,600.00			46.00	$27,600.00				
59	2506.602	ADJUST FRAME & RING CASTING		2	EACH	$800.00	$1,600.00	2	$1,600.00						
60	2506.602	SEAL MANHOLE	(3)	7	EACH	$500.00	$3,500.00					7	$3,500.00		
61	2521.514	4" CONCRETE WALK		4,300	SQ FT	$8.00	$34,400.00	4300	$34,400.00						
62	2531.503	CONCRETE CURB AND GUTTER DESIGN B612		55	LIN FT	$14.00	$770.00	55	$770.00						
63	2531.503	CONCRETE CURB AND GUTTER DESIGN B618		4,350	LIN FT	$16.00	$69,600.00	4350	$69,600.00						
64	2531.504	CONCRETE MEDIAN		150	SQ YD	$70.00	$10,500.00	150	$10,500.00						
65	2531.504	8" CONCRETE DRIVEWAY PAVEMENT		180	SQ YD	$80.00	$14,400.00	180	$14,400.00						
66	2531.602	CONCRETE MEDIAN NOSE-SPECIAL		1	EACH	$800.00	$800.00	1	$800.00						
67	2531.602	CONSTRUCT 6" CONCRETE PEDESTRIAN RAMP		5	EACH	$2,500.00	$12,500.00	5	$12,500.00						
68	2540.602	MAIL BOX & SUPPORT		1	EACH	$500.00	$500.00	1	$500.00						
69	2563.601	TRAFFIC CONTROL		1	LUMP SUM	$20,000.00	$20,000.00	0.50	$10,000.00	0.16	$3,200.00	0.09	$1,800.00	0.25	$5,000.00
70	2573.501	STABILIZED CONSTRUCTION EXIT		1	LUMP SUM	$2,500.00	$2,500.00	1	$2,500.00						
71	2573.502	STORM DRAIN INLET PROTECTION		18	EACH	$200.00	$3,600.00	18	$3,600.00						
72	2573.502	CULVERT END CONTROLS		6	EACH	$300.00	$1,800.00	6	$1,800.00						
73	2573.503	SILT FENCE, TYPE MS		1,300	LIN FT	$2.00	$2,600.00	1300	$2,600.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		1,000	LIN FT	$2.50	$2,500.00	1000	$2,500.00						
75	2574.505	FERTILIZER TYPE 3		730	POUND	$1.50	$1,095.00	730	$1,095.00						
76	2574.507	COMMON TOPSOIL BORROW		1,380	CU YD	$40.00	$55,200.00	1380	$55,200.00						
77	2575.504	ROLLED EROSION PREVENTION CATEGORY 20		2,670	SQ YD	$1.50	$4,005.00	2670	$4,005.00						
78	2575.505	SEEDING		2.0	ACRE	$500.00	$1,000.00	2.0	$1,000.00						
79	2575.508	SEED MIXTURE 25-121		100	POUND	$5.00	$500.00	100	$500.00						
80	2575.508	SEED MIXTURE 25-131		330	POUND	$5.00	$1,650.00	330	$1,650.00						
81	2575.508	SEED MIXTURE 33-261		30	POUND	$10.00	$300.00	30	$300.00						

ENGINEER'S ESTIMATE - ROADWAY POND OPTION 2

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN
BMI PROJECT NO. 0R1.126299

BOLTON & MENK
Real People. Real Solutions.

Date: 2/1/2023

ENGINEER'S ESTIMATE								ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM NO.	MnDOT SPEC NO.	ITEM	NOTES	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
82	2575.508	HYDRAULIC BONDED FIBER MATRIX		7,000	POUND	$1.50	$10,500.00	7000	$10,500.00						
83	2582.503	4" SOLID LINE MULTI COMP		140	LIN FT	$1.00	$140.00	140	$140.00						
84	2582.503	24" SOLID LINE MULTI COMP		90	LIN FT	$17.00	$1,530.00	90	$1,530.00						
85	2582.503	4" DOUBLE SOLID LINE MULTI COMP		835	LIN FT	$2.00	$1,670.00	835	$1,670.00						
86	2582.518	PAVEMENT MESSAGE MULTI COMP		15.45	SQ FT	$20.00	$309.00	15.45	$309.00						
						ESTIMATED CONTRUCTION TOTAL:	**$1,574,483.00**		**$792,119.00**		**$247,150.00**		**$147,379.00**		**$387,835.00**
						10% CONSTRUCTION CONTINGENCY:	**$157,448.30**		**$79,211.90**		**$24,715.00**		**$14,737.90**		**$38,783.50**
						TOTAL ESTIMATED CONSTRUCTION COST:	**$1,731,931.30**		**$871,330.90**		**$271,865.00**		**$162,116.90**		**$426,618.50**

NOTES:

(1) INCLUDES TOPSOIL STRIPPING AND STOCKPILING

(2) STOCKPILE LOCATION: PUBLIC WORKS, 14199 JASPER STREET NW. CONTRACTOR SHALL USE ALL AVAILABLE STOCKPILE MATERIAL BEFORE IMPORTING AGGREGATE

(3) CHIMNEY SEAL

PRELIMINARY PROPERTY ACQUISITION - ROADWAY POND OPTION 2

HY-10 RAMSEY IMPROVEMENTS
CITY PROJECT NO. 18-02
CITY OF RAMSEY, MN

BOLTON & MENK
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PARCEL	PARCEL ID	PROPERTY ADDRESS/OWNER	NEW R/W	NEW D&U	CONVERTED FROM D&U TO R/W	R/W VACATED	UNIT	UNIT PRICE	TOTAL AMOUNT
1	29-32-25-11-0010	BLOCK 1, LOT 2 - PSD, LLC		1580.0	5618.8	2758.8	SQ FT	$3.08	$13,675.20
2	29-32-25-11-0011	BLOCK 1, LOT 3 - NATIONAL GROWTH, LLC		1470.9	5604.7	2759.1	SQ FT	$3.08	$13,294.82
3	29-32-25-11-0013	14816 ARMSTRONG BLVD NW - PSD, LLC	16501.4	5000.4	660.0		SQ FT	$3.08	$68,258.34
4	29-32-25-14-0008	8050 147TH AVE NW - LEUKAM TRUSTEE JOHN	201.0				SQ FT	$3.08	$619.08

ESTIMATED PROPERTY ACQUISITION TOTAL: **$95,847.44**

TOTAL ESTIMATE CONSTRUCTION COST: **$1,731,931.30**

TOTAL ESTIMATED PROPERTY & CONSTRUCTION COST: **$1,827,778.74**

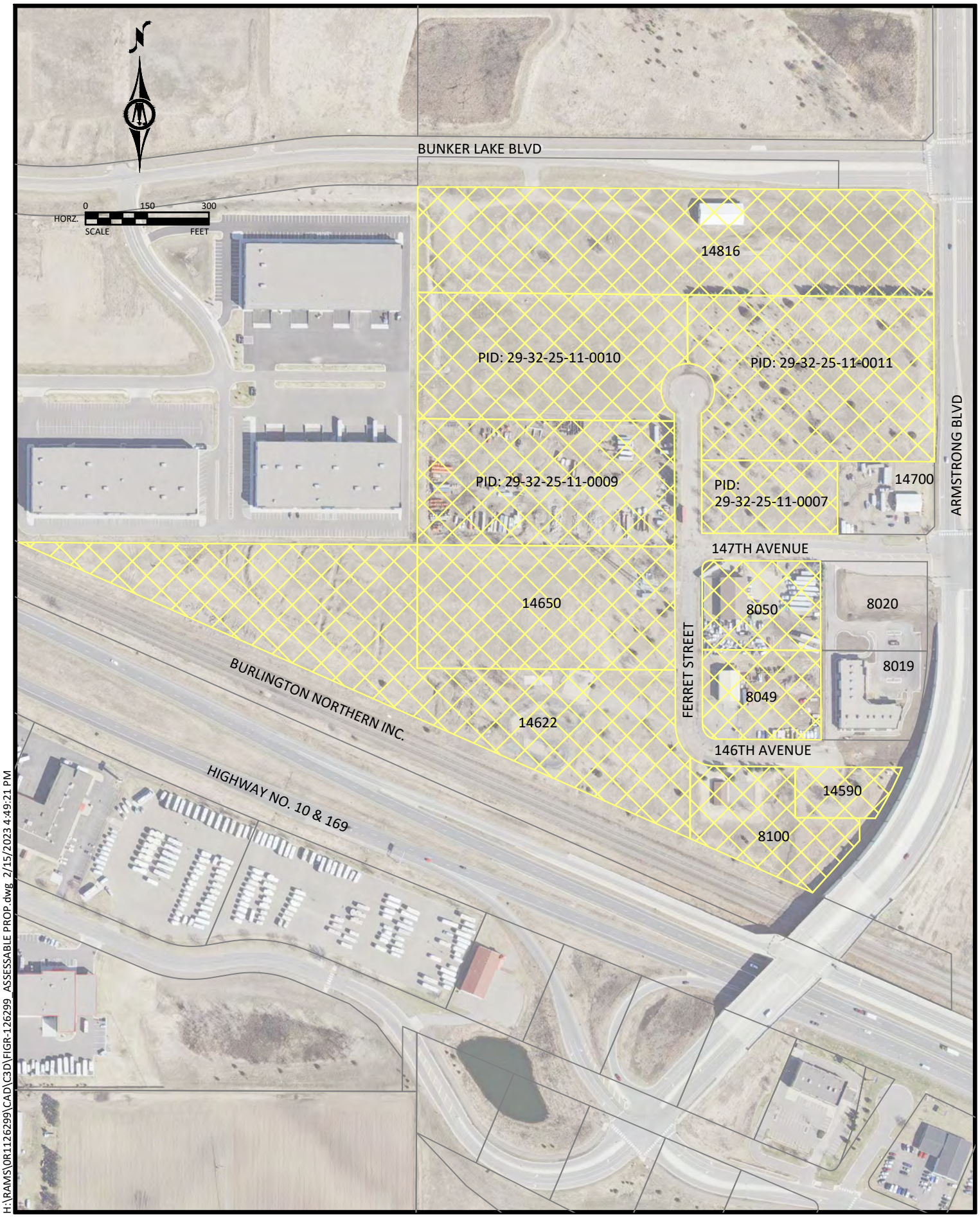
HY-10 Ramsey Improvements

City of Ramsey

Assessable Properties

February 2023

BOLTON & MENK



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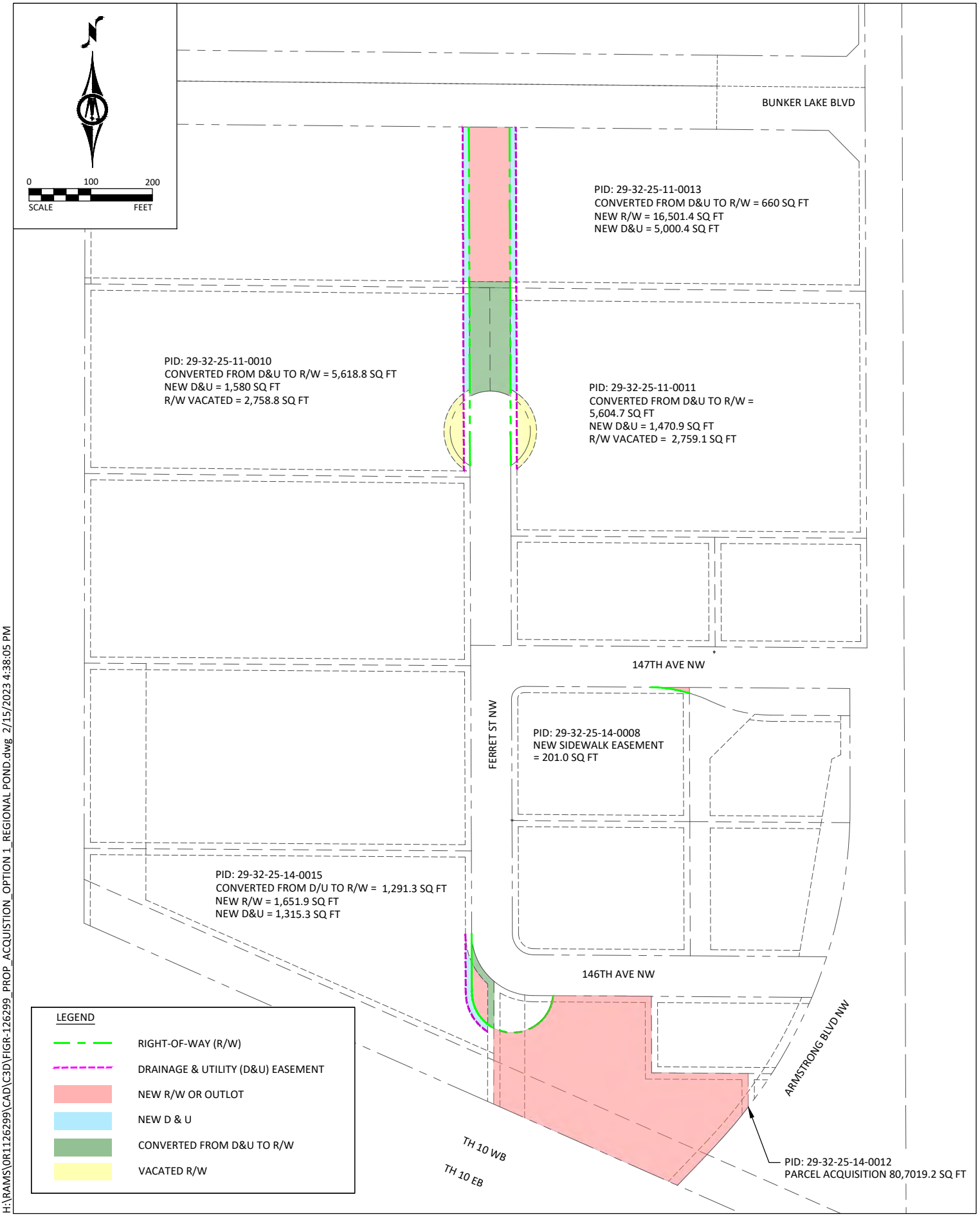
HY-10 Ramsey Improvements

City of Ramsey

Property Acquisition - Option 1

February 2023

BOLTON & MENK



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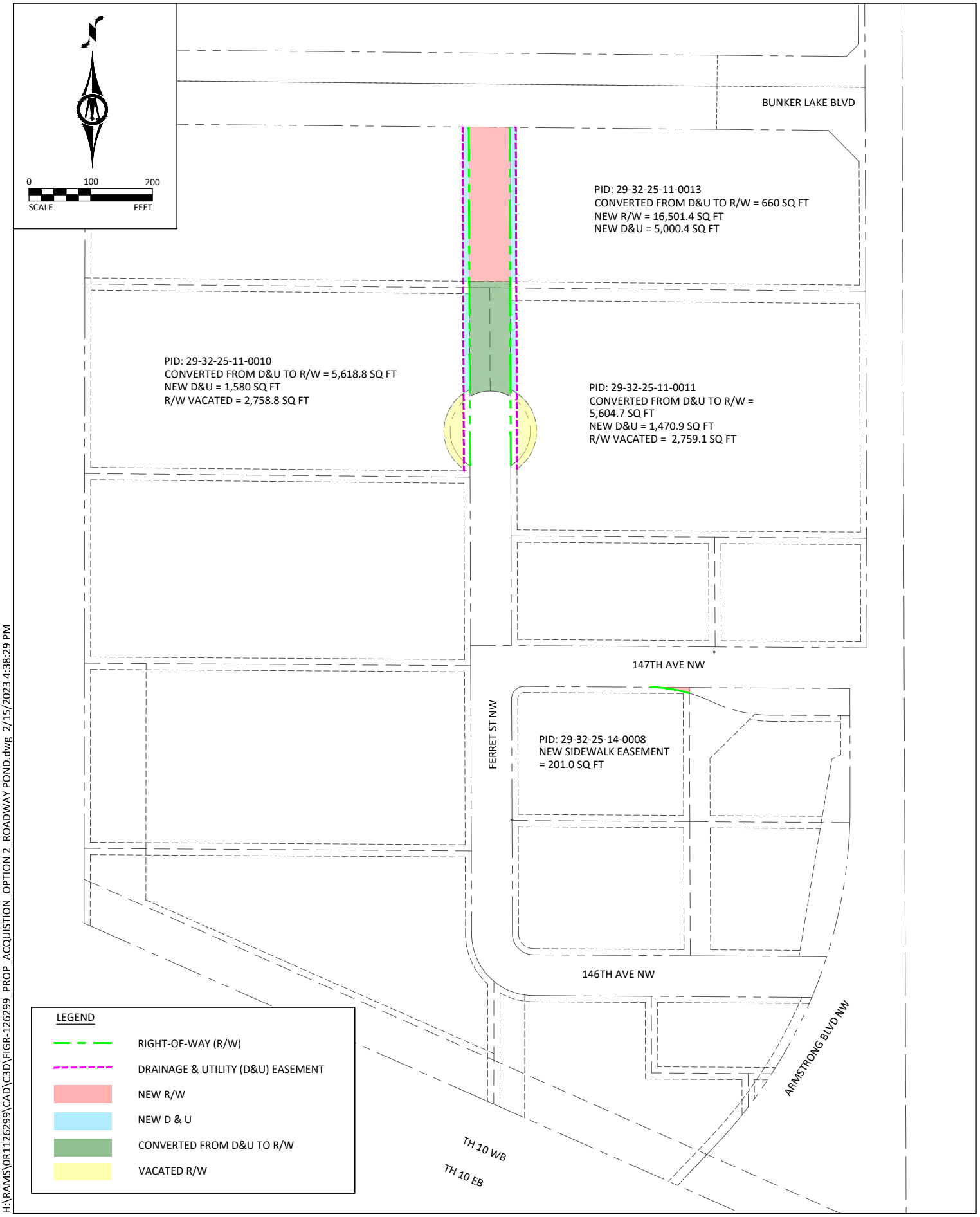
HY-10 Ramsey Improvements

City of Ramsey

Property Acquisition - Option 2

February 2023

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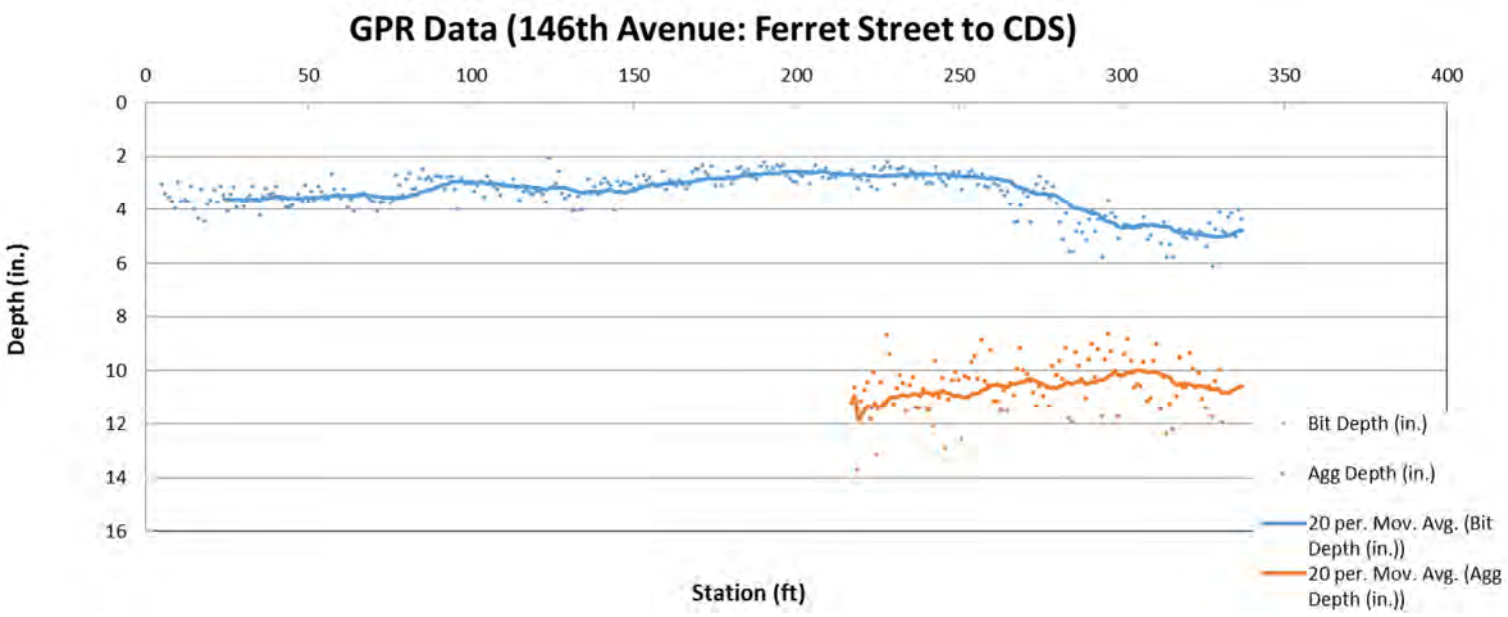


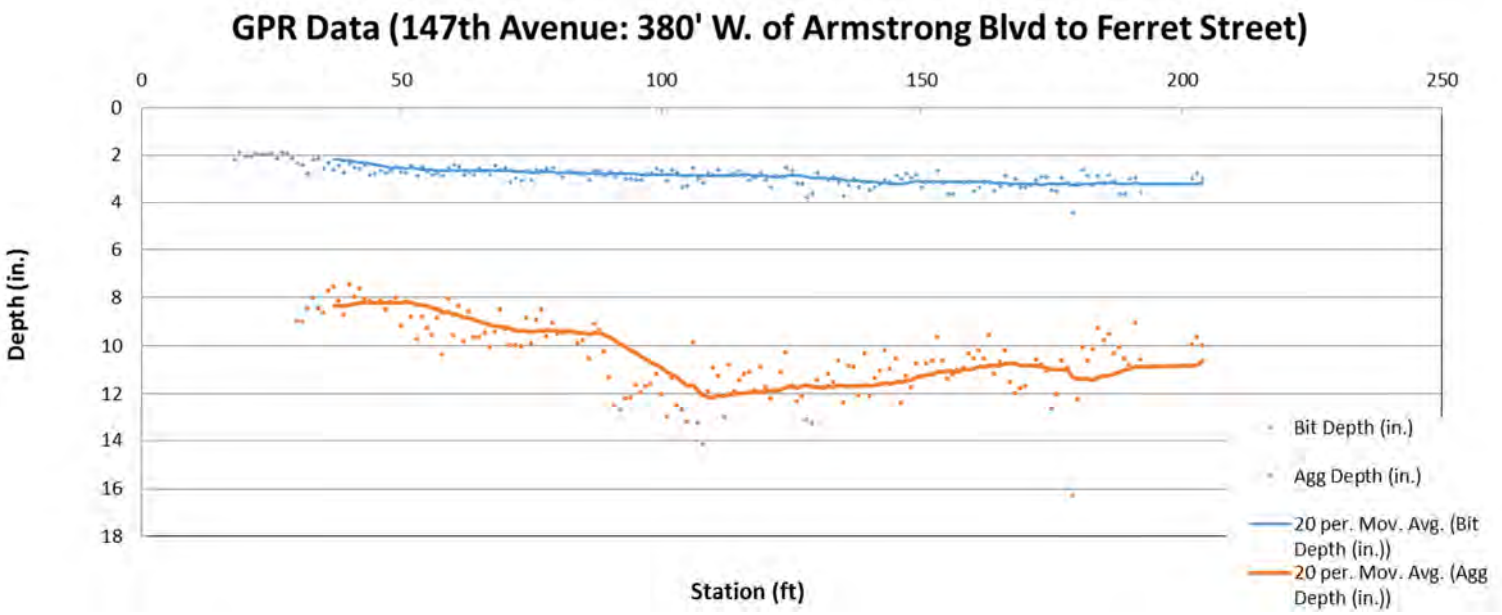
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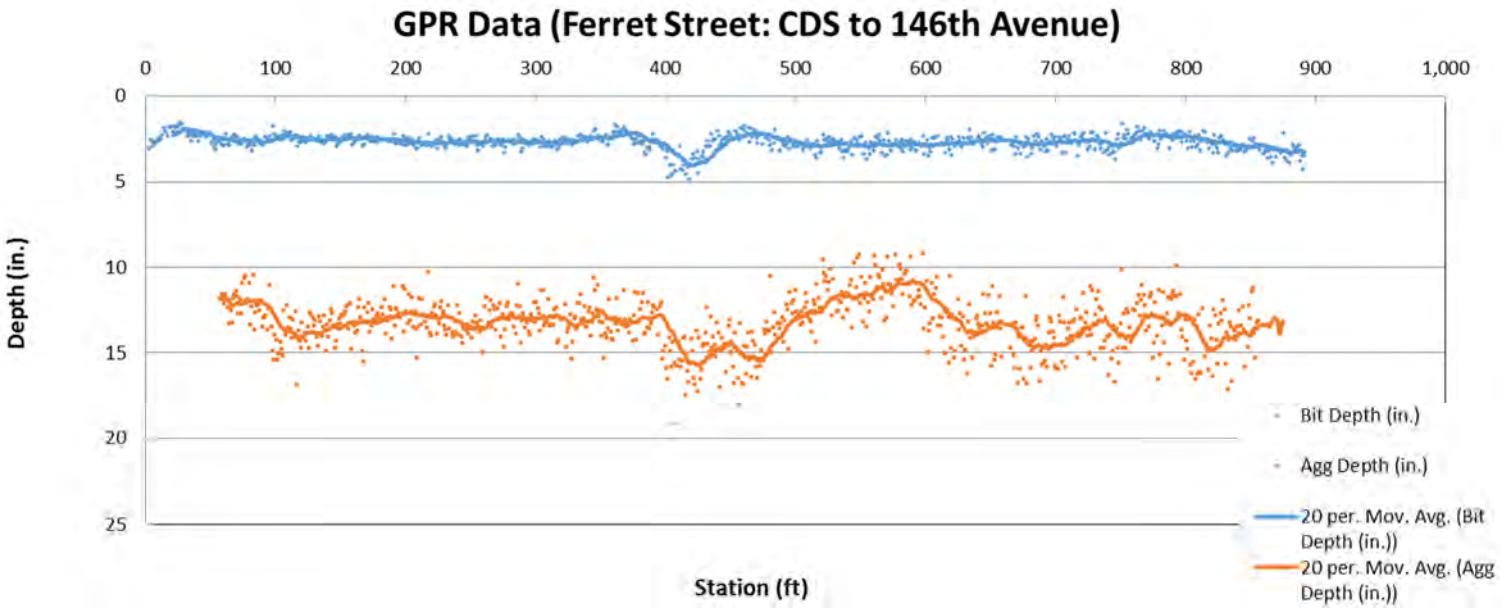
APPENDIX C

Ground Penetrating Radar (GPR) Results

HY-10 Ramsey GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Min**	**Avg**	**Location**
146th Avenue	Ferret Street / CDS	2.0	6.1	3.4	4.3	10.5	6.8	8.6	10.6	296' east of Ferret Street.
147th Avenue	380' west of Armstrong Blvd. / Ferret Street	1.9	4.5	2.9	5.0	11.9	7.6	7.5	10.5	160' east of Ferret Street.
Ferret Street	CDS / 146th Avenue	1.6	4.9	2.7	6.6	15.5	10.6	9.3	13.3	250' north of 146th Avenue
Project Summary		*1.6*	*6.1*	*2.9*	*4.3*	*15.5*	*9.7*	*7.5*	*12.6*	*147th Avenue 160' east of Ferret Street.*




GPR Data (147th Avenue: 380' W. of Armstrong Blvd to Ferret Street)
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))


GPR Data (Ferret Street: CDS to 146th Avenue)
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))

APPENDIX D

Revised HY-10 Area Traffic Analysis Memorandum
Report of Geotechnical Evaluation

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

MEMORANDUM

Date: November 17, 2022

To: City of Ramsey

From: Bryan Nemeth, P.E., PTOE

RE: HY-10 Traffic Analysis – Anoka Ramsey Athletic Association (ARAA)
City of Ramsey, MN
City Project No.: 18-02

Development Considerations

The HY-10 Area reviewed is bordered on the north by Bunker Lake Boulevard, on the south by TH 10, on the east by Armstrong Boulevard, and on the west by the ARAA site. The proposed ARAA recreation facility represents a new type of land use within this area.

A sports recreation facility has traffic peaking characteristics represented by the highest use starting in the PM peak hour and on weekends, with a high inbound and outbound volume (55% in, 45% out). This is a change from the employment district or light industrial land use which generates a higher outbound in the PM (31% in, 69% out).

The proposed ARAA facility has an area of 175,500 square feet with a support building and future expansion of 13,000 square feet. According to the ITE Trip Generation Manual (Multipurpose Recreation Facility) the site would result in approximately 675 trips during the PM peak hour.

Based on the comparison of forecasts between what was previously calculated for the HY-10 area and the currently proposed land use, there is anticipated to be no difference in trips during the AM peak, but a significant difference in the PM peak.

Bunker Lake Boulevard Improvement Considerations

Roadway Section West of the Existing Median

For Bunker Lake Boulevard, the 3-lane section west of the median (just west of Armstrong Boulevard) is still adequate, as the change in land use affects it minimally in the PM (approx. 25 trips), and even less in the AM.

Right Turn Lanes

Bunker Lake Boulevard eastbound traffic entering any of the sites south of Bunker Lake Boulevard is low; although, with the change in land use, there is a higher potential for use of an eastbound right turn lane at Ferret Street. The need for a right turn lane was reviewed based on 734 through vehicles on eastbound Bunker Lake Boulevard plus 20 vehicles turning right. The right turn lane was determined not to be needed.

For westbound traffic, the amount of traffic coming from the east and entering any of the sites on the north was reviewed:

- For the first access west of Armstrong Boulevard, we estimated 400 employees, or 180 trips entering in the AM. The right turn lane was determined to not be needed as westbound traffic is relatively low (605 vehicles or less in the AM).
- Since the first access did not need a right turn lane, accesses further west wouldn't need right turn lanes either.

Left Turn Lane

For Ferret Street, just west of the existing median, the left turn volumes are estimated to be low in the AM peak but much higher in the PM peak. The industrial traffic will come from both Hwy 10 and from the north and east. Approximately 50% of the traffic entering the area will gain access at 147th Avenue.

The traffic to and from the ARAA recreational facility is projected to come from the residential areas of the City. This indicates that the amount of traffic from Bunker Lake Boulevard is likely to be higher, 55% at the Ferret Street and Bunker Lake Boulevard access:

- 25% from Armstrong Boulevard north of Bunker Lake Boulevard,
- 5% from the west on Bunker Lake Boulevard, and
- 25% from Bunker Lake Boulevard east of Armstrong Boulevard.

The remaining 45% of the traffic is projected to use 147th Avenue:

- 5% from Hwy 10,
- 5% from 147th east of Armstrong Boulevard,
- 20% from Armstrong Boulevard north of Bunker Lake Boulevard, and
- 15% from Bunker Lake Boulevard east of Armstrong Boulevard.

A left turn lane was found to be warranted in the AM based on the following:

- Roadway Speed = 40 mph,
- Advancing Volume = 823,
- Opposing Volume = 493, and
- Left turn volume estimated to be 38.

A left turn lane was found to be warranted in the PM based on the following:

- Roadway Speed = 40 mph,
- Advancing Volume 826,
- Opposing Volume 754, and
- Left turn volume estimated to be 205.

Based on the above information, a westbound left is appropriate for the westbound Bunker Lake Boulevard traffic at Ferret Street. With the low speeds and an urban setting, but significantly higher left turn volume in the PM peak hour due to the recreational facility, a minimum length 210-foot, full-width left turn lane would be appropriate. Tapers can be at either 10:1 or 15:1. There could be need for the left turn lane to be longer based on other development changes that could occur along Ferret Street.

Ferret Street and Bunker Lake Boulevard Intersection

Separate left and right turn lanes along northbound Ferret Street at Bunker Lake Boulevard are recommended.

Recommended Studies

With the change in traffic volumes noted above, we recommend more comprehensive traffic analyses being completed at the following locations:

- Bunker Lake Boulevard /Armstrong Boulevard,
- Bunker Lake Boulevard /Ferret Street, and
- Armstrong Boulevard /147th Street.

The storage length needs at the signalized intersections in the area should be also evaluated as a part of a future traffic analysis.

Other Considerations

The land use in this area, south of Bunker Lake Boulevard and adjacent to Ferret Street, is zoned "COR" which allows a lot of flexibility. In our previous analysis, this area was considered light industrial, similar land use east of Puma Street and south of Bunker Lake Boulevard. If the HY-10 Area evolves to more commercial orientated uses with the addition of the ARAA Facility and other facilities such as the Big Adventure Academy/Daycare and Anytime Fitness, additional analysis is warranted to understand the impacts of a more intensive land use.

REPORT OF GEOTECHNICAL EXPLORATION

West Armstrong Redevelopment Area
147th Avenue NW & Ferret Street NW
Ramsey, Minnesota

AET Project No. P-0004952

Date: March 30, 2022

Prepared for:

Bolton & Menk, Inc.

Geotechnical • Materials
Forensic • Environmental
Building Technology
Petrography/Chemistry

American Engineering Testing
5548 Barthel Industrial Drive NE, Suite 550
Albertville, MN 55301
TeamAET.com • 800.792.6364

March 30, 2022

Bolton & Menk, Inc.
7533 Sunwood Drive NW
Ramsey, Minnesota 55303

Attn: Kevin Kielb, PE

RE: Geotechnical Exploration
West Armstrong Redevelopment Area
147th Avenue NW & Ferret Street NW, Ramsey, Minnesota
AET Report No. P-0004952

Dear Mr. Kielb:

American Engineering Testing, Inc. (AET) is pleased to present the results of our subsurface exploration program and geotechnical engineering review for your West Armstrong Redevelopment Area project in Ramsey, Minnesota. These services were performed according to our proposal to you dated July 28, 2021.

We are submitting one electronic (.pdf) copy of the report to you.

Please contact me if you have any questions about the report. I can also be contacted for arranging construction observation and testing services.

Sincerely,
American Engineering Testing, Inc.

Robert J. Olson, PE (MN)
Branch Manager
rolson@teamAET.com
Office: (651) 659-1316
Mobile: (763) 742-8651

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SIGNATURE PAGE

Prepared for:

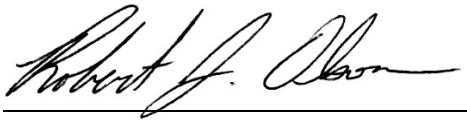
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Ramsey, Minnesota 55303

Attn: Kevin Kielb, PE

Prepared by:

American Engineering Testing, Inc.
5548 Barthel Industrial Drive NE, Suite 500
Albertville, Minnesota 55301
(651) 659-9001/www.TeamAET.com

Authored by:



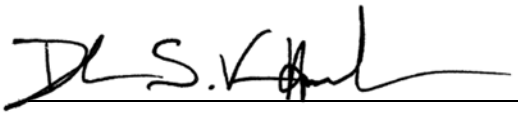
Robert J. Olson, PE (MN)
Branch Manager

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 Minnesota Statute Section 326.02 to 326.15

Name: Robert J. Olson

Date: March 30, 2022 **License #: 45023**

Reviewed by:



Derek S. Van Heuveln, PE (MN)
Senior Engineer

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TABLE OF CONTENTS

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1.0 INTRODUCTION

The city of Ramsey (City) is proposing to perform street and utility improvements in the West Armstrong Redevelopment Area in Ramsey, Minnesota. To assist planning and design, you have authorized American Engineering Testing, Inc. (AET) to conduct a subsurface exploration program at the site, conduct soil laboratory testing, and perform a geotechnical engineering review for the project. This report presents the results of the above services, and provides our engineering recommendations based on this data.

2.0 SCOPE OF SERVICES

AET's services were performed according to our proposal to you dated July 28, 2021, which you authorized on December 20, 2021. The authorized scope consists of the following.

- Drilling 3 standard penetration test borings to a depth of 14½ feet each.
- Performing soil laboratory testing.
- Performing a geotechnical engineering review based on the data and preparing this report.

These services are intended for geotechnical purposes only. The scope is not intended to explore for the presence or extent of environmental contamination in the soil or groundwater.

3.0 PROJECT INFORMATION

We understand the City is planning to reconstruct 147th Avenue NW, 146th Avenue NW, and Farret Street NW and extend Farret Street NW to the north. These improvements are located west of Armstrong Boulevard NW and south of Bunker Lake Boulevard. We understand that the project will involve reconstructing or constructing a bituminous roadway with public utilities (sewer and watermain).

The above stated information represents our understanding of the proposed construction. This information is an integral part of our engineering review. It is important that you contact us if there are changes from that described so that we can evaluate whether modifications to our recommendations are appropriate.

4.0 SUBSURFACE EXPLORATION AND TESTING

4.1 Field Exploration Program

The subsurface exploration program conducted for the project consisted of 3 standard penetration test borings. The number of borings, boring locations, and boring depths were determined by Bolton & Menk. The logs of the borings and details of the methods used appear in Appendix A. The logs contain information concerning soil layering, soil classification, geologic origins, and moisture condition. A density description or consistency is also noted for the natural soils, which is based on the standard penetration resistance (N-value).

The boring locations are shown on Figure 1 in Appendix A. The borings were located in the field by AET personnel by taping from nearby site features. Surface elevations were approximated based on the web application MnTOPO.

4.2 Laboratory Testing

The laboratory test program included water content testing and percent passing the #200 sieve tests. The test results appear in Appendix A on the individual boring logs adjacent to the samples upon which they were performed.

5.0 SITE CONDITIONS

5.1 Surface Observations

The bituminous roadway surface is in poor condition. The roadway has no curb or gravel shoulder; the shoulder area consists of grass with commercial/industrial businesses beyond the shoulder. The elevation of the roadway slopes downward from south to north with elevations from 874.8 to 869.3 feet at the boring locations. Driveways for the businesses connect to the roadway.

5.2 Subsurface Soils/Geology

The site geology consists of fill or topsoil overlying naturally deposited alluvial soils.

5.2.1 Bituminous Pavement/Fill

Bituminous pavement overlying fill or possible fill was encountered at the surface of Borings SB-2 and SB-3. The surface consisted of 2½ to 2¾ inches of bituminous pavement with approximately 8 inches of apparent gravel base. Beneath the aggregate base, silty sand and sand with silt layers encountered to depths of approximately 2 to 4 feet beneath existing grade. The sands with silt from 2 to 4 feet below grade were classified as “Coarse Alluvium or Fill” as

we were unable to determine the geologic origin from the recovered samples. We could not determine the geological origin based on the recovered samples. The fill and possible fill soils were frozen at the time of exploration. The fill is moderately slow draining and is judged to have moderate frost susceptibility.

5.2.2 Topsoil

Topsoil was encountered at the surface of Boring SB-1. The topsoil extended to a depth of about 1 foot beneath existing grade. The topsoil consists primarily of silty sand. These soils were mostly frozen to a depth of 1 foot. These soils are slow draining and highly susceptible to freeze-thaw movements. Due to the presence of vegetation, we judge these soils to be moderately compressible under structural loads.

5.2.3 Coarse Alluvium

Coarse alluvial sands exist beneath the topsoil, fill, or possible fill at all of the soil borings to the termination depths of the borings. The coarse alluvial soils consist of sands with silt and sands containing variable amounts of gravel, and could include cobbles and/or boulders. These alluvial soils range from very loose to medium dense and are judged to have moderate to moderately high strength and moderate to low compressibility under the anticipated structural loads. The sands and sands with silt are fast draining and are judged to have low susceptibility to freeze-thaw movements.

5.3 Groundwater

We encountered groundwater while drilling at Boring SB-1 at a depth of 10 feet which equated to an approximate elevation of 859.3 feet. As the borings terminated in free draining sands, we judge the measured water level to be reflective of the hydrostatic groundwater level conditions at that point in time.

Groundwater was not measured in Borings SB-2 and SB-3. Due to the borings terminating in free draining sands with silt and sands at depths/elevations near where the groundwater level was measured at Boring SB-1, we judge the water level to be below the depth explored at these boreholes at the time of exploration.

Groundwater levels fluctuate due to varying seasonal and annual rainfall and snow melt amounts, as well as other factors. The Minneapolis metro area has been in a low precipitation pattern for the last 2 years and the presently observed ground water levels may be lower than normal.

6.0 RECOMMENDATIONS

6.1 Definitions

The italicized words used in this section have specific definitions. These definitions are presented on the attached Standard Sheet entitled "Definitions Relating to Pavement Construction" or in ASTM Standards or MnDOT references.

6.2 Approach Discussion

We recommend that at a minimum the upper foot of fill be removed from beneath the proposed roadway extension and removal of the existing bituminous and aggregate base in the reconstruction portion of the project. Additional topsoil or fill may need to be removed based on the organic content of the soils or if soft or loose soils are encountered. We recommend these soils be evaluated by AET geotechnical personnel before new fill is placed. A subgrade R-value of 50 can be assumed for the anticipated subgrade.

6.3 Subgrade Preparation

To prepare the area for new roadway embankment placement, we recommend removing all existing pavement, aggregate base, and topsoil from below the roadway area. The excavation would need to include lateral oversizing to accommodate the lateral loads imposed.

The soils exposed in the subgrade excavations are likely to consist of silty sands, sands with silt, and sands. We recommend these soils be evaluated by AET geotechnical personnel before new fill is placed. If soft or unstable soils are observed, then correction should be performed as needed by subcutting and replacing the inferior soils; or by scarification, drying, and re-compaction.

Following excavation of inferior soils, new engineered fill can be placed as needed to re-attain subgrade elevation. *Suitable Grading Material* can be used as general embankment fill; except that where fill is placed over wet, unstable ground conditions or in standing water, cleaner granular soils should be used.

The fill should be placed per the requirements of MnDOT Specification 2106.3G.1 (Specified Density Method). This specification requires soils placed within the *critical subgrade zone* be compacted to a minimum of 100% of the *standard maximum dry unit weight* defined in ASTM: D698 (Standard Proctor test), at a water content 65% to 102% of the *standard optimum water content*. This water content requirement does not apply to the *sand subbase* zone. A reduced

minimum compaction level of 95% of the *standard maximum dry unit weight* can be used below the *critical subgrade zone*.

6.4 Design R-Value

Based on the subgrade preparation recommendations presented herein, the pavement section (bituminous and aggregate base layers) can be designed based on an R-value of 50.

6.5 Utilities

Based on the conditions encountered at the boring locations, we judge the inorganic soils to be suitable to provide adequate support for utility construction. If silty soils are present at the trench bottom, a 4-inch thick Granular Bedding (MnDOT Specification 3149.F) layer should be placed beneath the pipe to improve support uniformity. We also recommend the removal of any cobbles/boulders in the trench bottoms prior to utility installation. This will reduce the potential for the development of point loads on the pipe that would not be accounted for in the pipe design.

Please refer to the attached standard sheet entitled “Utility Excavation Backfilling” and “Bedding/Foundation Support of Buried Pipe” for additional details regarding utility bedding and utility backfilling.

6.5.1 Trench Backfill

The excavated non-organic soils can be used as backfill for the new utility trenches. Excavated organic soils should not be used as backfill below the roadway. Review of our borings indicates that the trench backfill will primarily consist of sands with silt and sands. These types of soils are generally not considered corrosive. We recommend that bedding be placed uniformly around the pipe to avoid having dissimilar materials touch the pipe that could set up corrosion cells. In our opinion, all metallic utilities should be coated or wrapped.

Utility trench backfill should be placed per the requirements of MnDOT Specification 2106.3G.1 (Specified Density Method). The backfill soils should be placed in a maximum lift thickness of 1 foot or less for the granular soils and 8 inches or less for the cohesive soils. This specification requires all backfill soils placed within an excavation trench be compacted to a minimum of 100% of the *standard maximum dry unit weight* defined in ASTM: D698 (Standard Proctor test). Consideration can be given to modifying the project specifications to allow for a reduced minimum compaction level of 95% of the *standard maximum dry unit weight* to be used below the *critical subgrade zone*. Backfill soils placed in the upper 3 feet of the subgrade should be compacted at a water content between 65% to 102% of the standard optimum water content.

The moisture content below the upper 3-foot zone shall be from 65% to 115% of the standard optimum water content.

7.0 CONSTRUCTION CONSIDERATIONS

7.1 Potential Difficulties

7.1.1 Runoff Water in Excavation

Water can be expected to collect in the excavation bottom during times of inclement weather or snow melt. To allow observation of the excavation bottom, to reduce the potential for soil disturbance, and to facilitate filling operations, we recommend water be removed from within the excavation during construction. Based on the soils encountered, we anticipate the groundwater can be handled with conventional sump pumping.

7.1.2 Disturbance of Soils

The on-site soils can be disturbed under construction traffic, especially if the soils are wet. If soils become disturbed, they should be subcut to the underlying undisturbed soils. The subcut soils can then be dried and recompacted back into place, or they should be removed and replaced with drier imported fill.

7.1.3 Cobbles and Boulders

The soils at this site can include cobbles and boulders. This may make excavating procedures somewhat more difficult than normal if they are encountered.

7.2 Excavation Backsloping

If excavation faces are not retained, the excavations should maintain maximum allowable slopes in accordance with *OSHA Regulations (Standards 29 CFR), Part 1926, Subpart P, "Excavations"* (can be found on www.osha.gov). Even with the required OSHA sloping, water seepage or surface runoff can potentially induce sideslope erosion or sloughing which could require slope maintenance.

7.3 Observation and Testing

The recommendations in this report are based on the subsurface conditions found at our test boring locations. Since the soil conditions can be expected to vary away from the soil boring locations, we recommend on-site observation by a geotechnical engineer/technician during construction to evaluate these potential changes. Soil density testing should also be performed on new fill placed in order to document that project specifications for compaction have been

satisfied.

8.0 ASTM STANDARDS

When we refer to an ASTM Standard in this report, we mean that our services were performed in general accordance with that standard. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

9.0 LIMITATIONS

Within the limitations of scope, budget, and schedule, we have endeavored to provide our services according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, express or implied, is intended.

Important information regarding risk management and proper use of this report is given in Appendix B entitled “Geotechnical Report Limitations and Guidelines for Use.”

DEFINITIONS RELATING TO PAVEMENT CONSTRUCTION

Top of subgrade: Grade which contacts the bottom of the aggregate base layer.

Sand subbase: Uniform thickness sand layer placed as the top of subgrade which is intended to improve the frost and drainage characteristics of the pavement system by increasing drainage of excess water in the aggregate base and subbase, by reducing and "bridging" frost heaving, and by reducing spring thaw weakening effects.

Critical subgrade zone: The subgrade portion beneath and within three vertical feet of the top of subgrade. A sand subbase, if placed, would be considered the upper portion of the critical subgrade zone.

Suitable Grading Material: Mineral soil materials, typically from the project site, excluding the following: 1) soils which have an organic content exceeding 3%, 2) cohesive soils having a Liquid Limit exceeding 50%, 3) soils which include debris, cobbles, and/or boulders, and 4) soils which are considered acceptable from an environmental standpoint. The soil must also be capable of attaining the specified compaction level at its current water content or at a water content that can be reasonably scarified, blended, and moisture conditioned to a uniform water content in order to uniformly meet compaction requirements.

Granular Material: Soils meeting MnDOT Specification 3149.2B.1. This refers to granular soils which, of the portion passing the 1" sieve, contain less than 20% by weight passing the #200 sieve.

Select Granular Material: Soils meeting MnDOT Specification 3149.2B.2. This refers to granular soils which, of the portion passing the 1" sieve, contain less than 12% by weight passing the #200 sieve.

Select Granular Material (Super Sand): Soils meeting MnDOT Specification 3149.2B.3. This material is cleaner and coarser than Select Granular Material (see specification for specific requirements).

Compaction Subcut: Construction of a uniform thickness subcut below a designated grade to provide uniformity and compaction within the subcut zone. Replacement fill can be the materials subcut, although the reused soils should be blended to a uniform soil condition, moisture conditioned as needed to meet MnDOT Specification 2105.F; and re-compacted per the Specified Density Method defined in MnDOT Specification 2105.3F.1.

Test Roll: A means of evaluating the near-surface stability of subgrade soils (usually non-granular). Suitability is determined by the depth of rutting or deflection caused by passage of heavy rubber-tired construction equipment, such as a loaded dump truck, over the test area. Yielding of less than 1" is normally considered acceptable, although engineering judgment may be applied depending on the equipment used, soil conditions present, and/or depth below final grade.

Unstable Soils: Subgrade soils which do not pass a test roll. Unstable soils typically have water content exceeding the *standard optimum water content* defined in ASTM:D698 (Standard Proctor test).

Organic Soils: Soils which have sufficient organic content such that the soils engineering properties are negatively affected (typically more than 3% organic content). These soils are usually black to dark brown in color.

UTILITY EXCAVATION BACKFILLING

GENERAL

Clayey and silty soils are often difficult to compact, as they may be naturally wet or dry, or may become wet due to ground water or runoff water during construction. Soils will need to be placed within a certain range of water (moisture) content to attain desired compaction levels. Moisture conditioning to within this range can be time consuming and labor intensive, and will require favorable weather.

The degree of compaction and the soil type used for backfill within open cut utility excavations depends on the eventual function of the overlying land surface. Details are as follows:

ROADWAYS

Where trenches are located below roadways, we recommend using inorganic fill and compacting these soils per MnDOT Specification 2105.3F1 (Specified Density Method). On MnDOT funded roads, the 2016 Specification requires 100% compaction over the entire trench depth. On non-MnDOT funded roads, we feel the specification can be relaxed to the previous version of achieving 100% of the Standard Proctor density in the upper 3-foot subgrade zone, and 95% below this depth. Note that this specification also includes moisture content range requirements which are important for proper subgrade stability.

Where available soils are wet or of poor quality, it may be possible to use the “Quality Compaction Method” (MnDOT Specification 2105.3F2) for soils below the upper 3-foot subgrade zone if you can tolerate some subsidence. However, a high level of stability is still important within the upper subgrade zone and recommend that the “Specified Density Method" be used in this upper subgrade area. We caution that if backfill soils in the lower trench area are significantly unstable, it may be difficult or even impossible to properly compact soils within the upper 3-foot subgrade zone. In this case, road subgrade stability can be improved by placing a geotextile reinforcement fabric directly over the unstable soils followed by properly drained granular fill placement.

STRUCTURAL AREAS

If fill is placed beneath or within the significant zone of influence of a structure (typically a 1:1 lateral oversize zone), the soil type and minimum compaction level will need to be evaluated on an individual basis. Because trenches result in variable fill depths over a short lateral distance, higher than normal compaction levels and/or more favorable (sandy) soil fill types may be needed. If this situation exists, it is important that special geotechnical engineering review be performed.

NON-STRUCTURAL AREAS

In grass/ditch areas, backfill soils should be placed in reasonable lift thicknesses and compacted to a minimum of 90% of the Standard Proctor density (ASTM: D698) and/or per the MnDOT “Quality Compaction Method.” If lower compaction levels are accepted, more noticeable subsidence at the surface can occur. Steep or high slopes require special consideration, and if this situation exists, it is important that special geotechnical engineering review be performed.

SPECIAL CASES

Structural retention systems are often used to reduce impacts on adjacent streets/improvements. If localized excavations/pits or annular spaces are created which need to be backfilled, it may not be possible to place and compact soils by the conventional means of backfilling. Retraction of structural systems can also leave soils loosened. Significant settlement can occur in areas where backfill cannot be compacted. If these situations are located in non-structural or non-paved areas, it may be reasonable to accept the settlements and associated follow-up maintenance in order avoid the high cost of trying to compact the soil or placing flowable lean concrete fill. However, there may be areas where fill settlement needs to be avoided, especially as the settlement will be differential from the surrounding surface, or differential from a buried structure in the case of higher piping entering the structure. Where settlement needs to be avoided, the specification should require that the contractor submit a backfill compaction plan along with the retention plan. Improper sequencing of retention system removal and backfilling of the pits could result in excessive settlement and/or lateral movement of nearby improvements.

BEDDING/FOUNDATION SUPPORT OF BURIED PIPE

GENERAL

This page addresses soil bedding and foundation support of rigid pipe, such as reinforced concrete, and flexible pipe, such as steel and plastic. This does not address selection of pipe based on loads and allowable deflections, but rather addresses the geotechnical/soil aspects of uniform pipe support. Bedding/foundation support needs relate to local conditions directly beneath and to the sides of the pipe zone, which may be influenced by soft in-situ ground conditions or by soil disturbance due to soil sensitivity or ground water. Bedding relates to granular materials placed directly beneath the bottom of the pipe (usually 4" to 6" thick), which is intended to provide increased support uniformity. We refer to foundation soils as thicker layers of sands and/or gravels (beneath the bedding zone) intended to provide increased foundation strength support, usually needed due to soft, unstable and/or waterbearing conditions.

GRANULAR BEDDING

With circular pipes, high local loads (approaching point loads) develop if pipes are placed on hard surfaces. Load distribution is improved by placing granular bedding materials beneath the pipe, which are either shaped to match the pipe bottom or are placed without compaction to allow “settling in.” The bedding should be placed in such a manner that the pipe will be at the proper elevation and slope when the pipe is laid on the bedding. Common bedding material is defined in MnDOT Specification 3149.2F, Granular Bedding. Published documents recommend rigid pipes having a diameter of 12" to 54" be placed on a bedding thickness of 4", which increases to 6" of bedding for pipe diameters ranging from 54" to 72". Beyond a 72" diameter, the bedding thickness can be equal to the pipe outside diameter divided by 12. Typically, the need for bedding under small diameter pipes (less than 12") depends on the pipe designer’s specific needs, although in obvious point loads situations (bedrock, cobbles, significant coarse gravel content), bedding is recommended. Note that bedding should also account for larger diameter bells at joints.

FOUNDATION FILL

Positive uniform strength is usually compromised in soft or unstable trench bottom conditions. In this case, deeper subcuts and foundation fill placement is needed beneath the pipe. In moderate instability conditions, improvement can likely be accomplished with a thicker bedding layer. However, in more significant instability situations, particularly where ground water is present, coarser materials may be needed to provide a stronger foundation. Thicker gravel layers can also be a favorable media from which to dewater. The following materials would be appropriate for stability improvement, with the coarser materials being appropriate for higher instability/ground water cases.

- Fine Filter Aggregate – MnDOT Specification 3149.2J
- Coarse Filter Aggregate –MnDOT Specification 3149.2H

When using a coarser material which includes significant void space, we highly recommend enveloping the entire gravel layer within a geotextile separation fabric. The gravel material includes open void space, and the fabric acts as a separator which minimizes the intrusion of fines into the open void space. If additional granular bedding sand is used above foundation gravel, the fabric would also prevent downward infiltration of bedding sand into the rock void space.

Although it is preferred to not highly compact thin granular bedding zones directly beneath the pipe center, it is desirable to compact the foundation materials to prevent more significant pipe settlement. We recommend foundation fill be compacted to a minimum of 95% of the Standard Proctor density (ASTM: D698). It is not possible to test coarse rock fill, although this material should still be well compacted/ tamped.

Often, pipes entering structures such as catch basins, lift stations, etc., enter the structure at a higher elevation than the structure bottom, and are therefore placed on the structure backfill. Fill beneath these pipes should be considered foundation fill. Depending on the flexibility of the connection design, it may be necessary to increase the minimum compaction level to reduce differential settlements, particularly with thicker fills.

SIDE FILL SUPPORT

If the pipe designer requires support from the side fill, granular bedding should also be placed along the sides of the pipe. In poor soil conditions, the sand fill may need to be placed laterally up to two pipe diameters on both sides of the pipe. With rigid pipe, compacted sand placement up to the spring line (within the haunch area) is usually sufficient. With flexible pipe, side fill should be placed and compacted at least to the top of the pipe. For positive support, it is very important to properly compact the sands within the haunch area.

Appendix A

Geotechnical Field Exploration and Testing
Boring Log Notes
Unified Soil Classification System
Figure 1 – Boring Locations
Subsurface Boring Logs

Appendix A
Geotechnical Field Exploration and Testing
Report No. P-0004952

A.1 FIELD EXPLORATION

The subsurface conditions at the site were explored by drilling and sampling three (3) standard penetration test borings. The locations of the borings appear on Figure 1, preceding the Subsurface Boring Logs in this appendix.

A.2 SAMPLING METHODS

A.2.1 Split-Spoon Samples (SS) - Calibrated to N_{60} Values

Standard penetration (split-spoon) samples were collected in general accordance with ASTM: D1586 with one primary modification. The ASTM test method consists of driving a 2-inch O.D. split-barrel sampler into the in-situ soil with a 140-pound hammer dropped from a height of 30 inches. The sampler is driven a total of 18 inches into the soil. After an initial set of 6 inches, the number of hammer blows to drive the sampler the final 12 inches is known as the standard penetration resistance or N-value. Our method uses a modified hammer weight, which is determined by measuring the system energy using a Pile Driving Analyzer (PDA) and an instrumented rod.

In the past, standard penetration N-value tests were performed using a rope and cathead for the lift and drop system. The energy transferred to the split-spoon sampler was typically limited to about 60% of its potential energy due to the friction inherent in this system. This converted energy then provides what is known as an N_{60} blow count.

The most recent drill rigs incorporate an automatic hammer lift and drop system, which has higher energy efficiency and subsequently results in lower N-values than the traditional N_{60} values. By using the PDA energy measurement equipment, we are able to determine actual energy generated by the drop hammer. With the various hammer systems available, we have found highly variable energies ranging from 55% to over 100%. Therefore, the intent of AET's hammer calibrations is to vary the hammer weight such that hammer energies lie within about 60% to 65% of the theoretical energy of a 140-pound weight falling 30 inches. The current ASTM procedure acknowledges the wide variation in N-values, stating that N-values of 100% or more have been observed. Although we have not yet determined the statistical measurement uncertainty of our calibrated method to date, we can state that the accuracy deviation of the N-values using this method is significantly better than the standard ASTM Method.

A.2.2 Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as "DS" or "SU" on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

A.2.3 Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

Determining the thickness of "topsoil" layers is usually limited, due to variations in topsoil definition, sample recovery, and other factors. Visual-manual description often relies on color for determination, and transitioning changes can account for significant variation in thickness judgment. Accordingly, the topsoil thickness presented on the logs should not be the sole basis for calculating topsoil stripping depths and volumes. If more accurate information is needed relating to thickness and topsoil quality definition, alternate methods of sample retrieval and testing should be employed.

A.3 CLASSIFICATION METHODS

Soil descriptions shown on the boring logs are based on the Unified Soil Classification (USC) system. The USC system is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil descriptions shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USC system, the descriptive terminology, and the symbols used on the boring logs.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

A.4 WATER LEVEL MEASUREMENTS

The groundwater level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

A.5 LABORATORY TEST METHODS

A.5.1 Water Content Tests

Conducted per AET Procedure 01-LAB-010, which is performed in general accordance with ASTM: D2216 and AASHTO: T265.

A.5.2 Material in Soils Finer than the #200 (75 micron) Sieve

Conducted per AET Procedure 01-LAB-060, which is performed in general conformance with ASTM: D1140.

A.6 TEST STANDARD LIMITATIONS

Field and laboratory testing is done in general conformance with the described procedures. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

A.7 SAMPLE STORAGE

Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

SAMPLING METHODS

Split-Spoon Samples (SS) - Calibrated to N_{60} Values

Standard penetration (split-spoon) samples were collected in general accordance with ASTM: D1586 with one primary modification. The ASTM test method consists of driving a 2" O.D. split-barrel sampler into the in-situ soil with a 140-pound hammer dropped from a height of 30". The sampler is driven a total of 18" into the soil. After an initial set of 6", the number of hammer blows to drive the sampler the final 12" is known as the standard penetration resistance or N-value. Our method uses a modified hammer weight, which is determined by measuring the system energy using a Pile Driving Analyzer (PDA) and an instrumented rod.

In the past, standard penetration N-value tests were performed using a rope and cathead for the lift and drop system. The energy transferred to the split-spoon sampler was typically limited to about 60% of its potential energy due to the friction inherent in this system. This converted energy then provides what is known as an N_{60} blow count.

Most of today's drill rigs incorporate an automatic hammer lift and drop system, which has higher energy efficiency and subsequently results in lower N-values than the traditional N_{60} values. By using the PDA energy measurement equipment, we are able to determine actual energy generated by the drop hammer. With the various hammer systems available, we have found highly variable energies ranging from 55% to over 100%. Therefore, the intent of AET's hammer calibrations is to vary the hammer weight such that hammer energies lie within about 60% to 65% of the theoretical energy of a 140-pound weight falling 30". The current ASTM procedure acknowledges the wide variation in N-values, stating that N-values of 100% or more have been observed. Although we have not yet determined the statistical measurement uncertainty of our calibrated method to date, we can state that the accuracy deviations of the N-values using this method are significantly better than the standard ASTM Method.

Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as "DS" or "SU" on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

CLASSIFICATION METHODS

Soil classifications shown on the boring logs are based on the Unified Soil Classification (USC) system. The USC system is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil classifications shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USC system, the descriptive terminology, and the symbols used on the boring logs.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

WATER LEVEL MEASUREMENTS

The ground water level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

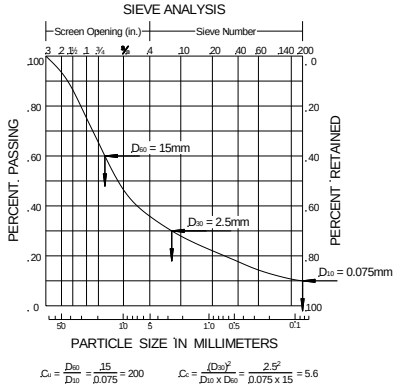
SAMPLE STORAGE

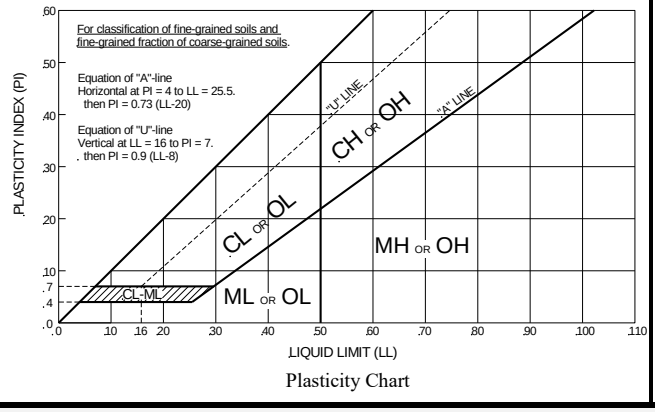
Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

UNIFIED SOIL CLASSIFICATION SYSTEM
ASTM Designations: D 2487, D2488

AMERICAN ENGINEERING TESTING, INC.

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification: Group Symbol	Soil Classification: Group Name[B]
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines[C]	Cu≥4 and 1≤Cc≤3[E]	GW	Well graded gravel[F]
			Cu<4 and/or 1>Cc>3[E]	GP	Poorly graded gravel[F]
		Gravels with Fines more than 12% fines[C]	Fines classify as ML or MH	GM	Silty gravel[F,G,H]
			Fines classify as CL or CH	GC	Clayey gravel[F,G,H]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines[D]	Cu≥6 and 1≤Cc≤3[E]	SW	Well-graded sand[I]
			Cu<6 and/or 1>Cc>3[E]	SP	Poorly-graded sand[I]
		Sands with Fines more than 12% fines[D]	Fines classify as ML or MH	SM	Silty sand[G,H,I]
			Fines classify as CL or CH	SC	Clayey sand[G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve (see Plasticity Chart below)	Silts and Clays Liquid limit less than 50	inorganic	PI>7 and plots on or above "A" line[J]	CL	Lean clay[K,L,M]
			PI<4 or plots below "A" line[J]	ML	Silt[K,L,M]
		organic	Liquid limit–oven dried / Liquid limit – not dried <0.75	OL	Organic clay[K,L,M,N] / Organic silt[K,L,M,O]
	Silts and Clays Liquid limit 50 or more	inorganic	PI plots on or above "A" line	CH	Fat clay[K,L,M]
			PI plots below "A" line	MH	Elastic silt[K,L,M]
		organic	Liquid limit–oven dried / Liquid limit – not dried <0.75	OH	Organic clay[K,L,M,P] / Organic silt[K,L,M,Q]
Highly organic soil			Primarily organic matter, dark in color, and organic in odor	PT	Peat[R]





Plasticity Chart

Notes

[A]Based on the material passing the 3-in (75-mm) sieve.
[B]If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
[C]Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
[D]Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E]$Cu = D_{60} / D_{10}$, $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F]If soil contains ≥15% sand, add "with sand" to group name.
[G]If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.
[H]If fines are organic, add "with organic fines" to group name.
[I]If soil contains ≥15% gravel, add "with gravel" to group name.
[J]If Atterberg limits plot is hatched area, soil is a CL-ML silty clay.
[K]If soil contains 15 to 29% plus No. 200 add "with sand" or "with gravel", whichever is predominant.
[L]If soil contains ≥30% plus No. 200, predominantly sand, add "sandy" to group name.
[M]If soil contains ≥30% plus No. 200, predominantly gravel, add "gravelly" to group name.
[N]PI≥4 and plots on or above "A" line.
[O]PI<4 or plots below "A" line.
[P]PI plots on or above "A" line.
[Q]PI plots below "A" line.
[R]Fiber Content description shown below.

ADDITIONAL TERMINOLOGY NOTES USED BY AET FOR SOIL IDENTIFICATION AND DESCRIPTION

Grain Size

Term	Particle Size
Boulders	Over 12"
Cobbles	3" to 12"
Gravel	#4 sieve to 3"
Sand	#200 to #4 sieve
Fines (silt & clay)	Pass #200 sieve

Gravel Percentages

Term	Percent
A Little Gravel	3% - 14%
With Gravel	15% - 29%
Gravelly	30% - 50%

Consistency of Plastic Soils

Term	N-Value, BPF
Very Soft	less than 2
Soft	2 - 4
Firm	5 - 8
Stiff	9 - 15
Very Stiff	16 - 30
Hard	Greater than 30

Relative Density of Non-Plastic Soils

Term	N-Value, BPF
Very Loose	0 - 4
Loose	5 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	Greater than 50

Moisture/Frost Condition

(MC Column)

D (Dry): Absence of moisture, dusty, dry to touch.
M (Moist): Damp, although free water not visible. Soil may still have a high water content (over "optimum").
W (Wet/ Waterbearing): Free water visible, intended to describe non-plastic soils. Waterbearing usually relates to sands and sand with silt.
F (Frozen): Soil frozen

Layering Notes

Laminations: Layers less than ½" thick of differing material or color.
Lenses: Pockets or layers greater than ½" thick of differing material or color.

Peat Description

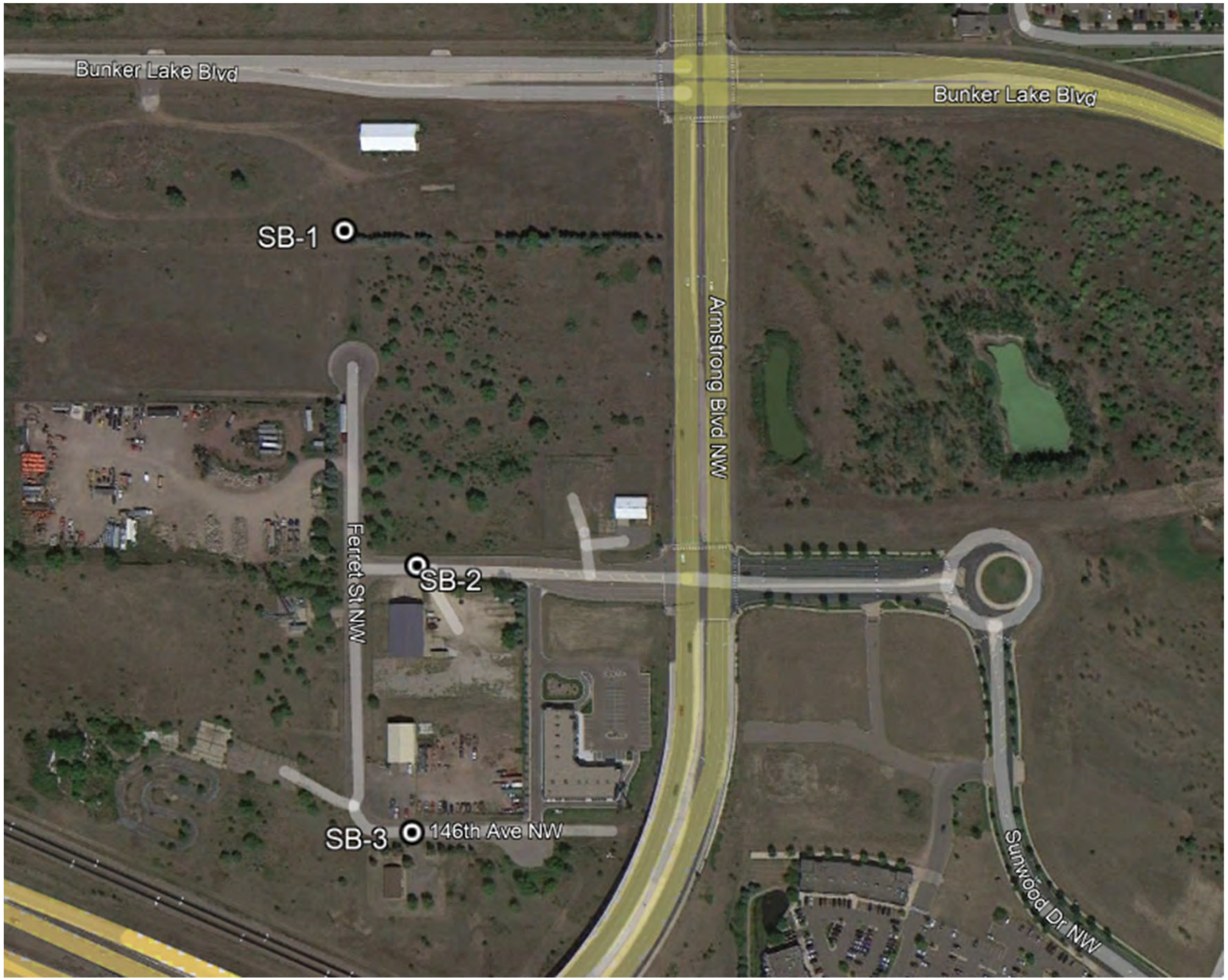
Term	Fiber Content (Visual Estimate)
Fibric Peat:	Greater than 67%
Hemic Peat:	33 – 67%
Sapric Peat:	Less than 33%

Organic Description (if no lab tests)

Soils are described as *organic*, if soil is not peat and is judged to have sufficient organic fines content to influence the Liquid Limit properties. *Slightly organic* used for borderline cases.

Root Inclusions

With roots: Judged to have sufficient quantity of roots to influence the soil properties.
Trace roots: Small roots present, but not judged to be in sufficient quantity to significantly affect soil properties.



AMERICAN ENGINEERING TESTING	**PROJECT** West Armstrong Redevelopment; Ramsey, Minnesota			**AET NO.** P-0004952
	SUBJECT Boring Locations			**DATE** March 2022
	SCALE As Shown	**DRAWN BY** RJO	**CHECKED BY** DSV	**FIGURE 1**

SUBSURFACE BORING LOG

AET No: **P-0004952** Log of Boring No. **SB- 1 (p. 1 of 1)**

Project: **West Armstrong Redevelopment Area Project; Ramsey, MN**

DEPTH IN FEET	Surface Elevation **869.3** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
1	SILTY SAND, fine to medium grained, dark brown, frozen (SM)	TOPSOIL		F/M	SU						
2	SAND, fine grained, brown, moist, loose (SP)	COARSE ALLUVIUM									
3			6	M	SS	12	4				4
4											
5	SAND WITH SILT, fine to medium grained, brown, moist, very loose, laminations of clayey sand (SP-SM)		4	M	SS	10					
6											
7	SAND, a little gravel, fine to medium grained, grayish brown, moist to about 10' then waterbearing, loose to very loose (SP)										
8			8	M	SS	12					
9											
10			7	M/W	SS	8					
11											
12											
13											
14			3	W	SS	7					
	END OF BORING										

*WD - Water level measured while drilling
*AD - Water level measured at completion of drilling

DEPTH: DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-13' 3.25" HSA	**1/12/22**	***WD**					**10.0**	
	1/12/22	***AD**		**13.0**	**7.0**		**10.5**	
BORING COMPLETED: **1/12/22**								
DR: **BR** LG: **DR** Rig: **GRD751**								

AET_CORP P-0004952 WEST ARMSTRONG REDEVELOPMENT.GPJ AET+CPT+WELL.GDT 1/18/22

SUBSURFACE BORING LOG

AET No: **P-0004952** Log of Boring No. **SB- 2 (p. 1 of 1)**

Project: **West Armstrong Redevelopment Area Project; Ramsey, MN**

Surface Elevation **872.9**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
1	2.75" Bituminous pavement 8" Aggregate base course FILL, mostly silty sand, a little gravel, brown with a little dark brown, frozen	FILL		F	SU						
2	SAND WITH SILT, a little gravel, fine grained, brown, frozen (SP-SM) (possible fill)	COARSE ALLUVIUM OR FILL		F	SU	6	3				7
4	SAND WITH SILT, fine grained, brown, moist, medium dense (SP-SM)	COARSE ALLUVIUM	14	M	SS	12					
7	SAND, a little gravel, fine to medium grained, brown, moist, loose to very loose (SP)		5	M	SS	10					
10			3	M	SS	10					
12	SAND WITH SILT, a little gravel, fine to medium grained, grayish brown, moist, loose, laminations of clayey sand (SP-SM)		6	M	SS	10					
14	**END OF BORING**										

*WD - Water level measured while drilling
*AD - Water level measured at completion of drilling

DEPTH: DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-13' 3.25" HSA	**1/12/22**	***WD**					**None**	
	1/12/22	***AD**					**None**	
BORING COMPLETED: **1/12/22**								
DR: **BR** LG: **DR** Rig: **GRD751**								

AET_CORP P-0004952 WEST ARMSTRONG REDEVELOPMENT.GPJ AET+CPT+WELL.GDT 1/18/22

SUBSURFACE BORING LOG

AET No: **P-0004952** Log of Boring No. **SB- 3 (p. 1 of 1)**

Project: **West Armstrong Redevelopment Area Project; Ramsey, MN**

DEPTH IN FEET	Surface Elevation **874.8** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	DEN	LL	PL	%-#200
1	2.5" Bituminous pavement 8" Aggregate base course FILL, mostly silty sand with gravel, dark brown, frozen	FILL		F	SU						
3	SAND WITH SILT, a little gravel, fine to medium grained, brown with a little dark brown, frozen (SP-SM) (possible fill)	COARSE ALLUVIUM OR FILL		F	SU		4				7
5	SAND, a little gravel, fine to medium grained, grayish brown, moist, loose to very loose to loose (SP)	COARSE ALLUVIUM	7	M	SS	12	3				3
8			3	M	SS	12					
10			6	M	SS	12					
13	SAND, a little gravel, fine to medium grained, brown, moist, loose, laminations of silty sand (SP)		8	M	SS	12					
14	**END OF BORING**										

*WD - Water level measured while drilling
*AD - Water level measured at completion of drilling

DEPTH: DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-13' 3.25" HSA	**1/12/22**	***WD**					**None**	
	1/12/22	***AD**					**None**	
BORING COMPLETED: **1/12/22**								
DR: **BR** LG: **DR** Rig: **GRD751**								

AET_CORP P-0004952 WEST ARMSTRONG REDEVELOPMENT.GPJ AET+CPT+WELL.GDT 1/18/22

Appendix B

Geotechnical Report Limitations and Guidelines for Use

Appendix B
Geotechnical Report Limitations and Guidelines for Use
Report No. P-0004952

B.1 REFERENCE

This appendix provides information to help you manage your risks relating to subsurface problems which are caused by construction delays, cost overruns, claims, and disputes. This information was developed and provided by GBA[1], of which, we are a member firm.

B.2 RISK MANAGEMENT INFORMATION

B.2.1 Understand the Geotechnical Engineering Services Provided for this Report

Geotechnical engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical engineering services is typically a geotechnical engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

B.2.2 Geotechnical Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client.

Likewise, geotechnical engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

1 Geoprofessional Business Association, 1300 Piccard Drive, LL14, Rockville, MD 20850
Telephone: 301/565-2733: www.geoprofessional.org, 2019

B.2.3 Read the Full Report
Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. Read and refer to the report in full.

B.2.4 You Need to Inform Your Geotechnical Engineer About Change
Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, always inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

B.2.5 Most of the "Findings" Related in This Report Are Professional Opinions
Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

B.2.6 This Report's Recommendations Are Confirmation-Dependent
The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations only after observing actual subsurface conditions exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.

B.2.7 This Report Could Be Misinterpreted
Other design professionals' misinterpretation of geotechnical engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

B.2.8 Give Constructors a Complete Report and Guidance
Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious

problems this practice has caused, include the complete geotechnical engineering report, along with any attachments or appendices, with your contract documents, but be certain to note conspicuously that you've included the material for information purposes only. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, only from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and be sure to allow enough time to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

B.2.9 Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

B.2.10 Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical engineering study. For that reason, a geotechnical engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated subsurface environmental problems have led to project failures. If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

B.2.11 Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. Geotechnical engineers are not building-envelope or mold specialists.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, February 21, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Engineer/Public Works Director Bruce Westby
Parks & Assistant Public Works Director Mark Riverblood
City Administrator Brian Hagen
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to approve the agenda, removing Item 5.1 and postponing that to the next meeting.

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

4. APPROVE MINUTES

4.01: Approve January 17, 2023 Meeting Minutes

Councilmember Musgrove noted that Brian Hagen was not present at the meeting and should be removed.

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

Regular Meeting Minutes dated January 17, 2023

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

5. COMMITTEE BUSINESS

~~5.01: Receive Presentation on CSAH 5 (Nowthen Boulevard) Corridor Traffic Study~~

Item postponed to the next meeting.

5.02: Review COR Analysis Update

City Engineer/Public Works Director Westby provided an update on the status of the COR analysis update.

Economic Development Manager Sullivan provided more information on the waterfront excavation and mass site grading of undeveloped land which could be funded through TIF. He provided more information on wetlands and potential mitigation.

Councilmember Woestehoff asked the balance of that TIF District, acknowledging that there are other eligible improvements that could be done with those funds as well.

Economic Development Manager Sullivan provided clarification on eligible and ineligible TIF expenses. He stated that the City is currently working with Ehlers to update the analysis on the TIF District and eligible balance. He hoped that work would be done before this moves forward to the City Council.

Councilmember Musgrove asked for clarification on the wetlands.

Economic Development Manager Sullivan identified the higher value wetlands that would require more mitigation efforts. He also provided additional background information on the changes made in 2016 to the wetland rules.

Councilmember Musgrove asked if the wetland marked in teal is part of the stormwater pond/area and whether that would remain in place with development.

Economic Development Manager Sullivan replied that is an incidental wetland and could be moved.

City Administrator Hagen commented that the wetlands marked in red are historic whereas the wetlands marked in blue are created/incidental and could be filled.

Economic Development Manager Sullivan provided more details on potential development, where access could be provided, and the different concepts that could be considered that would keep/eliminate different wetlands.

Councilmember Woestehoff noted that this comes down to the ultimate priorities. He stated that the waterfront is a completely worthwhile investment for this entire area and will spur more development. He stated that perhaps the fill could be moved to a site so that it is available for the developer to use in the future.

Economic Development Manager Sullivan commented that dirt piles can be stored but then there will be questions from residents if it is left for long periods of time. He stated that fill is needed in the entire area, not just the holes to bring it up to grade. He stated that there has been development interest that does not move forward because of the unknowns with the cost for fill and potential wetland impacts. He stated that the Council needs to determine how much it is willing to spend, and when that should occur in order to spur development.

Parks & Assistant Public Works Director Riverblood stated that in terms of priorities, he would think the Council would want to move all the soil that needs to be moved right away, even if they do not move forward with the infrastructure improvements because of the cost of mobilization and dewatering.

Councilmember Woestehoff agreed. He stated that if they can make investments and improvements that benefit future development, perhaps the developer is willing to invest more. He stated that he would like to see a path where the developer takes on more costs as well. He stated that if the hotel, Aldis, and the waterfront improvements are completed, that will most likely spur more development. He believed that parcel 46 will be a problem for a long time and therefore the question is whether that is left for the future.

Councilmember Musgrove referenced the scenario that the City completes the dirt work and makes parcel 46 into a development ready site, keeping wetland two, and asked if the City would be reimbursed through higher sale purchase of that property. She stated that she would support that scenario.

Economic Development Manager Sullivan commented that the road has been shifted south and therefore that creates more space for housing than previously discussed in the concept of mixed use. He stated that if the wetlands are not able to be filled that would reduce the number of housing units that could be created. He stated that there will need to be discussion as to how many housing units would be needed to make a residential development feasible.

Councilmember Woestehoff noted that it would then seem that in order to keep the wetlands in what they would assume would be residential development, it would need to be an apartment to be feasible.

Economic Development Manager Sullivan replied that it would not need to be an apartment and could be attached or detached townhomes, depending how the roads are laid out. He noted that a portion of the site could be an apartment in order to reach the number to make a project feasible.

Chairperson Riley commented that they have been waiting for the wetland delineation in order to make these decisions.

Economic Development Manager Sullivan commented that the results turned out worse than they were expecting in terms of mitigation.

Councilmember Woestehoff asked if the City sells wetland credits.

Economic Development Manager Sullivan commented that the City has 1.7 acres in banked credits available. He explained that those credits can be used for road projects to mitigate impacts as well.

City Engineer/Public Works Director Westby replied that those credits have been saved for years in anticipation of these projects.

Economic Development Manager Sullivan commented that the last time they checked, the cost per acre for wetland credits was $128,000. He stated that some of these wetland become expensive because one acre of mitigation would have a financial cost of two acres of credits. He stated that the waterfront is only going to be dug once and therefore anything the City does not do at this time will be a future cost of a developer.

Chairperson Riley asked for input on priority.

City Engineer/Public Works Director Westby provided details on the hotel project and proposed access points. He stated that the profile of Zeolite needs to be determined so that access can be properly created. He noted another site with development potential, as well as the waterfront that would require realignment of Center Street. He believed that those roadway improvements should be considered.

City Administrator Hagen stated that this study looked at this area as a whole. He noted that Veterans Drive would have the right-in/right-out created with the Highway 10 project and the remainder of the site is up to grade and is in essence shovel ready. He stated that most of the benefit would be in the western side of the COR and around the waterfront area.

Councilmember Musgrove stated that this study provides a lot of information and more tasks than could be done in one year. She asked for details on the number of priorities that could be accomplished. She agreed that if the hotel is coming in and wants to access off Zeolite, that should then be a priority. She also agreed that Center Street should be a priority because of the waterfront. She stated that if the digging and fill for parcel 46 is also included, that would be three big projects and asked if that would take multiple years.

City Administrator Hagen stated that priority one would focus on this year and TIF eligible expenses. He asked and received confirmation that the TIF funds would need to be spent by November. He stated that they should choose projects that they can complete this year before winter. He noted that the waterfront improvements would be TIF eligible.

Councilmember Musgrove stated that it would be helpful to know which expenses are TIF eligible and which ones could be completed. She noted that this is a lot of information and a lot of projects and having that additional information would help to create priorities.

Economic Development Manager Sullivan replied that any new road that will be constructed would be TIF eligible. He stated that putting utilities under the road would be TIF eligible. He noted that the majority of the expenses would be TIF eligible with the exception of park improvements and road overlays. He stated that currently the TIF will expire in November 2023 and therefore they need to focus on that work. He stated that if the TIF is extended, they could review more but would agree to focus on Zeolite and Center Street because those developers are

here now. He stated that the next process could be to develop plans and specifications for Center Street and Zeolite. He stated that they could also haul the dirt across Zeolite now, before it is constructed.

Parks & Assistant Public Works Director Riverblood commented that this is a lot of material to move and asked if it would be achievable. He noted that perhaps the grading plans could be created, and a dewatering contractor secured because that project could take about six months to complete. He stated that this would not be a small-scale dewatering project.

Councilmember Musgrove asked how long the approval process would be for wetland mitigation if the fill is moved and one or more wetlands are filled.

Economic Development Manager Sullivan commented that with the developer interest in the area, it would be helpful to hear from developers to find out more information on whether a project would be financially feasible with the wetland there. He stated that when they work through the process with a contractor, they could include some of that work as add on's because they may not have time to get through the WMO process.

Councilmember Musgrove did not recall approving credits as part of the WMO process.

City Engineer/Public Works Director Westby explained that other entities are involved in the review, but the ultimate review would be done by the WMO.

Chairperson Riley commented that it seems the priority would be to move the dirt and focus on the two roads.

Councilmember Woestehoff agreed but asked what would be feasible to complete by November as it is already February.

Economic Development Manager Sullivan replied that the street design could be completed under that TIF window to tee that project up for the next year. He noted that would keep the projects moving.

Chairperson Riley asked if there is design needed for the excavation.

Parks & Assistant Public Works Director Riverblood provided an update on the plans that are available and additional design work that would be needed, noting that it could be completed in under two months. He stated that if the wetlands are not in the initial phase, they would probably be fine with the volume.

Councilmember Musgrove asked if lot C would be filled or whether that would be a developer task.

Economic Development Manager Sullivan provided details on the hotel project, noting that the developer assumes they would bring in their own fill at this time.

Councilmember Musgrove commented that there are two areas where less fill could be needed if the City sold the dirt, or the City could use the dirt itself.

Chairperson Riley commented that it seems the priority would be excavation and moving the fill and then Zeolite and Center Street as feasible.

City Administrator Hagen asked for details on Ramsey Parkway as that is kind of a cut through and near the waterfront.

Councilmember Musgrove asked if Ramsey Parkway would be fourth on the list.

Economic Development Manager Sullivan replied that he would agree for the western arm of Ramsey Parkway and reviewed different development potential in that area.

City Administrator Hagen noted that it would be helpful for the TIF District to be extended.

Chairperson Riley asked if there has been an all staff meeting on this topic to ensure everything is being considered.

Parks & Assistant Public Works Director Riverblood confirmed that they are going to have a meeting to discuss that, and what could be completed within the TIF window.

City Administrator Hagen confirmed that once the information from the analysis is completed, they are going to have a staff meeting to determine what could be done.

Councilmember Woestehoff asked if the available TIF funding is $2,000,000 or $20,000,000 or whether there is any sense of the available balance. He stated that if the available balance is less than the cost to move the dirt, that may change his opinion.

City Administrator Hagen stated that if the goal is to have the COR pay for itself, they need to determine if that is feasible. He stated that some of the development that has come was not anticipated. He stated that the analysis will provide those more accurate numbers so they can make those decisions.

Economic Development Manager Sullivan explained that the Sapphire development did not use TIF funds and was not in the TIF projections but will generate TIF funds for the next 20 years. He stated that there are some scenarios that he provided on potential development and the impacts that would have on TIF going forward that will be included in the Ehlers presentation. He estimated between $2,000,000 and $12,000,000 that may be unallocated depending on what development is projected and what comes. He stated that if the Waterfront is excavated and the dirt is placed and that is all that could be done, that still creates 20 acres of land that could be ready for development therefore there are benefits created by only moving the dirt. He noted that also begins the Waterfront project, which is important.

Parks & Assistant Public Works Director Riverblood stated that the soil boring chart was included and shows that this dirt that would be excavated would be excellent fill, so that is a known factor.

Councilmember Musgrove asked the status of the TIF extension request to the legislature.

City Administrator Hagen stated that it is at the revisor's office with many other bills and is drafted to be an amendment rather than a new bill. He stated that if the City also has a plan and is ready to act, as they are developing, that will also help at the legislature. He stated that once they have this information, they will be requested committee hearings.

Councilmember Musgrove stated that if it would be helpful, the Council could call members of the legislature.

City Administrator Hagen summarized the priorities and next steps as confirmed by the consensus of the Committee.

Councilmember Musgrove requested more bookmarks to be inserted to make The COR Analysis document easier to navigate.

5.03: Review HY-10 Ramsey Improvements Feasibility Study

City Engineer/Public Works Director Westby reviewed the status of the HY-10 Ramsey Improvements Feasibility Study.

Councilmember Woestehoff stated that generically that makes sense. He asked if option two is cheaper because it does not include land acquisition and asked if that would connect to the driveway for the new West Armstrong Retail development.

City Engineer/Public Works Director Westby confirmed that there would be a drive access into that street.

City Administrator Hagen commented that the cul-de-sac would redo what exists today.

Councilmember Woestehoff referenced the proposed concrete walk, noting that there is very little and asked if the developers would take on additional portions along their undeveloped parcels.

City Engineer/Public Works Director Westby confirmed that to be correct.

Economic Development Manager Sullivan commented that staff wanted to ensure a connection from the ARAA dome to the COR and it was not yet determined if additional sidewalk would be needed, depending on what development occurs. He noted that there might be something planned to go along Armstrong and did not necessarily think it was planned to have sidewalks fully throughout this area.

Councilmember Woestehoff commented that he would support the sidewalk connection to the COR but also the north/south connection because of the new homes in the vicinity. He noted that perhaps kids will be biking to the dome in the summer. He confirmed the segment he would be thinking of would be along Ferret.

City Administrator Hagen noted that there is not sidewalk or trail along the south side of Bunker, and he would not want to promote a mid-walk crossing. He stated that there is trail on the east side of Armstrong, along with stoplights to allow safer pedestrian crossing. He noted that additional sidewalk could be added as it seems to make sense.

Councilmember Musgrove commented that she does support the safe crossing for pedestrians to get to the COR. She asked if the parcels are zoned commercial or COR.

City Administrator Hagen stated the east of Ferret is COR and west is E-3.

Chairperson Riley stated that the EDA discussed the ponding and asked if there would be a reason to go larger on the ponding if ARAA does not want to participate.

City Administrator Hagen stated that they looked at that extensively and the dome project was the largest component and wants to provide ponding onsite, therefore larger regional ponding would not provide the same benefit.

Chairperson Riley asked for details on assessment. He asked how the City would justify assessment for the project when it has removed assessments from other road projects.

City Engineer/Public Works Director Westby replied that the City does have a special assessment policy and the ability to assess. He noted that does not address the question of justification.

Councilmember Woestehoff stated that he does not feel it prudent for Ferret Street or 146th as it exists, but where the new road is created, that could have assessment opportunity because it is a new road being created. He also acknowledged that new extension would benefit that entire area. He stated that he most likely would not want to assess for the project.

City Engineer/Public Works Director Westby stated that right-of-way will need to be acquired to make that connection.

Councilmember Musgrove stated that she would support putting in the road and not assessing the existing properties but perhaps deferring an assessment for future development of parcels. She stated that this would be a City led project that provides value for future development.

Chairperson Riley asked if that would be possible.

City Engineer/Public Works Director Westby replied that there can be a deferred assessment and provided a past example. He stated that staff could further explore that potential.

Parks & Assistant Public Works Director Riverblood commented that if the City is trying to secure right-of-way for no cost, it would be difficult to add on a deferred assessment.

Councilmember Musgrove asked if the right-of-way would need to be purchased.

Economic Development Manager Sullivan commented that there is some easement, but not a road easement. He noted another deferred assessment situation, noting that although finance does not prefer that method, it has been used in the past.

Chairperson Riley commented that there could be some merit to the deferred assessment concept.

City Engineer/Public Works Director Westby commented that it seems there is agreement in connecting to Bunker Lake Boulevard.

Economic Development Manager Sullivan asked if the group is comfortable building the project this year.

Chairperson Riley asked if engineering could handle that task.

City Engineer/Public Works Director Westby replied that Bolton & Menk is working on the plans currently and is at 90 percent completion. He stated that plan development is being funded through the PIR fund and the funding for the road project is yet to be determined, which is why there were discussing the possibility of assessment. He stated that it seems there is consensus not to assess the current properties.

Councilmember Musgrove asked if the assessment could be used in negotiation for the purchase of right-of-way.

City Administrator Hagen confirmed that could be done, explaining that otherwise the parties would just be handing checks back and forth for the different costs.

Councilmember Musgrove stated that it would be worth it to determine what an assessment might look like and compare that to the purchase of right-of-way costs. She stated that she would be interested in seeing the full option for the project, but also narrowed down to just the new portion of the road.

Chairperson Riley stated that the City has eliminated assessments first with the franchise fee and then changing that to being on the tax roll, therefore he would feel uncomfortable assessing for the road project.

Councilmember Musgrove acknowledged that point but stated that with development the cost of roads is assessed.

Chairperson Riley stated that he could entertain the idea of assessment for the new road, but not reconstruction of the existing road.

City Administrator Hagen identified the parcels that would be assessed under that scenario because the other parcels have access to roads.

Councilmember Woestehoff stated that he would prefer to move this project forward this year to ensure people are not driving on a dirt road to reach the dome. He commented that it would be similar to his concerns for other roads leading to parks that draw outside users as that sets the tone

of a road in poor condition to access a great park. He stated that he could not imagine that the City would gain much in assessment of a few parcels and compared that to the low value that would be gained for those properties to have that access.

Councilmember Musgrove asked how the new road related to PACT and the new school being built. It was noted that PACT was not assessed for that project.

Councilmember Woestehoff stated that fixing Ferret Street is not caused by specific development as it already exists and the City is just improving it, similar to the PACT scenario.

Councilmember Musgrove asked the time and energy it would take staff to determine what an assessment would be, to determine whether that task is necessary.

Chairperson Riley asked if staff could easily decide whether or not an assessment would make sense.

City Engineer/Public Works Director Westby replied that staff could put their best effort forward as there is good data available for comparison of Sunwood Drive. He noted that staff could make an educated guess.

Economic Development Manager Sullivan commented that running sewer and water down the road increases the value of the land significantly. He stated that is being done throughout the entire area. He noted that without the utilities he would argue that the dome could not be built as it would require a large septic system without that.

City Engineer/Public Works Director Westby noted that the utilities cannot be run without redoing the road.

City Administrator Hagen noted that he would estimate the right-of-way acquisition would be very similar to the assessment cost.

Councilmember Woestehoff appreciated the thought of saying the City needs the land to build the road and uses that as a negotiation, saying that if the land is provided there would be no assessment for the project.

5.04: Recommend City Council Approval of Plans and Authorization to Advertise Bids for 2023 Crackseal Improvements

City Engineer/Public Works Director Westby reviewed the staff report and recommended City Council approval of plans and authorization to advertise bids for City Improvement Project #23-08, 2023 Crackseal Improvements.

Chairperson Riley asked if Bowers Drive is a six that is trying to limp along.

City Engineer/Public Works Director Westby replied that they did do some targeted mill and overlay last year. He stated that Bowers Drive is not currently proposed for a reconstruction or overlay.

Councilmember Musgrove asked the average number of miles done per year.

City Engineer/Public Works Director Westy replied that each year about 15 to 25 miles.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval of plans and authorization to advertise bids for City Improvement Project #23-08, 2023 Crackseal Improvements.

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

Chairperson Riley asked if a similar case would come forward for spray patching.

City Engineer/Public Works Director Westby replied that staff is currently developing the proposed plan for spray patching. He noted that a mill and overlay would be more cost-effective on some roads. He explained that spray patching does not hold up for more than one or two years.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer/Public Works Director Westby provided an update on improvement projects and other items of interest to the Committee.

Councilmember Musgrove asked if there would be value to holding several open house meetings on the same night or combining them.

City Engineer/Public Works Director Westby replied that the project details are specific to the street and therefore they would not combine them together, but they do attempt to schedule some for the same night, just at different times. He confirmed that he could provide the Council with the list of open house meetings if they would like to attend for projects within their ward.

Chairperson Riley noted that the 180th drainage issues is not on this list.

City Engineer/Public Works Director Westby stated that he spoke with the property owner last week and alerted them that once the plans are ready in one- or two-weeks staff would speak with the property owner before bringing it forward to the Committee. He noted that he will update the corridor study on the calendar and will bring that forward in March or April depending on County availability.

Councilmember Woestehoff asked if it would be feasible to add a flashing crosswalk near the elementary school.

City Engineer/Public Works Director Westby stated that he did not see that mentioned in the study presentation provided by the County.

Councilmember Woestehoff stated that many families park across the street and walk over and that will increase next year with Franklin closing and additional students being added to Ramsey Elementary.

City Engineer/Public Works Director Westby provided additional details on the elementary school segment of the road, noting that it is not well addressed but is mentioned in the CSAH 5 study.

6.02: Review Future Topics Calendar

City Engineer/Public Works Director Westby reviewed the future topics calendar.

Chairperson Riley commented that he would like to see dates added to some more items.

City Engineer/Public Works Director Westby provided additional details on the status of certain items and stated that he will assign dates when possible.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:29 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, February 28, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby (attended remotely)
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Economic Development Manager Sean Sullivan
City Attorney Fritz Knaak
Assistant City Engineer Joe Feriancek (attended remotely)
Community Development Director Stephanie Hanson
Recreation Specialist Marla Martinez-Flynn

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Acknowledge 2023 Happy Days Implementation Plan

Parks and Assistant Public Works Director Riverblood reviewed the Staff report and shared the request to begin planning for Happy Days 2023 in March including looking at replacing Staff time with contracted services.

Councilmember Woestehoff shared that he thinks this is a great idea to free up Staff time. He asked where this falls in the City's purchasing guidelines.

Parks and Assistant Public Works Director Riverblood explained that they have looked at five firms that specialize in event management and they received two quotes.

Acting Mayor Riley asked about the cost savings.

Parks and Assistant Public Works Director Riverblood explained that there would be an approximate $10,000 savings in Staff time and the company, Lucent Blue, would provide 300 hours of planning services as well as four staff for the day of the event. He stated that the other savings are offsets from decisions made.

Councilmember Musgrove shared her support and asked about the event cost reductions.

Parks and Assistant Public Works Director Riverblood explained that the golf carts are not needed anymore as there are UTVs and other vehicles owned by the City that can serve the same purpose.

Mayor Kuzma stated that the consultant may have additional ideas and asked about the plan in the event that Lucent Blue wants to increase the budget for the event.

Parks and Assistant Public Works Director Riverblood shared that they are excited to hear from a professional group on how to enhance the sponsorship incentives for the event.

Councilmember Specht asked if Recreation Specialist Martinez-Flynn would still be the head of the event and Lucent Blue would help with planning and staff hours. He stated that Recreation Specialist Martinez-Flynn does a great job.

Parks and Assistant Public Works Director Riverblood stated that Lucent Blue will be assigned to tasks that are run by Recreation Specialist Martinez-Flynn and Lucent Blue will help by offering expertise and planning time.

Acting Mayor Riley shared concern that this may head in the wrong direction. He sees that this would take away from it being a community event. He stated he would rather see more volunteers than hiring out.

Councilmember Musgrove gave her feedback on the logo designs. She asked if volunteers would still be utilized rather than it being entirely staffed by an outside organization.

Parks and Assistant Public Works Director Riverblood agreed that volunteers are useful; however, there is always a large effort to find and train volunteers. He added that Lucent Blue will be mindful of volunteer opportunities and they may have better ideas on how to attract these volunteers.

Recreation Specialist Martinez-Flynn noted that there will still be volunteers that help the day of the event. She stated that Lucent Blue will help with the preplanning where there are not volunteers for this aspect.

Councilmember Specht stated that he could support this for the upcoming year to gain ideas and knowledge that could be implemented for the future to bring the planning back in-house. He asked if the reduced Staff hours is overtime or regular paid time.

Parks and Assistant Public Works Director Riverblood stated that much of the time is overtime pay.

Councilmember Howell stated she sees the benefit of bringing in an outside party, while she would not like to lose the uniqueness of the event.

Acting Mayor Riley asked if the Happy Days Committee is being disbanded and not used.

Parks and Assistant Public Works Director Riverblood explained that this would disband the formal Happy Days Committee. He added that there was low participation from others at these meetings. He stated they would still meet with Staff and volunteers, but not schedule meetings.

Councilmember Olson agreed that this is a good thing for the upcoming year and not ongoing into the future. He asked if they just used Lucent Blue this year if the Happy Days Committee would only be disbanded this year.

Parks and Assistant Public Works Director Riverblood said yes.

Councilmember Woestehoff noted the importance that Staff is recommending this. He mentioned his past experience in running an event like this, with and without an outside company, and stated it was a lot more stressful for the staff when an outside company was not present and with the outside company, they were able to make more money with their event.

Mayor Kuzma stated that he liked the idea of a consultant helping with going out for sponsorships. He asked about contingencies for cost controls.

Parks and Assistant Public Works Director Riverblood mentioned that he expects this to come back to a work session mid-summer to update on the process and this would be the time where they would have an idea of where the budget is. He stated that it is understood with Lucent Blue that the budget is not to be exceeded.

Councilmember Musgrove asked if the Council would continue to be updated on the progress of the event.

Parks and Assistant Public Works Director Riverblood said yes.

The consensus of the Council was to move forward with Lucent Blue.

2.02: Discuss Adding New Engineering Technician II Position

City Administrator Hagen reviewed the Staff report concerning a request for adding a third inspector for sewer, road, and water work to keep this work in-house.

City Engineer/Public Works Director Westby noted that another inspection need coming up is the Highway 10 gateway project and this will create more than enough work to keep a third inspector busy.

Councilmember Specht asked if a third inspector is enough based on the estimates or if some work will still need to be contracted out.

City Administrator Hagen stated they are confident that the amount of work will keep all three inspectors busy and with a fourth there may not be enough work. He said there could be some strategic contracting that would be needed.

Mayor Kuzma mentioned that historically the City had three inspectors and in the mid- 2000s when things slowed down is when they utilized outside contracting.

City Administrator Hagen shared that Administrative Services Director Lasher noted that this was for building inspections, not engineering inspections.

Councilmember Woestehoff shared his concern of having enough work to keep three inspectors busy after a majority of the CIP projects and Highway 10 projects have been finished. He asked if benefits are included in the cost implications.

Administrative Services Director Lasher said yes.

City Engineer/Public Works Director Westby explained that they would never want to hire someone for a few years and then let them go because they are no longer needed. He said there will be a lot of work that is not currently being done. He added that there are new requirements surrounding documentation processes that will need to be done as well. He added that these inspectors also manage the erosion control. He shared his confidence in not having a slowdown of work in the future.

Administrative Services Director Lasher added that with recruiting struggles, it is beneficial to have some extra coverage.

Councilmember Musgrove asked if the costs are averages or hard numbers.

City Engineer/Public Works Director Westby stated that the numbers quoted are numbers from last year, which was a typical year.

Councilmember Musgrove asked about the need for a new vehicle.

City Engineer/Public Works Director Westby stated that if Council would like to defer the purchase of a new vehicle, they could defer this by buying a used vehicle and put the new vehicle in the budget for a later year.

Councilmember Musgrove said it may be beneficial to look at this further during strategic planning.

Acting Mayor Riley stated that this could be left up to Staff to determine the most cost effective way to proceed.

Councilmember Woestehoff agreed but shared concerns of spending money on a used truck to be replaced in a year.

The consensus of the Council was to move forward with hiring.

2.03: Review HY-10 Ramsey Improvements Feasibility Study

City Engineer/Public Works Director Westby reviewed the Staff report and provided an update on the HY-10 feasibility study.

Councilmember Specht asked about street parking for 147th Avenue on both sides.

City Engineer/Public Works Director Westby explained the layout that there is very limited parking areas on 147th Avenue.

Councilmember Woestehoff asked for clarification that the property owner is not willing to participate in the Ferret Street connection and the new plan would redo the roads to new standards.

City Engineer/Public Works Director Westby said that was correct.

Councilmember Woestehoff stated he would not be in favor of assessing anyone without the Ferret Street connection.

Councilmember Musgrove asked where traffic will move in and out of this area for the businesses and if 147th Avenue would be the main street in and out.

City Engineer/Public Works Director Westby said yes.

Councilmember Howell agreed with Councilmember Woestehoff that a special assessment would not be a good idea on this project.

Councilmember Specht asked if the fear of a special assessment affected the land owner's decision.

City Administrator Hagen said the special assessment was not part of the reasoning.

Councilmember Olson asked if there is a possibility for a change of heart down the road from the land owner.

City Engineer/Public Works Director Westby explained that the existing street could be reconstructed and in the future it could be extended by saw cutting along the edges. He said there would be minimal costs associated with that. He mentioned that they also proposed to extend the water main and loop it into Bunker Lake Boulevard. He said the water main could be extended to the end of the cul-de-sac and in the future it could be extended with the road.

Acting Mayor Riley asked if there was a utility easement across this area.

City Engineer/Public Works Director Westby said yes, across the first two properties.

Mayor Kuzma asked about the timeline of getting this project done.

City Engineer/Public Works Director Westby stated that if they moved forward today, they could get most of the project completed by September, if bids were opened on March 14th.

Mayor Kuzma asked how this impacts the sports dome if not moved forward.

City Engineer/Public Works Director Westby stated that they need the utilities for this site. He stated that something else would need to be done for the utilities and some sort of temporary paving for the street section.

Councilmember Woestehoff asked for clarification that utilities would still be extended without the Ferret Street connection.

City Engineer/Public Works Director Westby said yes.

City Administrator Hagen asked City Engineer/Public Works Director Westby to discuss doing this project in two phases to get the project done in a timely manner.

City Engineer/Public Works Director Westby said this could be an option.

Mayor Kuzma stated that he likes the idea of working this project in two phases and moving the regional pond to next year. He added he would still like to have time to discuss this with the property owner.

Acting Mayor Riley asked if he was talking about the southern pond.

Mayor Kuzma stated that the main issue seems to be with increasing parking.

City Administrator Hagen stated that some of the push back is related to the parking that should be had at a facility like this versus what was approved. He said that if the applicant were to maximize their parking they would need to benefit from regional stormwater ponding or identify underground storage capacity.

Mayor Kuzma stated that the regional ponding would be a benefit for the whole area.

City Administrator Hagen explained that three properties would benefit from this.

Councilmember Woestehoff stated that he does not think the regional pond solves the concerns of the property owner as it would only yield an additional 30 spots.

Councilmember Musgrove stated that ARAA said that they would solve their own parking and water ponding. She stated that option 2 gives them water treatment for these properties. She said she was in favor of doing stormwater ponding and going to the cul-de-sac with sewer and water.

City Administrator Hagen explained that option 1 was to have regional stormwater ponding and option 2 was to have only the road rainwater go to a pond and the private property would have to identify ponding on site. He reiterated that this project can be done in two phases, starting with option 2 and then making it into option 1 in the future.

Acting Mayor Riley stated that the roads need to be redone regardless of ARAA.

Councilmember Musgrove asked if option 2 includes the west side of 147th Avenue and 146th Avenue up to the cul-de-sac.

City Engineer/Public Works Director Westby said yes.

City Administrator Hagen stated that the long term goal is the have the connector between Ferret Street and Bunker Lake Boulevard and they will continue to work on this.

The consensus of the Council was to move forward with amended option 2 without the Ferret Street connector.

2.04: Review COR Analysis Update

City Engineer/Public Works Director Westby reviewed the staff report on the COR analysis and request for Council to provide direction on their priorities of infrastructure projects.

Acting Mayor Riley stated that Public Works met and discussed this in length.

Mayor Kuzma asked if the timeline for the TIF 14 has been extended.

City Administrator Hagen gave an update on this and stated that nothing has been decided yet. He added that there are some cities that have TIF asks that will likely be rolled together in one bill and they will likely not have an answer until the end of the session. He explained that there have been many funding sources identified and bits and pieces would come from multiple places. He noted that when looking at available funds in the Ehler's fund, this incorporates sticking to the policy that was approved in 2014. He added that this policy could be changed.

Councilmember Specht asked if the representative from Capstone could share input.

Heather Lorch, Capstone Homes, came forward and shared Capstone's interest in how the City moves forward with this land.

Councilmember Musgrove asked about the policy changes and stated that she would like to have a robust conversation concerning this. She asked who regulates the wetlands and if they can be filled without a plan of how they will be used.

City Engineer/Public Works Director Westby explained that the DNR regulates the wetlands and that a plan is required for mitigating the wetlands. He noted that this is not a quick process.

Councilmember Musgrove asked if they can be filled if there is no plan.

City Engineer/Public Works Director Westby stated that there has to be a plan that shows that they did all they could to not impact the wetland.

Councilmember Woestehoff asked about the grade changes and if the reconstruction could be deferred.

City Engineer/Public Works Director Westby stated that this would depend on the surrounding development and their needs.

Acting Mayor Riley added that this was built as a temporary road.

City Administrator Hagen explained that there is about $5,700,000 to maximize this district and that the question is how much does the City want to or be able to spend by the end of November 2023. He stated that wetland mitigation is likely not realistic. He reviewed other options that were discussed at the Public Works meeting.

RECESS AND RECONVENE

Acting Mayor Riley recessed the Work Session at 6:55 p.m. to Regular Session.

The Work Session reconvened at 7:21 p.m.

2.04: Review COR Analysis Update - continued

City Administrator Hagen reintroduced the discussion of spending TIF revenue that can be generated through 2040 for future development and how much money can be spent in this construction year.

Councilmember Woestehoff asked to see the list of the projects and their dollar values.

Acting Mayor Riley noted what Public Works had recommended.

City Administrator Hagen asked if this included wetland mitigation.

City Engineer/Public Works Director Westby said no.

City Administrator Hagen asked if this includes clearing or trees.

City Engineer/Public Works Director Westby said yes.

Councilmember Olson asked for clarification on the wetland areas in red on the map and if it only applies to the areas that need the mitigation and they can proceed with the blue areas on the map.

City Engineer/Public Works Director Westby said that was correct.

Councilmember Specht asked if the mitigation prevents Capstone from wanting to develop in this area.

City Administrator Hagen explained that if the mitigation was not done now this would be put on a future developer to either design around it or go through the process on their own. He stated that the mitigation affects the cost the land is sold for.

Acting Mayor Riley stated that this is new information about these wetlands which has impacted this discussion.

Councilmember Olson asked if this changes the plan or the timing of the excavation for the pond.

Acting Mayor Riley explained that it can be spread around in the areas that are not labeled in red on the map.

Councilmember Specht asked if they are looking at what parcels to work on first.

Acting Mayor Riley stated that this all needs to be done at once.

Councilmember Musgrove shared that Public Works discussed that in Area C, the developer would be doing some of the landscaping which would reduce the need for excavation and moving of dirt to this area.

Economic Development Manager Sullivan reviewed this and shared that Hilton will be having to bring the dirt in early and they will likely want to place dirt on their own site. He stated this will reduce the costs as they will not need to pay for the removal of trees and compacting soil. He explained the costs and work associated with the other areas of the site.

Acting Mayor Riley stated that Public Works focused on the timing of these projects.

Economic Development Manager Sullivan noted that there has been interest on this site from multiple areas and they have asked these developers to hold off while they deal with the wetlands. He added that once this is approved they would like to engage developers right away in this area to see where the dirt may be placed. He stated it is more difficult to go after natural wetland areas.

Acting Mayor Riley noted that Area D has a small wetland area in red that they would definitely want to mitigate.

Councilmember Musgrove asked for more information on the dollars given for the roads and if it just includes the design or the roads themselves.

City Engineer/Public Works Director Westby stated that this is for the entire project cost.

Councilmember Musgrove asked if they think they can get down with just the designs this year or also the roads.

City Engineer/Public Works Director Westby said it depends on the segment that they are looking at and how much work is needed for the construction. He said they could definitely get design work done but physical work depends on the segment.

Councilmember Musgrove suggested making the fill the first priority and the design of the roads the second priority.

Councilmember Specht asked about the interest in different areas of the land.

Economic Development Manager Sullivan reviewed the interest in Parcel 46.

Councilmember Woestehoff agreed that the fill and design should be the first two priorities. He said he would be more ready to invest in Areas D and E rather than A. He thinks that the focus should be on C, D, and E as well as the waterfront with the short timeline.

Economic Development Manager Sullivan explained that Area A has lots of interest so he would recommend engaging the interested parties soon to get the projects started to know what needs to happen with the fill.

Councilmember Musgrove asked about the purchase agreement in Area D and if that includes the City filling the dirt and doing the road.

Economic Development Manager Sullivan stated that Area D does not have as much trouble with fill and he anticipates that the developer would incur these costs.

Councilmember Specht agreed to get the interested parties involved.

Economic Development Manager Sullivan said the interested parties have been very patient.

Councilmember Olson agreed that getting developers involved is a good direction.

Mayor Kuzma stated that he is in favor of making the movement of dirt the priority.

The Council agreed that the movement of dirt was the first priority.

City Administrator Hagen reiterated that the costs need to be incurred by the end of November 2023; however, if the legislation passes, this would extend the deadline to the end of 2026. He said this would give more time, not more money. He stated that $34,000,000 has been incurred to this point. He explained that the grading, excavating, and design plans are more than the $5,700,000 that they are looking to spend.

Acting Mayor Riley asked about changing the policy and the City reimbursing themselves for money already spent.

Economic Development Manager Sullivan added that getting the wetland sites ready for development could help expedite the speed in which development can move forward. He stated that the order of priorities seems fitting to move things along. He asked if the Council would like to see multiple plans from multiple developers in work sessions.

Councilmember Musgrove asked if the developers were interested in Lot A, C, or the area between the two.

Economic Development Manager Sullivan explained that the line share of Lot A is for some sort of single family housing. He stated that between A and C is in limbo as there was an apartment complex looking at this site but they decided that they were interested in a larger site. He said that having the developers come to a work session would help give the Council direction on the route they would like to go.

Councilmember Specht asked if there was still a pause for the apartments.

City Administrator Hagen shared that the City is currently sending this message when developers call.

Economic Development Manager Sullivan added that they are not trying to solicit apartment buildings on these parcels. He reiterated the message that they have been giving to developers interested in the site.

Councilmember Woestehoff said it would be great to see the developers come forward to a work session to help with the discussion. He shared that the Planning Commission has been discussing rezoning, and the discussion has included this area.

Economic Development Manager Sullivan shared that there is enough information that they can share information with the developers so that they know what to expect to help make their decision. He mentioned that instead of having developers come to a work session and share their ideas to have the developers submit plans to the Staff and they can discuss with Council at a meeting.

City Administrator Hagen explained that the whole process to begin construction will take a long time and the 2023 construction window has likely already passed.

Councilmember Musgrove stated that she is interested in hearing from the developers to see their plans.

Economic Development Manager Sullivan said that Lot A and C would need a lot of discussion especially if changing zoning is involved.

Councilmember Woestehoff asked how big Lot B is. He asked if it would be possible to mitigate the wetlands by putting the waterfront on Lot A and fill Lot B.

Economic Development Manager Sullivan said this cannot be done as mitigating on site is no longer allowed.

Councilmember Woestehoff noted that it would be easier to integrate the wetland if Lot A is a park.

Parks and Assistant Public Works Director Riverblood stated that the apartment owner would not be happy with this. He added that if the park is next to Armstrong and Bunker Lake, sound could be an issue.

Economic Development Manager Sullivan added that if the waterfront is incorporated into Lot A there will be no beach. He said that if it is moved it will limit the potential of the waterfront.

Parks and Assistant Public Works Director Riverblood stated that they are looking at a 24 foot water column and are hoping to have fish in the water. He noted that the water column depth does not have sunlight penetration and therefore does not have the aquatic plants that contribute to algae. He said that if the depth was built around the wetland they would have to maintain slopes and the six foot depth of the wetland which would move away from the aesthetic goals.

Councilmember Howell stated that this will have a huge impact on the taxpayers and she does not think that they owe it to the apartment building for the splash pad area to be in the exact location that they want and the City should do what is best for all of the residents.

There was a consensus of the Council.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

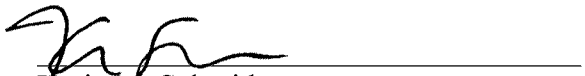
5. ADJOURNMENT

The Work Session of the City Council was adjourned at 8:05 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:



Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

HY-10 RAMSEY IMPROVEMENTS

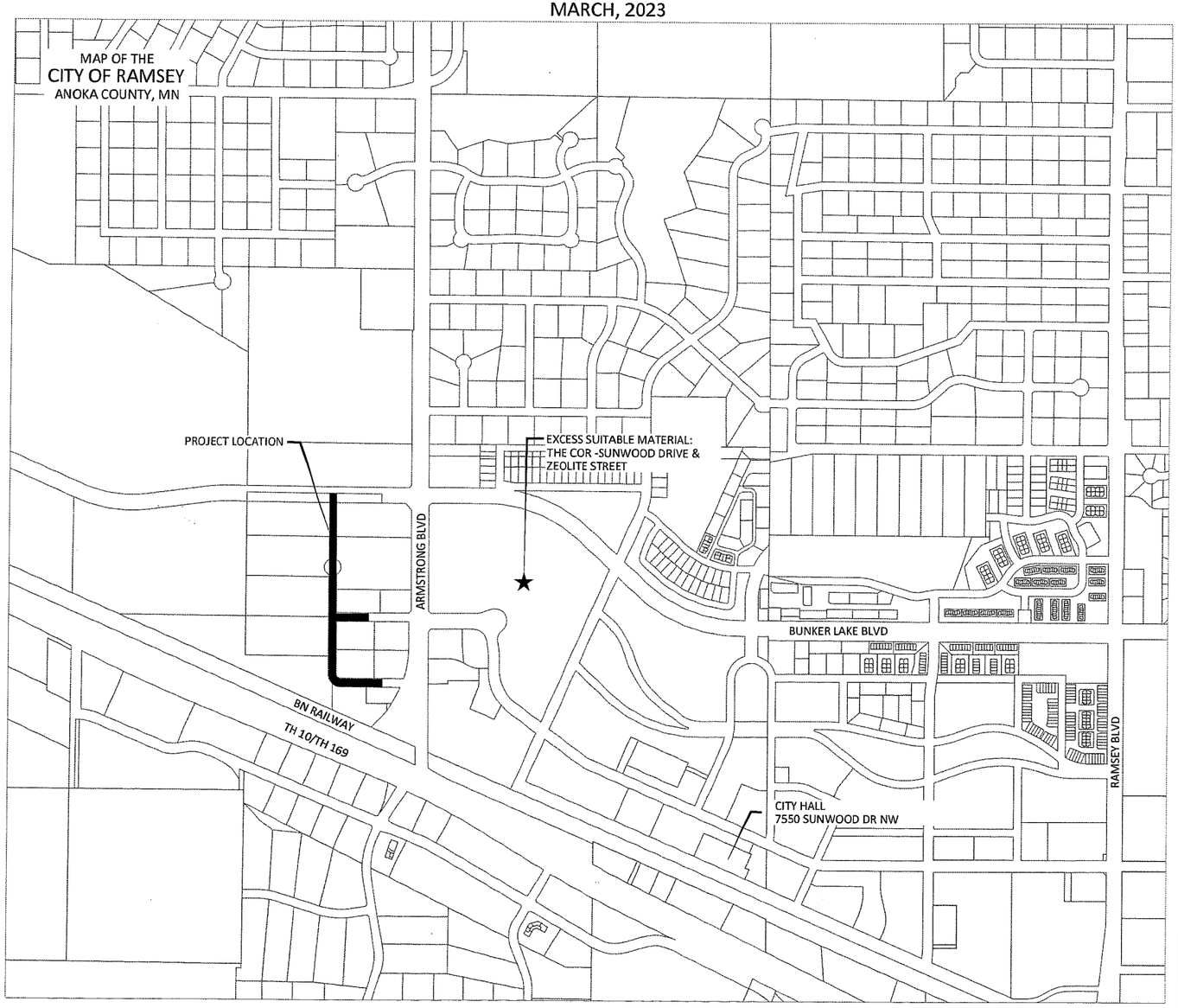
GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, CONCRETE CURB & GUTTER, ADA IMPROVEMENTS, STORM SEWER, SANITARY SEWER, WATERMAIN, EROSION AND SEDIMENT CONTROL
CITY IMPROVEMENT PROJECT 23-12
MARCH, 2023

RESOURCE LIST

CITY OF RAMSEY

City Hall
7550 Sunwood Drive NW.
Ramsey, MN 55303

AGGREGATE STOCKPILE SITE:
RAMSEY PUBLIC WORKS, 14199 JASPER STREET NE



SHEET NUMBER	SHEET TITLE
1 - 2	TITLE SHEET, LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
4	TYPICAL SECTIONS
5 - 9	CONSTRUCTION DETAILS
10 - 13	EXISTING CONDITIONS & REMOVALS
14 - 17	EROSION CONTROL & TURF RESTORATION
18 - 20	STORM WATER POLLUTION PREVENTION PLAN
21 - 25	WATERMAIN & SANITARY SEWER - PLAN & PROFILE
26 - 32	STORM SEWER & STREET - PLAN & PROFILE
33	STORM LEADS
34 - 35	INTERSECTION DETAILS
36 - 38	SIGNING & STRIPING
39 - 43	CROSS SECTIONS

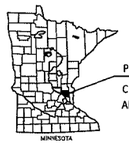
THIS PLAN SET CONTAINS 43 SHEETS.

N

0 600 1200
SCALE FEET

SCALES

PLAN 0' 50'
PROFILE 0' 50' HORIZ. 0' 5' VERT.
INDEX MAP 0' 600'



PROJECT LOCATION
CITY OF RAMSEY
ANOKA COUNTY, MN

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.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY 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."

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.

ZACHARY F. LINGL, P.E REG. NO. 56344 DATE: 03/20/2023

REVIEWED & APPROVED CITY ENGINEER DATE: 3/21/23

BM=870.29
TNH
STATION 702+96 - 872' LT
FERRET STREET & BUNKER
LAKE BLVD, SE DITCH

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-12

NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
TITLE SHEET

SHEET 1 OF 43

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EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT ON POLE
- LIGHT-GROUND
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POLE-BRACE
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

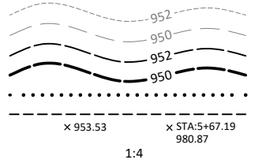
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- GRAVEL
- CONCRETE

EXISTING PRIVATE UTILITY LINES

NOTE:
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- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

BOLTON & MENK
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RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
ZFL	1	ADD 1	04/07/2023
DRAWN			
TJH			
CHECKED			
KPK			
CLIENT PROJ. NO.			
23-12			

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
LEGEND

SHEET 2 OF 43

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MnDOT SPEC NO.	ITEM DESCRIPTION	NOTES	UNIT	TOTAL	CITY PROJECT 23-12			
						ROADWAY	STORM SEWER	SANITARY SEWER	WATERMAIN
1	2021.501	MOBILIZATION		LUMP SUM	1	0.50	0.16	0.10	0.24
2	2101.502	CLEARING		EACH	43	43			
3	2101.502	GRUBBING		EACH	43	43			
4	2101.505	CLEARING		ACRE	0.10	0.10			
5	2101.505	GRUBBING		ACRE	0.10	0.10			
6	2102.503	PAVEMENT MARKING REMOVAL		LIN FT	1090	1090			
7	2104.502	SALVAGE MAIL BOX & SUPPORT		EACH	1	1			
8	2104.502	SALVAGE SIGN		EACH	3	3			
9	2104.502	REMOVE SIGN		EACH	1	1			
10	2104.502	REMOVE CASTING		EACH	2		2		
11	2104.502	REMOVE MISCELLANEOUS STRUCTURE (ABANDONED WELL)		EACH	8	8			
12	2104.502	REMOVE SEPTIC SYSTEM		EACH	1	1			
13	2104.502	REMOVE GATE VALVE & BOX		EACH	1				1
14	2104.503	REMOVE PIPE SEWERS		LIN FT	12		12		
15	2104.503	REMOVE FENCE		LIN FT	230	230			
16	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	940	940			
17	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	390	390			
18	2104.503	REMOVE CURB AND GUTTER		LIN FT	900	900			
19	2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	865	865			
20	2104.504	REMOVE CONCRETE PAVEMENT		SQ YD	840	840			
21	2105.601	DEWATERING		LUMP SUM	1				1
22	2106.507	EXCAVATION - COMMON (EV)	(P) (1)	CU YD	2625	2625			
23	2106.507	EXCAVATION - CHANNEL AND POND	(P) (1)	CU YD	4992		4992		
24	2106.507	EXCAVATION - SUBGRADE (EV)		CU YD	200	200			
25	2106.507	STABILIZING AGGREGATE (CV)		CU YD	200	200			
26	2106.507	COMMON EMBANKMENT (CV)	(P)	CU YD	3131	3131			
27	2106.607	HAUL AND STOCKPILE BITUMINOUS MATERIAL	(P) (2)	CU YD	2050	2050			
28	2112.519	SUBGRADE PREPARATION		ROAD ST	24	24			
29	2118.507	AGGREGATE SURFACING (CV) CLASS 2		CU YD	20	20			
30	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		HOUR	20	20			
31	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED	(2)	CU YD	820	820			
32	2211.607	AGGREGATE BASE (CV) FROM STOCKPILE	(2)	CU YD	2050	2050			
33	2215.504	FULL DEPTH RECLAMATION (10")		SQ YD	7350	7350			
34	2231.604	BITUMINOUS PATCH SPECIAL (DRIVEWAY)		SQ YD	20	20			
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		TON	1160	1160			
36	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)		TON	120	120			
37	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		TON	1460	1460			
38	2501.502	22" SPAN RC PIPE-ARCH APRON		EACH	2		2		
39	2501.502	15" RC PIPE APRON		EACH	1		1		
40	2501.502	18" RC PIPE APRON		EACH	2		2		
41	2501.502	27" RC PIPE APRON		EACH	1		1		
42	2501.602	TRASH GUARD FOR 15" PIPE APRON		EACH	1		1		
43	2501.602	TRASH GUARD FOR 18" PIPE APRON		EACH	2		2		
44	2501.602	TRASH GUARD FOR 27" PIPE APRON		EACH	1		1		
45	2501.602	TRASH GUARD FOR 22" SPAN PIPE APRON		EACH	2		2		
46	2503.503	22" SPAN RC PIPE-ARCH CULV CL IVA		LIN FT	83		83		
47	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V		LIN FT	610		610		
48	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V		LIN FT	50		50		
49	2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III		LIN FT	750		750		
50	2503.503	27" RC PIPE SEWER DESIGN 3006 CLASS III		LIN FT	165		165		
51	2503.503	8" PVC PIPE SEWER		LIN FT	1831			1831	
52	2503.602	8" PIPE PLUG		EACH	12			12	
53	2503.602	CONNECT TO EXISTING SANITARY SEWER (CORE & BOOT)		EACH	1			1	
54	2504.602	CLEAN & TELEVISE PIPE SEWER		LIN FT	1831			1831	
55	2504.602	4" INSULATION		SQ YD	385			385	
56	2504.602	CONNECT TO EXISTING WATER MAIN		EACH	3				3
57	2504.602	6" GATE VALVE & BOX		EACH	6				6
58	2504.602	8" GATE VALVE & BOX		EACH	11				11
59	2504.602	12" GATE VALVE & BOX		EACH	5				5
60	2504.602	16"X12" WET TAP		EACH	1				1
61	2504.602	HYDRANT		EACH	6				6
62	2504.602	RELOCATE HYDRANT		EACH	1				1
63	2504.603	6" WATERMAIN DUCTILE IRON CL 53		LIN FT	95				95
64	2504.603	8" WATERMAIN DUCTILE IRON CL 52		LIN FT	355				355
65	2504.603	12" WATERMAIN DUCTILE IRON CL 52		LIN FT	1865				1865
66	2504.608	WATERMAIN FITTINGS		POUND	2900				2900
67	2506.502	CASTING ASSEMBLY (SANITARY SEWER)		EACH	7			7	
68	2506.502	CASTING ASSEMBLY (STORM SEWER)		EACH	15		15		
69	2506.502	ADJUST FRAME & RING CASTING		EACH	1	1			
70	2506.503	CONSTRUCT SANITARY SEWER MANHOLE		LIN FT	62			62	
71	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		LIN FT	12		12		
72	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		LIN FT	19		19		
73	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020		LIN FT	29		29		
74	2511.507	RANDOM RIPRAP CL III		CU YD	40		40		
75	2506.602	SEAL MANHOLE	(4)	EACH	7			7	
76	2521.514	4" CONCRETE WALK		SQ FT	4450	4450			
77	2521.514	6" CONCRETE WALK		SQ FT	130	130			
78	2531.503	CONCRETE CURB AND GUTTER DESIGN B612		LIN FT	55	55			
79	2531.503	CONCRETE CURB AND GUTTER DESIGN B618		LIN FT	4230	4230			
80	2531.504	4" CONCRETE MEDIAN		SQ YD	180	180			
81	2531.504	8" CONCRETE DRIVEWAY PAVEMENT		SQ YD	390	390			
82	2531.602	CONCRETE MEDIAN NOSE-SPECIAL		EACH	1	1			
83	2531.618	TRUNCATED DOMES		SQ FT	30	30			
84	2540.602	INSTALL MAIL BOX & SUPPORT		EACH	1	1			
85	2563.601	TRAFFIC CONTROL		LUMP SUM	1	0.50	0.16	0.10	0.24
86	2571.502	CONIFEROUS TREE 6' HT B&B		EACH	9	9			
87	2572.503	TEMPORARY FENCE		LIN FT	1900	1900			
88	2573.501	STABILIZED CONSTRUCTION EXIT		LUMP SUM	1	1			
89	2573.502	STORM DRAIN INLET PROTECTION		EACH	12	12			
90	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER		LIN FT	1000	1000			
91	2574.505	FERTILIZER TYPE 3		POUND	1080	1080			
92	2574.507	COMMON TOPSOIL BORROW		CU YD	500	500			
93	2575.504	ROLLED EROSION PREVENTION CATEGORY 20		SQ YD	6890	6890			
94	2575.505	SEEDING		ACRE	3.6	3.6			
95	2575.508	RAPID STABILIZATION METHOD 2		ACRE	1	1			
96	2575.508	SEED MIXTURE 25-121		POUND	340	340			
97	2575.508	SEED MIXTURE 35-241		POUND	200	200			
98	2575.508	HYDRAULIC BONDED FIBER MATRIX		POUND	12600	12600			
99	2582.503	4" SOLID LINE MULTI COMP		LIN FT	2440	2440			
100	2582.503	4" DOUBLE SOLID LINE MULTI COMP		LIN FT	2190	2190			
101	2582.503	24" SOLID LINE MULTI COMP		LIN FT	200	200			
102	2582.518	CROSSWALK MULTI COMP		SQ FT	130	130			
103	2582.518	PAVEMENT MESSAGE MULTI COMP		SQ FT	220	220			

NOTES:
(1) INCLUDES TOPSOIL STRIPPING AND STOCKPILING
(2) STOCKPILE LOCATION: PUBLIC WORKS, 14199 JASPER STREET NW. CONTRACTOR SHALL USE ALL AVAILABLE STOCKPILE MATERIAL BEFORE IMPORTING AGGREGATE
(3) BUNKER LAKE BOULEVARD PAVEMENT

EARTHWORK SUMMARY - HY-10 RAMSEY

NOTES	ITEMS	UNIT	PROJECT TOTAL	FERRET STREET NW	STORMWATER POND	SWALE
	UNADJUSTED VOLUMES BASED ON CROSS SECTIONS					
1	TOPSOIL STRIPPING (EV)	CU YD	3336	1035	1737	564
2	EXCAVATION (EV)	CU YD	4281	1590	2420	271
3	EMBANKMENT MATERIAL REQUIRED (CV)	CU YD	3131	3131		
4,10	TOPSOIL REQUIRED (CV)	CU YD	1196	711	251	234
	EARTHWORK BALANCE					
	TOPSOIL BALANCE					
5,8	TOPSOIL REQUIRED (LV)	CU YD	1794	1066	376	351
6	TOPSOIL GENERATED (LV)	CU YD	3670	1139	1911	620
9,10	EXCESS TOPSOIL	CU YD	1876	73	1535	269
	GRADING MATERIAL BALANCE					
6, 8	GRADING MATERIAL GENERATED (LV)	CU YD	4709	1749	2662	298
7	EMBANKMENT MATERIAL REQUIRED (LV)	CU YD	3757	3757		
9	EXCESS GRADING MATERIAL (LV)	CU YD	952	-2008	2662	298
	EARTHWORK QUANTITIES TO SEQ					
8,9	COMMON EXCAVATION (P) (EV)	CU YD	2625	2625		
8	POND EXCAVATION (EV)	CU YD	4992		4157	835
8	COMMON EMBANKEMENT (P) (CV)	CU YD	3131	3131		
11	SUBGRADE EXCAVATION (EV)	CU YD	200	200		

NOTES
1 FROM CROSS SECTIONS, ASSUMES AN AVERAGE OF 1 FT OF TOPSOIL THICKNESS
2 EXCAVATION REQUIRED BELOW EXISTING PAVEMENT & TOPSOIL, FROM CROSS SECTIONS.
3 FILL VOLUMES FROM CROSS SECTIONS.
4 MINIMUM 4 INCHES OF TOPSOIL PLACED IN ALL SEEDED AREAS DISTURBED DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE ENGINEER UNTIL THE ROADWAY IMPROVEMENTS ARE CONSTRUCTED.
5 SHRINKAGE FACTOR OF 1.5 APPLIED FROM CV TO LV
6 SWELL FACTOR OF 1.1 APPLIED FROM EV TO LV
7 SHRINKAGE FACTOR OF 1.2 APPLIED FROM CV TO LV
8 CONTRACTOR SHALL SEPARATE TOPSOIL, GRANULAR MATERIAL AND SELECT GRADING MATERIAL. SELECT GRADING MATERIAL TO BE USED UNDER IMPERVIOUS SURFACE. GRANULAR MATERIALTO BE USED IN BOULEVARD AREAS DESIGNATED BY THE ENGINEER.
9 EXCESS SUITABLE MATERIAL SHALL BE USED AS SOIL CORRECTION AS DIRECTED BY THE ENGINEER. ONCE THE PROJECT EARTHWORK IS BALANCED, ALL EXCESS SUITABLE MATERIAL SHALL REMAIN THE PROPERTY OF THE OWNER AND CONTRACTOR SHALL HAUL MATERIAL TO "THE COR" IN THE CITY OF RAMSEY. EXCESS TOPSOIL MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
10 TOPSOIL DESIGNATED FOR FUTURE CONSTRUCTION SHALL BE STOCKPILED AND STABILIZED AT A LOCATION ONSITE APPROVED BY THE ENGINEER
11 ADDITIONAL QUANTITY TO BE USED AS DETERMINED BY THE ENGINEER IN THE FIELD.

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-12

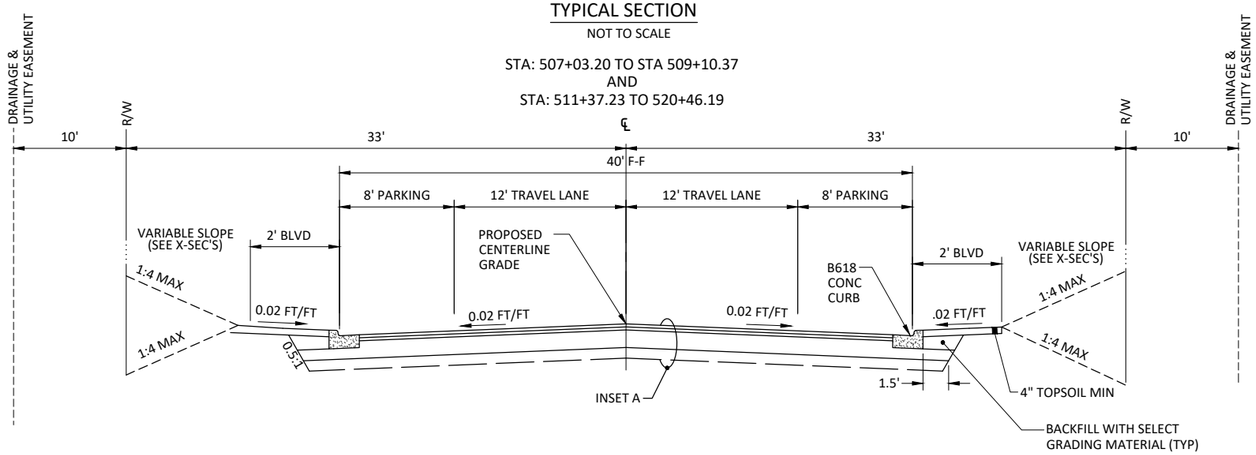
NO.	ISSUED FOR	DATE
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STATEMENT OF ESTIMATED QUANTITIES

TYPICAL SECTION

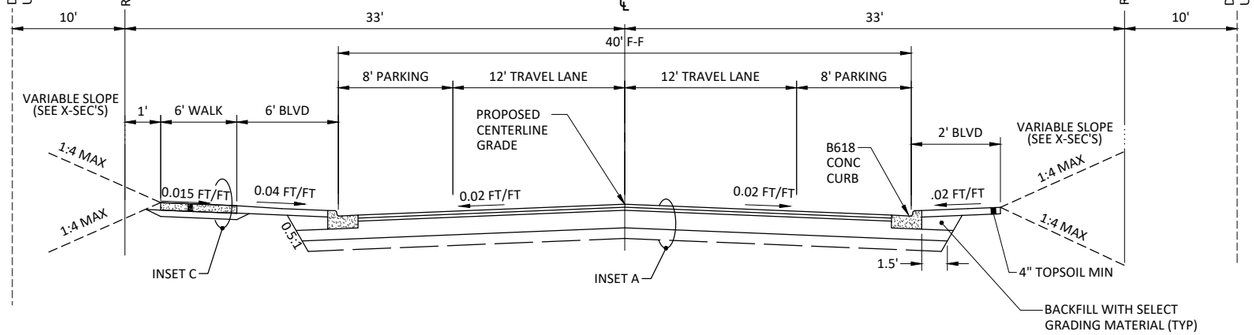
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STA: 507+03.20 TO STA 509+10.37
AND
STA: 511+37.23 TO 520+46.19



TYPICAL SECTION

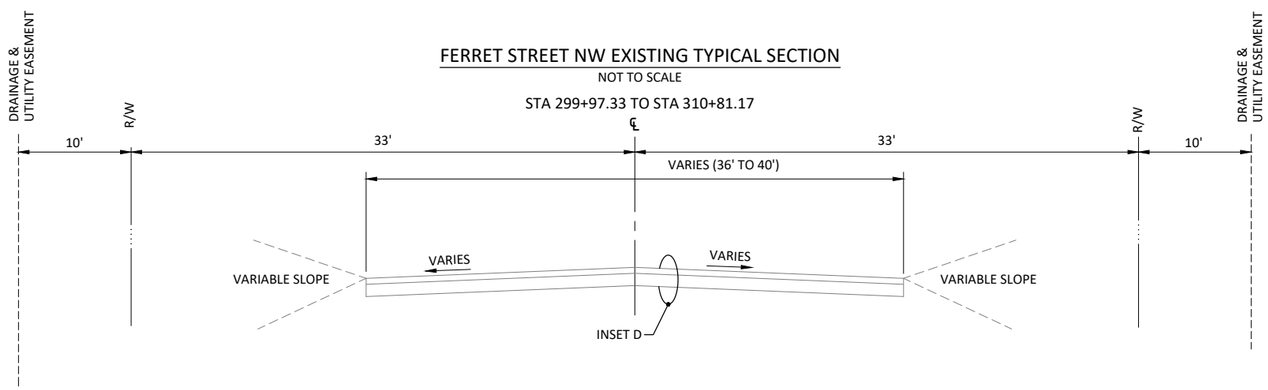
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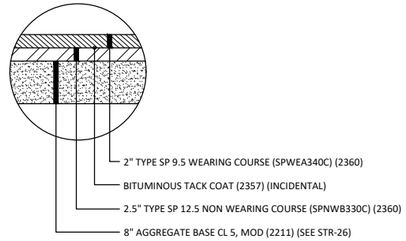


FERRET STREET NW EXISTING TYPICAL SECTION

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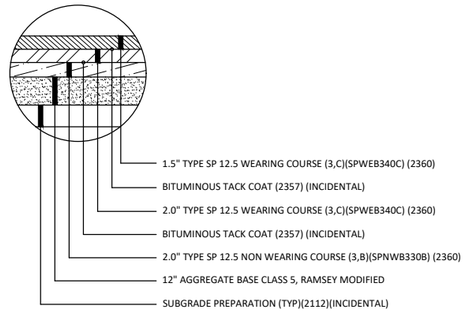
STA 299+97.33 TO STA 310+81.17





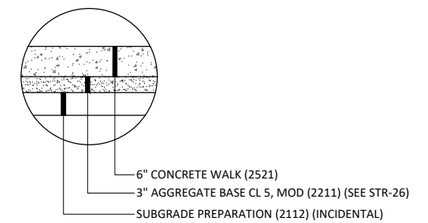
INSET A - BITUMINOUS ROADWAY

NOT TO SCALE



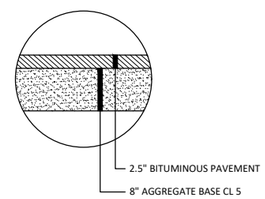
INSET B - BUNKER LAKE BLVD

NOT TO SCALE



INSET C - CONCRETE WALK / PEDESTRIAN RAMP

NOT TO SCALE



INSET D - EXISTING BITUMINOUS ROADWAY

NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION PRIOR TO RECLAMATION. RECLAMATION PROCEDURES SHALL NOT START WITHOUT APPROVAL FROM THE ENGINEER.
2. TYPICAL SECTION DOES NOT REPRESENT DIMENSIONS AT INTERSECTIONS. SEE PLAN SHEETS FOR INTERSECTION LAYOUT.

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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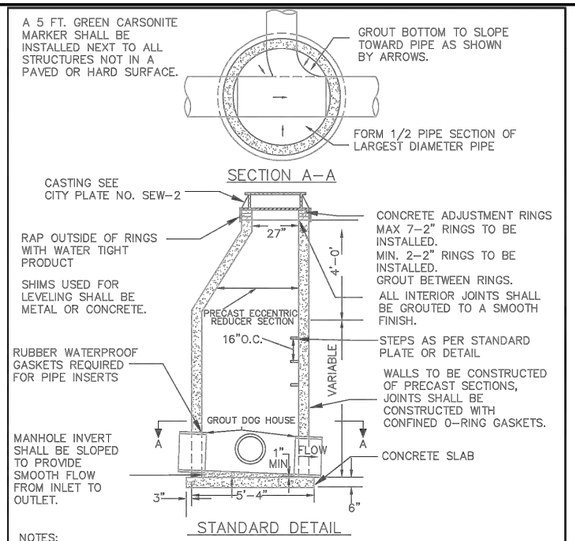
City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-12

NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

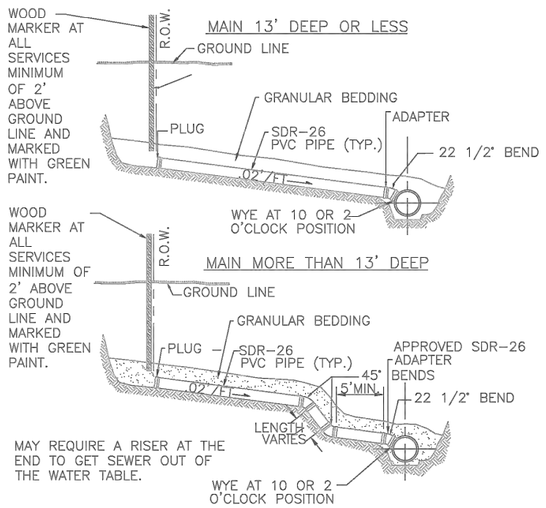
CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
TYPICAL SECTIONS

SHEET 4 OF 43



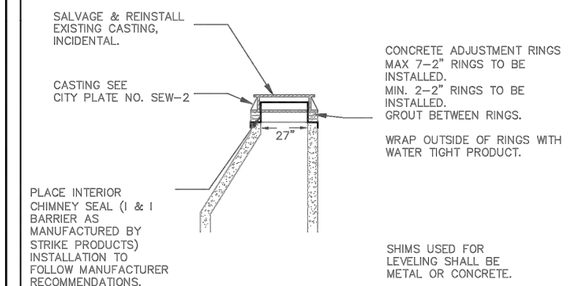
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

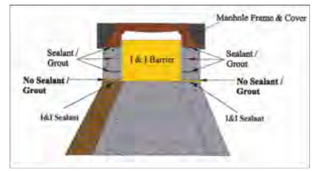
APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1



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

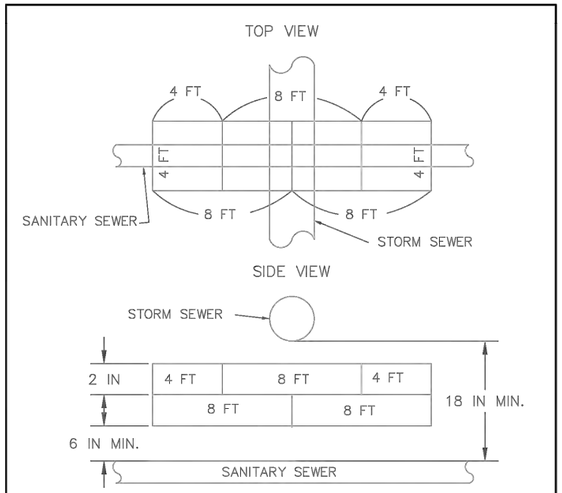
APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3





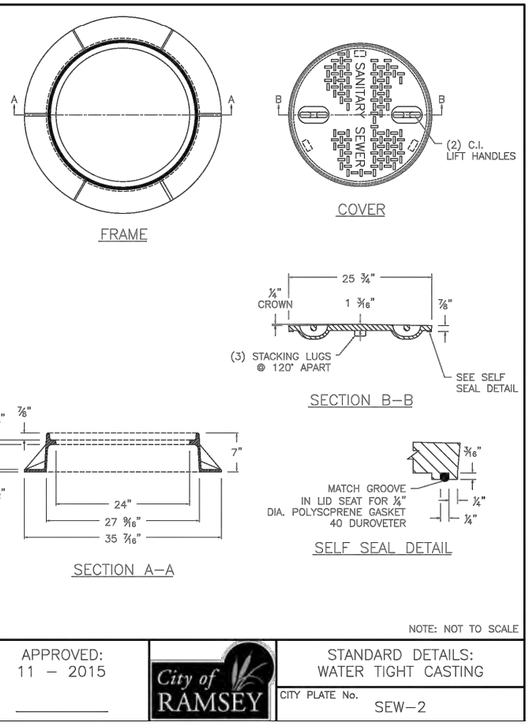
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APPROVED: 1 - 2022	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE ADJUSTING RINGS & CHIMNEY SEAL
		CITY PLATE No. SEW-7



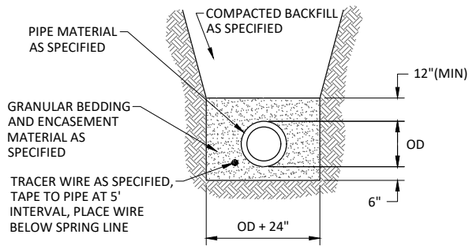
NOTES:
1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

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

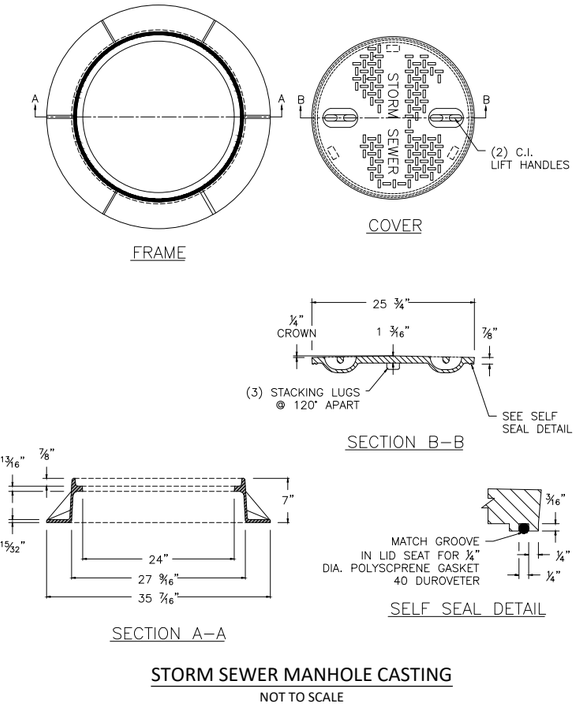


NOTE: NOT TO SCALE

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



NON-RIGID SANITARY SEWER TRENCH
NOT TO SCALE



STORM SEWER MANHOLE CASTING
NOT TO SCALE

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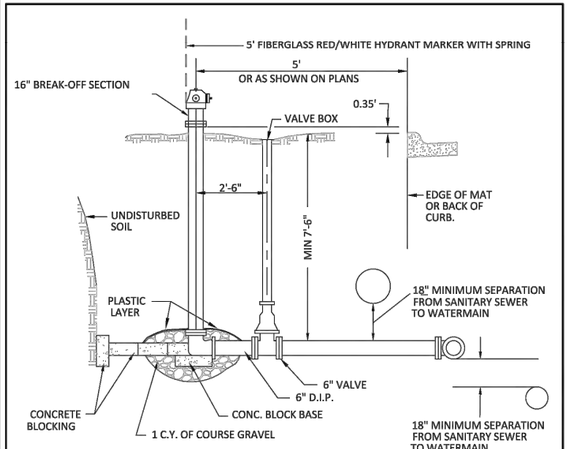
City of RAMSEY

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CHECKED	KPK
CLIENT PROJ. NO.	23-12

NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
SANITARY SEWER DETAILS

SHEET 5 OF 43

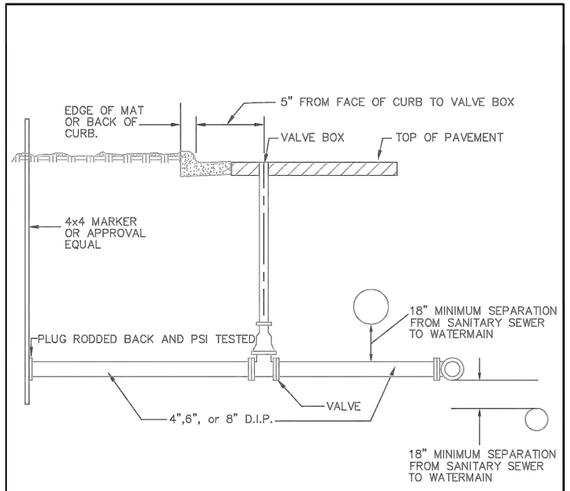


NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED: 3 - 2022

STANDARD DETAILS: HYDRANT

CITY PLATE No. WAT-1

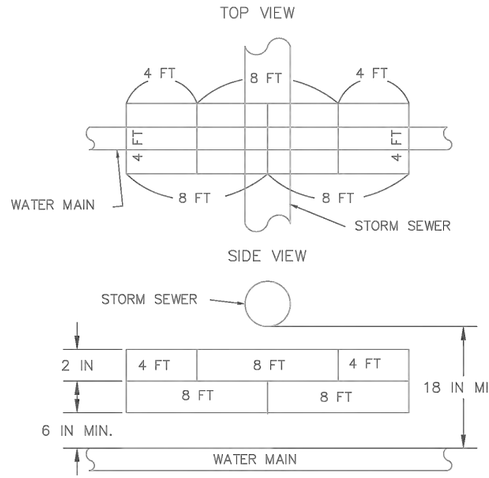


NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED: 1 - 2016

STANDARD DETAILS: COMMERCIAL SERVICE

CITY PLATE No. WAT-5

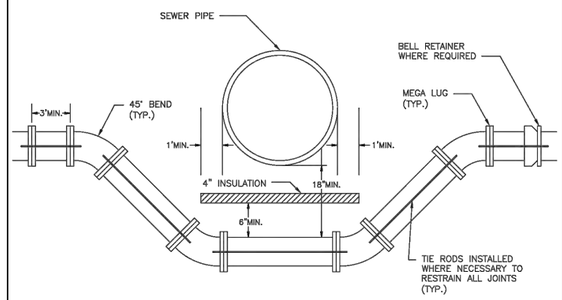


NOTES:
1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED: 3 - 2022

STANDARD DETAILS: WATER MAIN INSULATION

CITY PLATE No. WAT-6



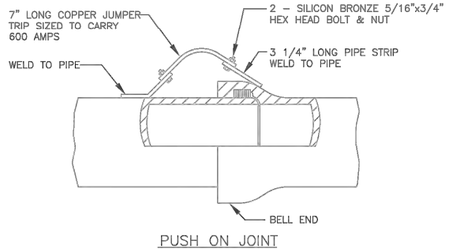
NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 – 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS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

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

APPROVED: 6 – 2015

STANDARD DETAILS: WATERMAIN LOWERING

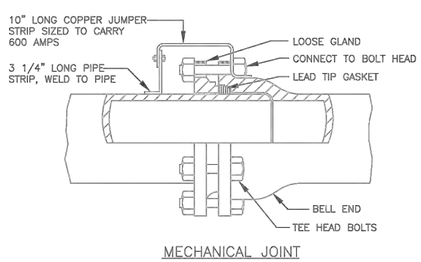
CITY PLATE No. WAT–7



PUSH ON JOINT

NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE

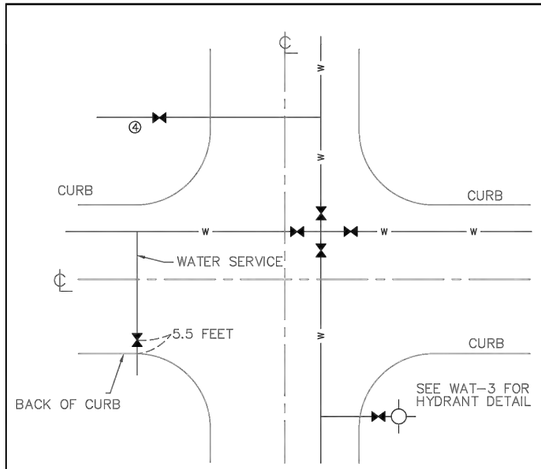


MECHANICAL JOINT

APPROVED: 1 – 2016

STANDARD DETAILS: JOINT CONNECTION

CITY PLATE No. WAT–4



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.

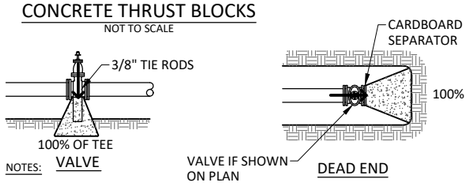
APPROVED: 4 - 2016

STANDARD DETAILS: WATERMAIN VALVE LOCATION

CITY PLATE No. WAT–3

CONCRETE THRUST BLOCKS

NOT TO SCALE



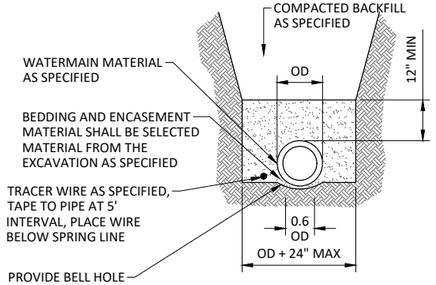
NOTES:
1. FIGURE (100%) AT THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. CONCRETE FOR THRUST BLOCKS TO BE 2000 PSI.
3. RESTRAINING RODS ARE REQUIRED AT ALL TEES AND AT BENDS DEFLECTING 22-1/2 OR MORE.
4. WRAP THE PIPE WITH POLYETHYLENE WRAPPING PRIOR TO POURING THE THRUST BLOCK.
5. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 PSI.
6. THRUST BLOCKS ARE NOT REQUIRED ON PVC WITH SOLVENT WELDED JOINTS.
7. BEARING AREAS ARE BASED ON 250 LB MAXIMUM PRESSURE AND SOIL BEARING STRENGTH OF 2000 LB/SQ FT.
8. MULTIPLY THRUST BY DEGREE OF DEFLECTION TO OBTAIN TOTAL THRUST.

100% BEARING AREA (SQ FT)

PIPE SIZE	DEAD END OR TEE	90° ELBOW	45° ELBOW	22 1/2° ELBOW
4	2.4	3.4	1.9	0.9
6	4.9	6.9	3.8	1.9
8	8.4	11.8	6.4	3.4
10	13.7	19.3	10.5	5.4
12	19.4	27.3	14.9	7.7
14	26.3	37.0	20.1	10.3
16	34.0	47.9	26.2	13.3
18	43.9	61.8	33.7	17.2
20	54.3	76.4	41.7	21.2
24	77.9	109.8	59.8	30.5

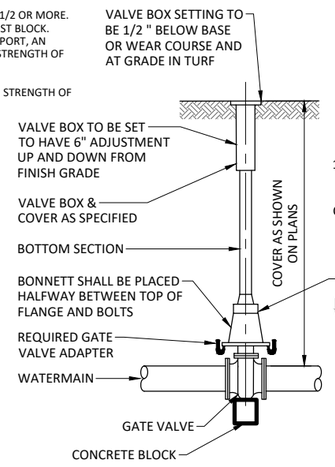
SIDE THRUST PER 100 LB/SQ IN PRESSURE PER DEGREE OF DEFLECTION

PIPE SIZE	SIDE THRUST-LB	PIPE SIZE	SIDE THRUST-LB
4	35	14	377
6	72	16	486
8	122	18	665
10	197	20	790
12	278	24	1150



DIP WATERMAIN TRENCH

NOT TO SCALE



GATE VALVE BOX INSTALLATION

NOT TO SCALE

NOTES:
1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS, STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN
2. VALVES IN EASEMENTS SHALL HAVE CHANNEL POST WITNESS MARKERS WITH REFLECTIVE "GV" SIGN
3. COMPACTION WITH MECHANICAL TAMPER AROUND VALVE BOX SHALL BE PLACED AND COMPACTED WITH 2' LIFTS TO ACHIEVE 95% COMPACTION
4. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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DESIGNED ZFL
DRAWN TJH
CHECKED KPK
CLIENT PROJ. NO. 23-12

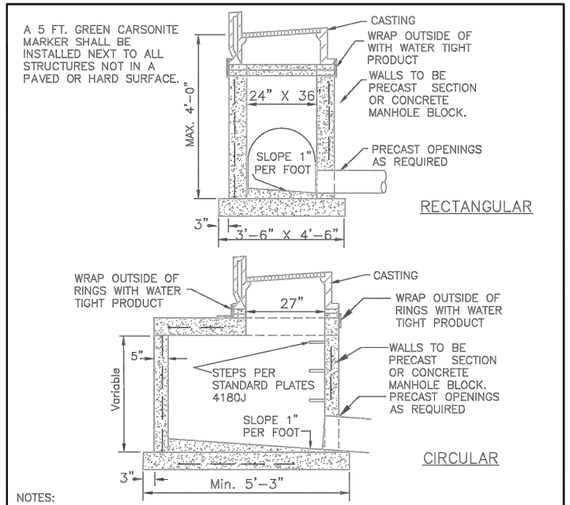
NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA

HY-10 RAMSEY IMPROVEMENTS

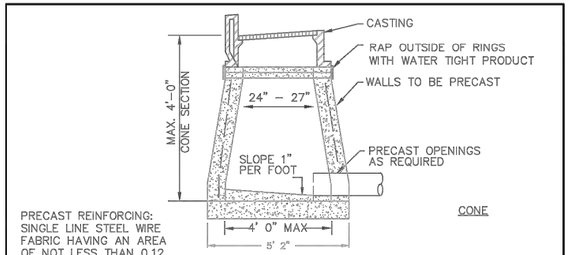
WATERMAIN DETAILS

SHEET 6 OF 43

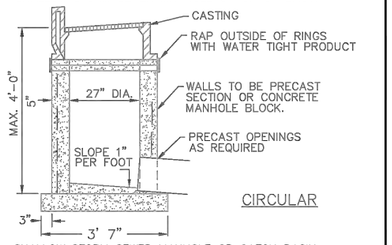


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION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

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



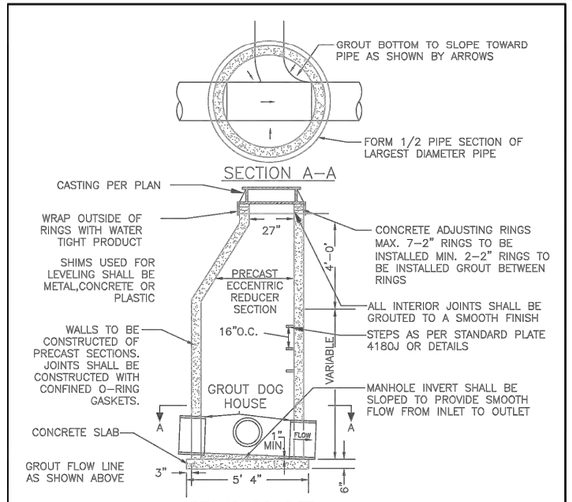
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

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

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



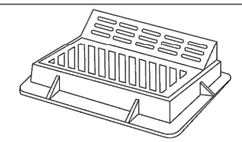
STANDARD DETAIL

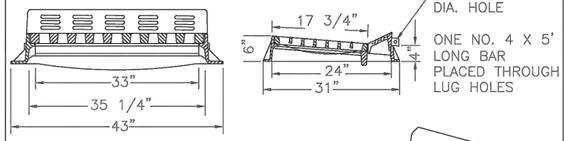
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

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

NOTE: SURMOUNTABLE CURB & GUTTER

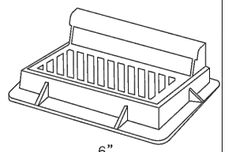
1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.

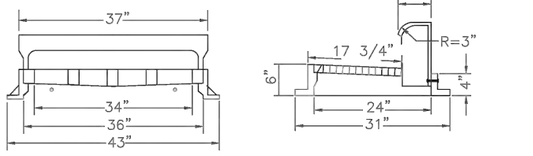




NOTE: B 618 CURB & GUTTER

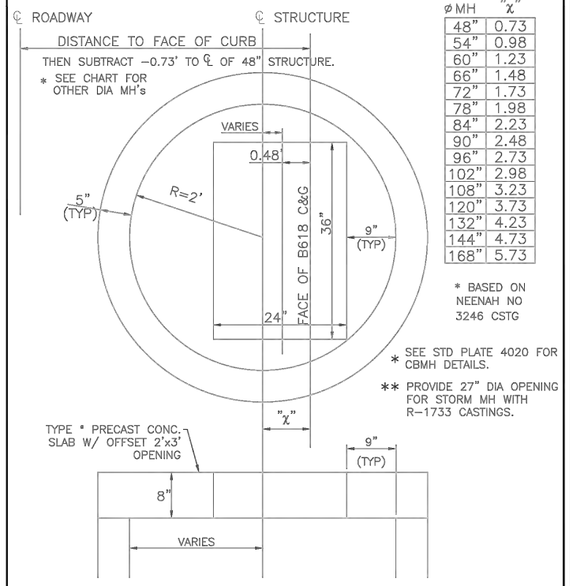
1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.





STANDARD CATCHBASIN CASTING

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



ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

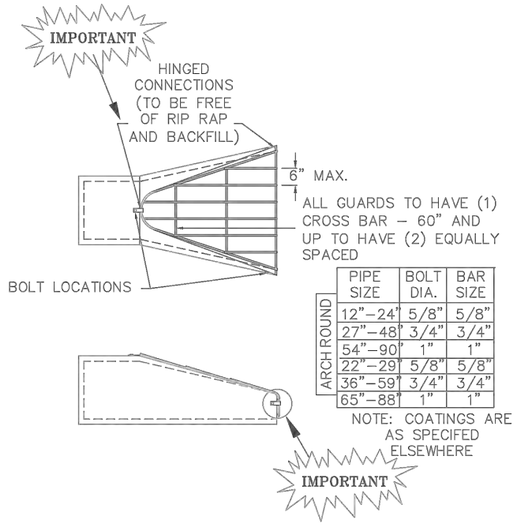
* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

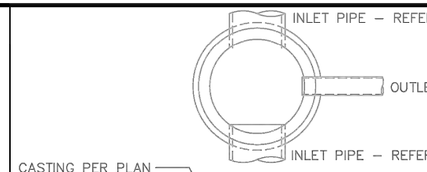
APPROVED: 4 – 2005	City of RAMSEY	STANDARD DETAILS: SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

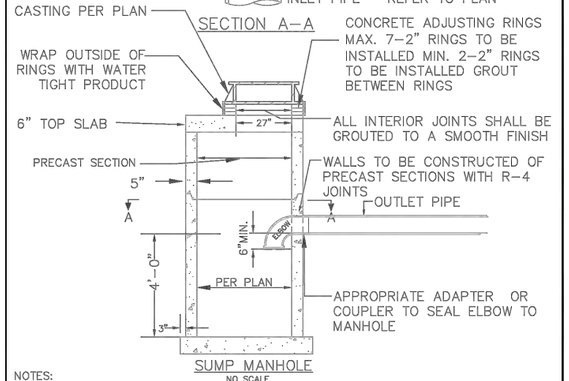
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

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

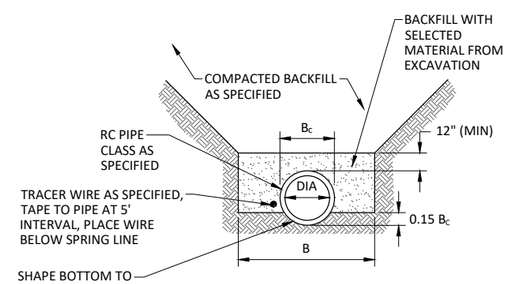




SUMP MANHOLE
NO SCALE

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

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



RC PIPE
CLASS "C" BEDDING
NOT TO SCALE

PIPE DIA	B
36" OR LESS	B_C + 24"
42" TO 54"	1.5 x B_C
60" OR OVER	B_C + 36"

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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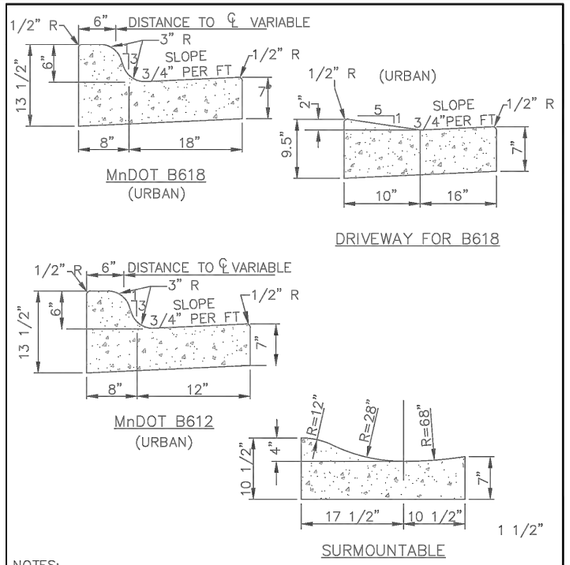
City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-12

NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER DETAILS

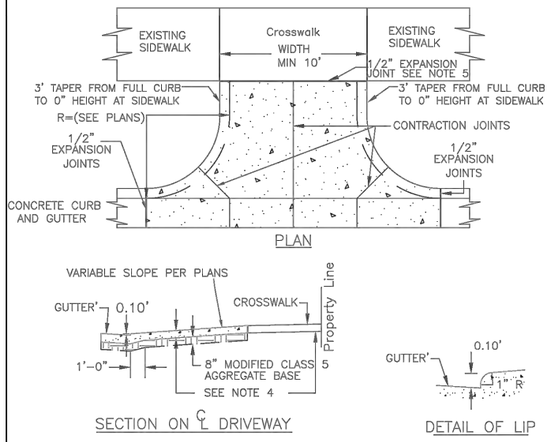
SHEET 7 OF 43



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

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR-14

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

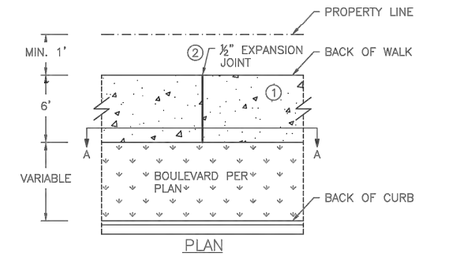
% PASSING

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



NOTE:

① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

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

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

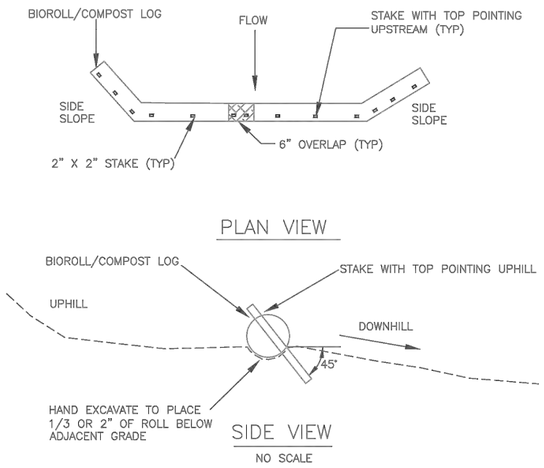
BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-12

NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STREET DETAILS

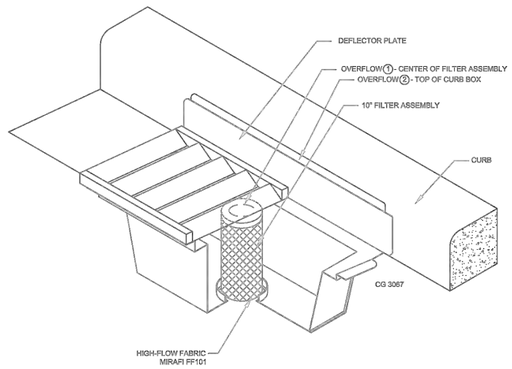


NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



INLET PROTECTION – WIMCO OR EQUAL

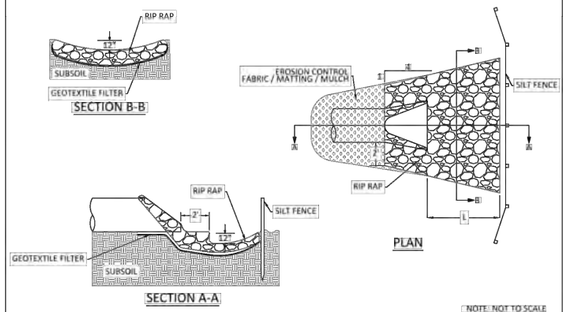
N.T.S.

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

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.8	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

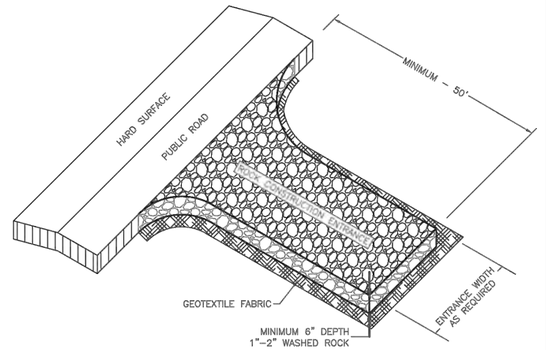
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

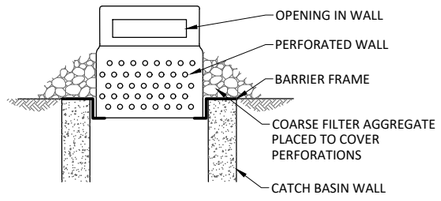
CITY PLATE No. ERO–5

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

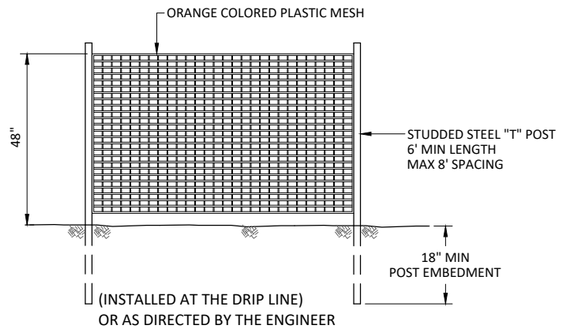
APPROVED: 7 – 2019

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6



INLET PROTECTION BEFORE CURB INSTALLATION
PERFORATED WALL
NOT TO SCALE



TREE PRESERVATION FENCE
NOT TO SCALE

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

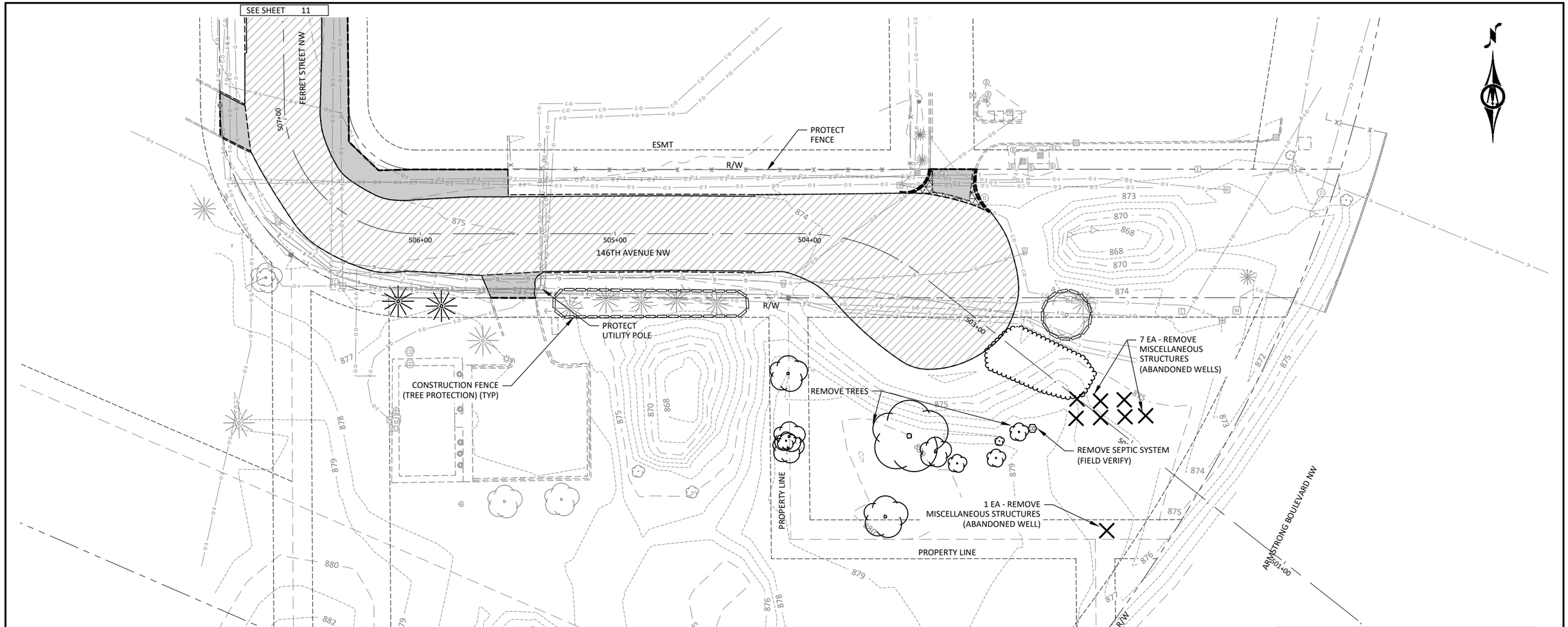
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EROSION CONTROL DETAILS

SHEET 9 OF 43



LEGEND

- CONSTRUCTION FENCE (ORANGE)
- SAWCUT PAVEMENT (FULL DEPTH)
- REMOVE PAVEMENT MARKING
- REMOVE CURB & GUTTER
- REMOVE FENCE
- REMOVE MAILBOX & SUPPORT
- REMOVE DRAINAGE STRUCTURE
- REMOVE EXISTING SIGN
- SALVAGE EXISTING SIGN
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- FULL DEPTH RECLAMATION
- CLEAR & GRUB TREES
- CLEAR & GRUB BRUSH
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
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- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE

REMOVAL NOTES

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION AND INFRASTRUCTURE THAT ARE NOT BEING REMOVED OR RELOCATED.
3. CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING, INCLUDING TREE REMOVALS.

TRAFFIC CONTROL/SIGN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL SALVAGE EXISTING SIGNS AND SECURE IN A PROTECTED AREA. THE CITY OF RAMSEY WILL HAUL SIGNS OFF SITE THAT WILL NOT BE REINSTALLED.
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE SALVAGED.
3. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS.
4. THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED.

SCALE 0 25 50 FEET

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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS
146TH AVENUE NW

SHEET 10 OF 43

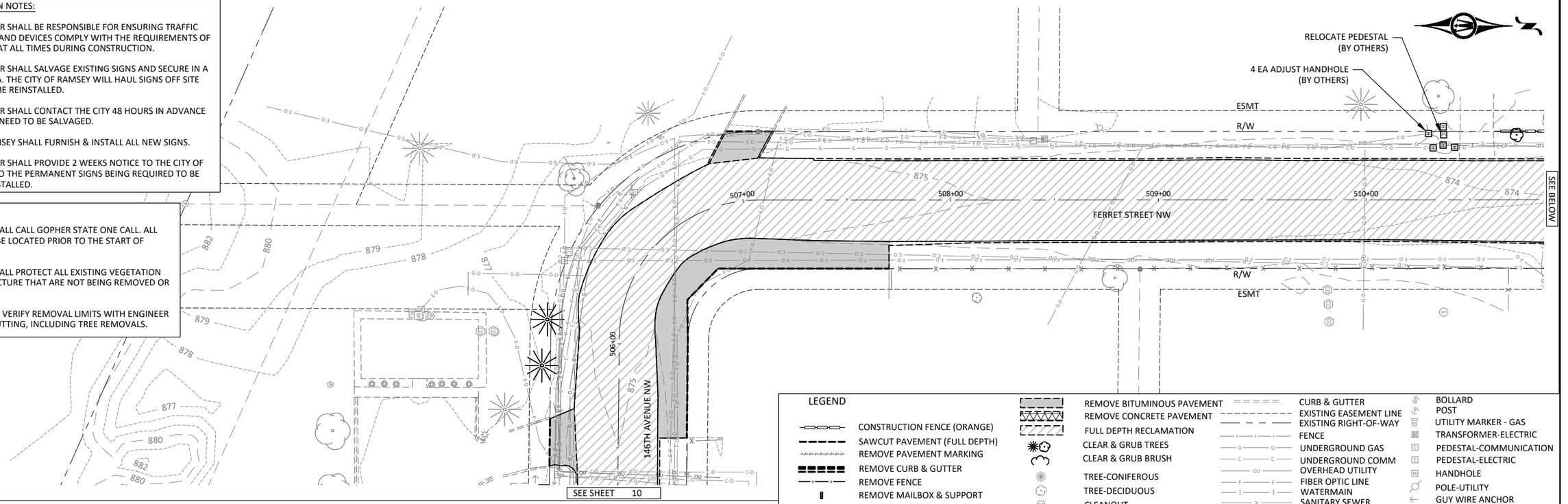
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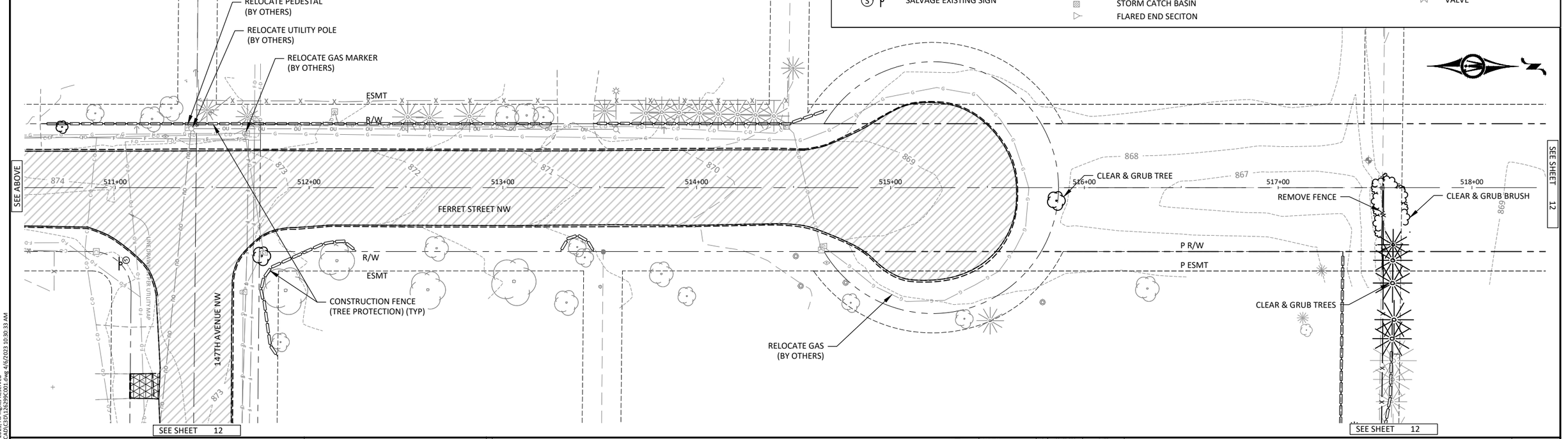
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City of RAMSEY

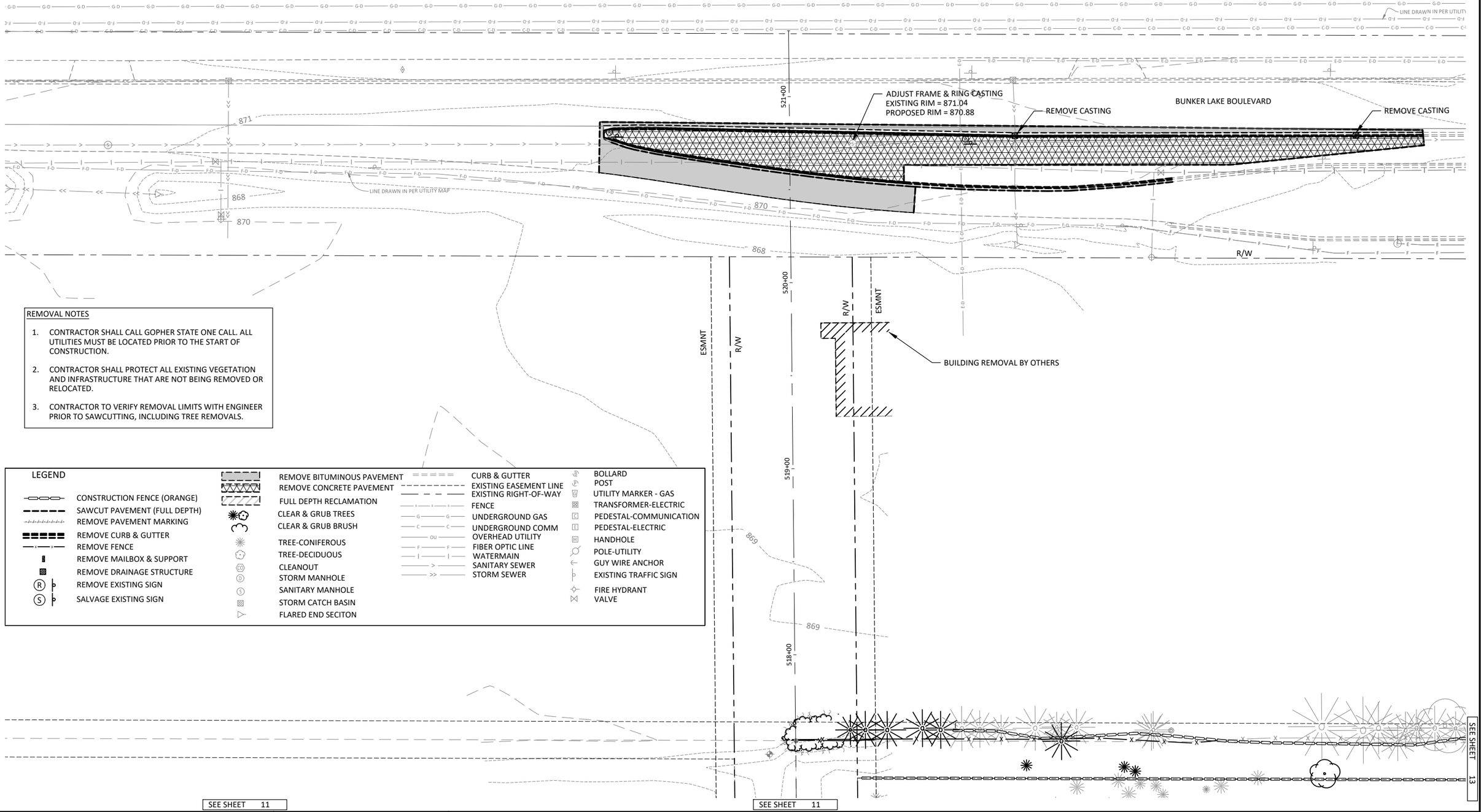
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS
FERRET STREET NW

SHEET 11 OF 43

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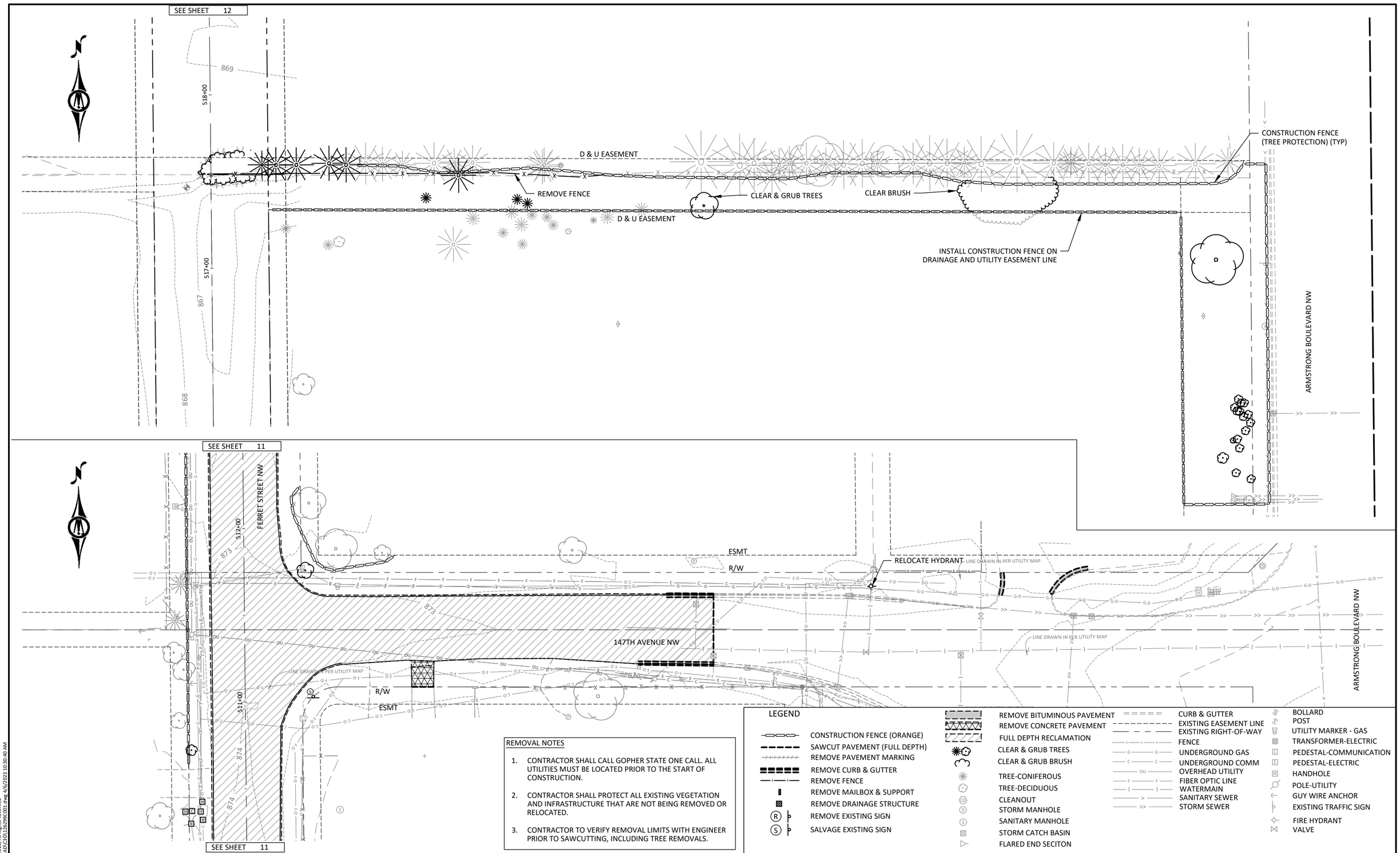
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CLIENT PROJ. NO. 23-12			

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS
FERRET STREET NW & BUNKER LAKE BOULEVARD

SHEET 12 OF 43

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REMOVAL NOTES

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0 25 50
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS
FERRET STREET NW & 147TH AVENUE NW

SHEET 13 OF 43

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SEE SHEET 15

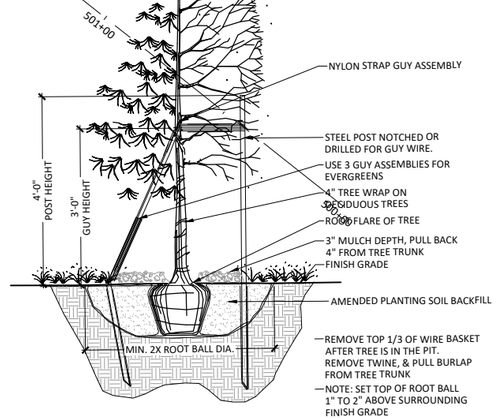
146TH AVENUE NW

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(1) AC
(1) GD
F & I
15 CY RIPRAP CL 3
(1) LL
(1) LL
(1) AC
(1) GD
(1) GD
F & I
25 CY RIPRAP CL 3
(1) LL
(1) AC

ARMSTRONG BOULEVARD NW

BNSF RAILROAD



TREE PLANTING
SCALE: N.T.S.

LEGEND

INLET PROTECTION	SEDIMENT CONTROL LOG	952	EXISTING CONTOUR MINOR	EXISTING TRAFFIC SIGN	CLEANOUT
HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-121, FERTILIZER TYPE 3	MS SILT FENCE, TYPE MS	950	EXISTING CONTOUR MAJOR	FIRE HYDRANT	STORM MANHOLE
ROLLED EROSION CAT 20, SEED MIX 35-241, FERTILIZER TYPE 3	EXISTING/PROPOSED DRAINAGE FLOW	952	PROPOSED CONTOUR MINOR	VALVE	SANITARY MANHOLE
STABILIZED CONSTRUCTION EXIT	PROPOSED BIT PAVEMENT	950	PROPOSED CONTOUR MAJOR	UTILITY MARKER - GAS	STORM CATCH BASIN
	PROPOSED CURB & GUTTER	G	UNDERGROUND GAS	TRANSFORMER-ELECTRIC	FLARED END SECITON
	EXISTING EASEMENT LINE	C	UNDERGROUND COMM	PEDESTAL-COMMUNICATION	WATERMAIN
	EXISTING RIGHT-OF-WAY	OU	OVERHEAD UTILITY	PEDESTAL-ELECTRIC	SANITARY SEWER
		F F	FIBER OPTIC LINE	HANDHOLE	STORM SEWER
			TREE-CONIFEROUS	POLE-UTILITY	FENCE
			TREE-DECIDUOUS	GUY WIRE ANCHOR	BOLLARD
					POST

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
LL	3	LARIX LARICINA	TAMARACK	6` HT.	B&B	
OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
GD	3	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL.	B&B	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AC	3	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY MULTI-TRUNK	6` HT.	B&B	

0 25 50
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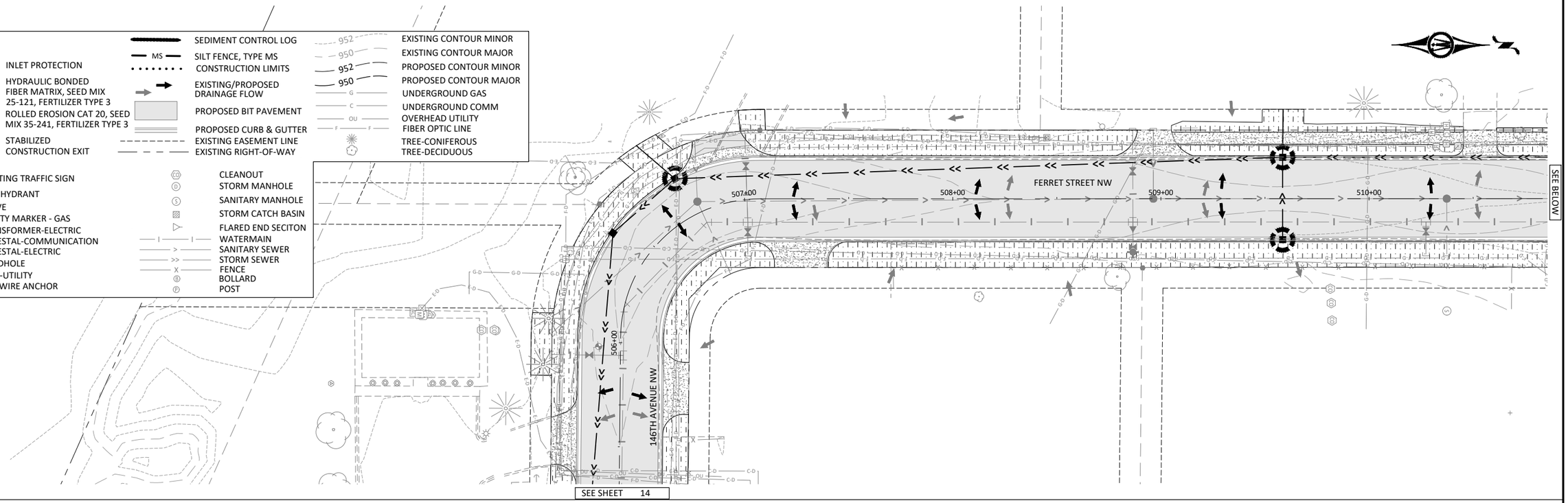
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HY-10 RAMSEY IMPROVEMENTS
EROSION CONTROL & TURF RESTORATION
146TH AVENUE NW

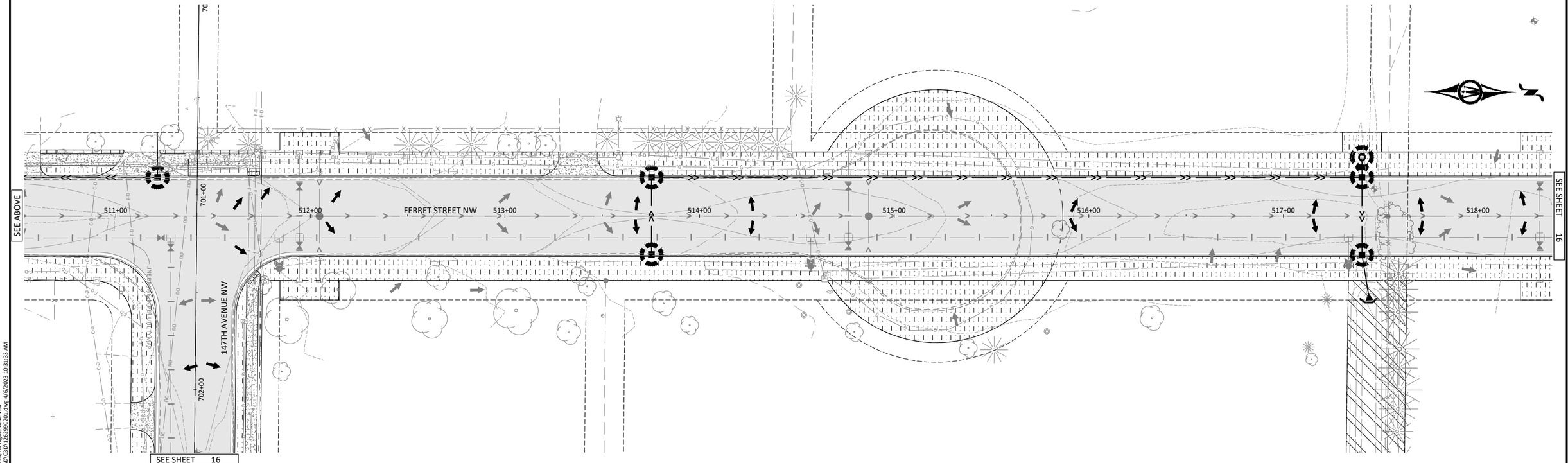
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LEGEND

- INLET PROTECTION
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-121, FERTILIZER TYPE 3
- ROLLED EROSION CAT 20, SEED MIX 35-241, FERTILIZER TYPE 3
- STABILIZED CONSTRUCTION EXIT
- SEDIMENT CONTROL LOG
- MS — SILT FENCE, TYPE MS
- CONSTRUCTION LIMITS
- EXISTING/PROPOSED DRAINAGE FLOW
- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- 952 — EXISTING CONTOUR MINOR
- 950 — EXISTING CONTOUR MAJOR
- 952 — PROPOSED CONTOUR MINOR
- 950 — PROPOSED CONTOUR MAJOR
- G — UNDERGROUND GAS
- C — UNDERGROUND COMM
- OU — OVERHEAD UTILITY
- F — F — FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- CO — CLEANOUT
- D — STORM MANHOLE
- S — SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- X — FENCE
- B — BOLLARD
- P — POST





0 25 50
SCALE FEET

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.

ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
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Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

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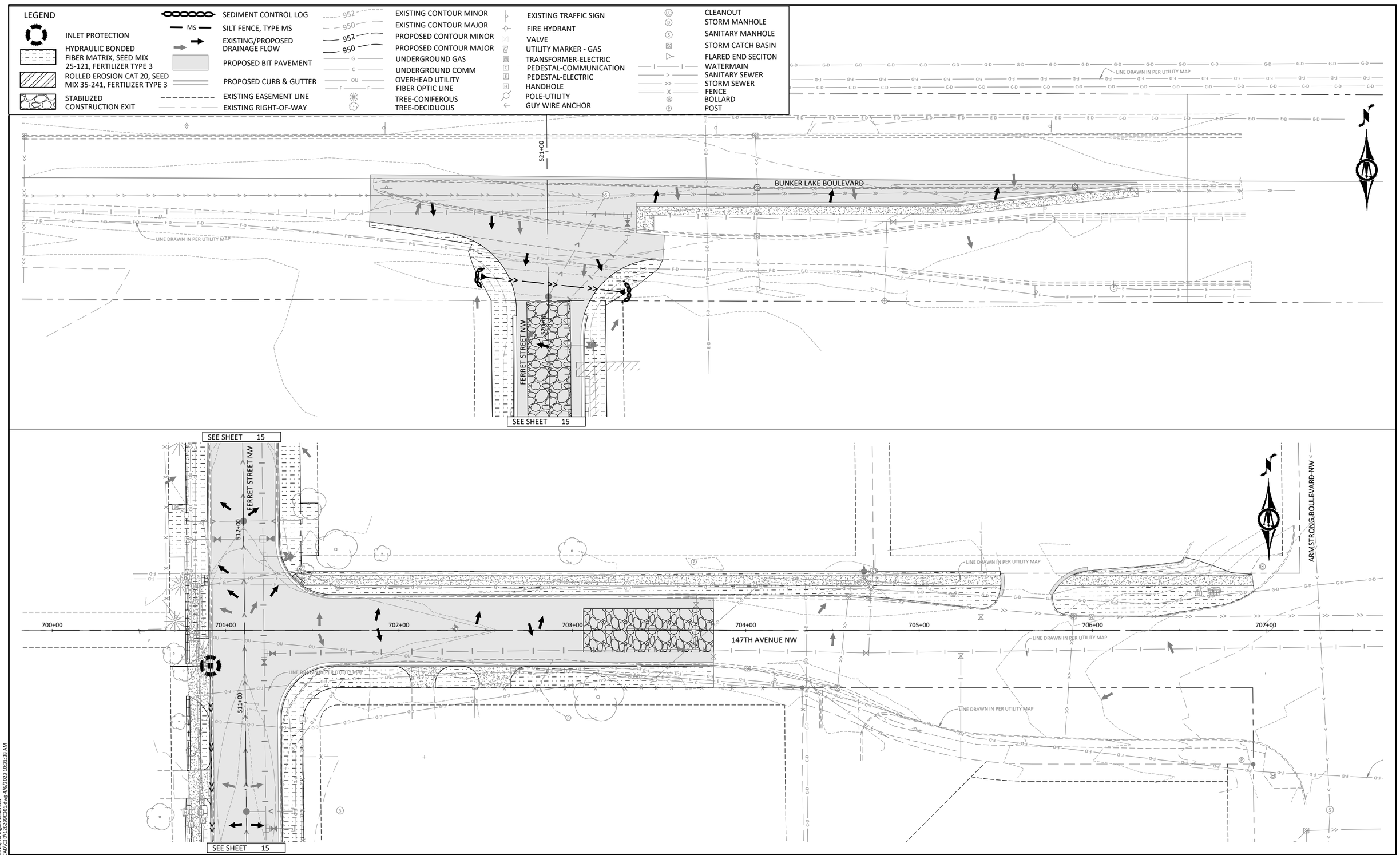
CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EROSION CONTROL & TURF RESTORATION
FERRET STREET NW

SHEET 15 OF 43

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LEGEND

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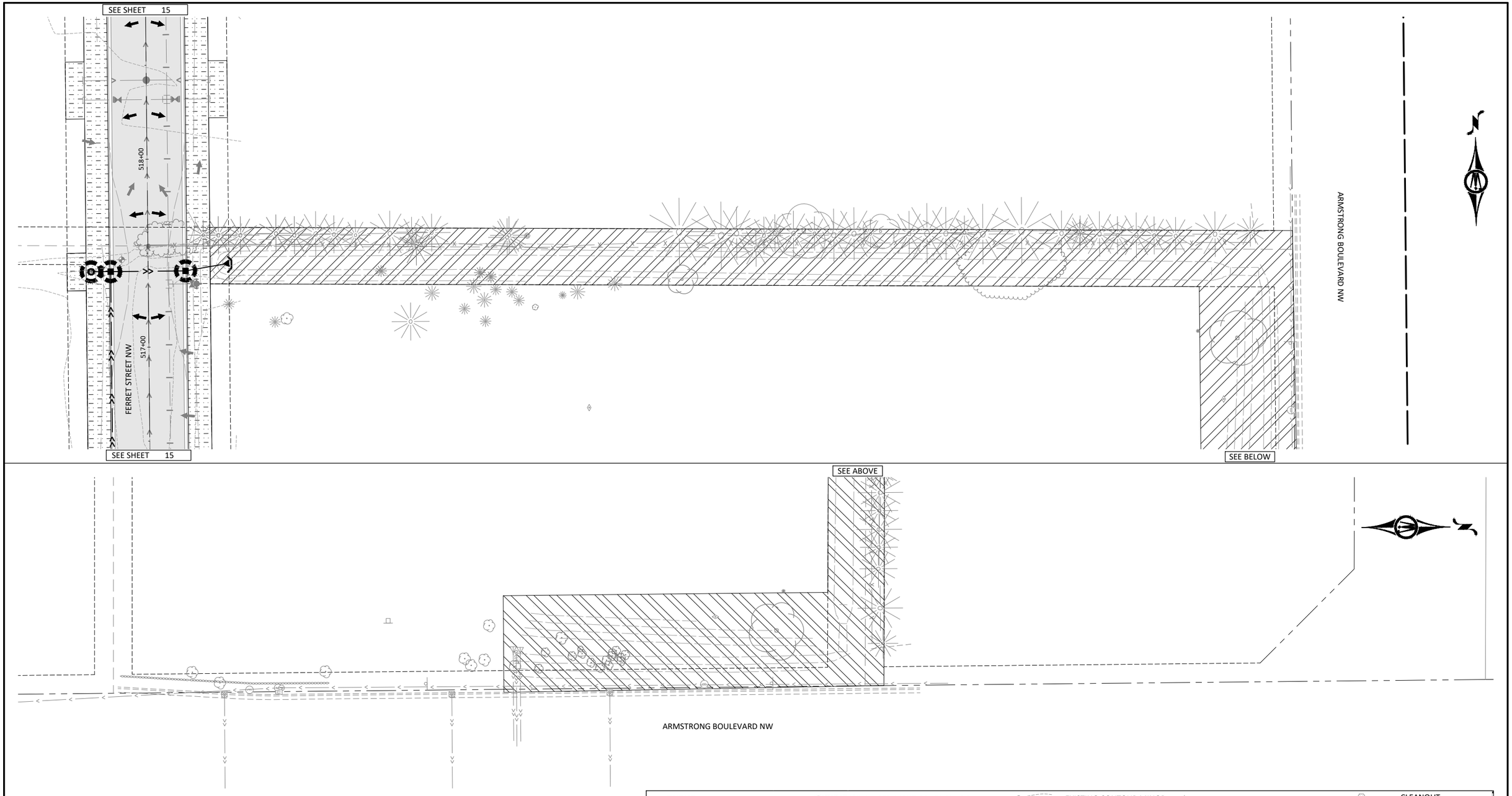
City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EROSION CONTROL & TURF RESTORATION
FERRET STREET NW, BUNKER LAKE BOULEVARD, & 147TH AVENUE NW

SHEET 16 OF 43

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LIC. NO. 56344 DATE 03/20/2023

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www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
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CLIENT PROJ. NO.	23-12

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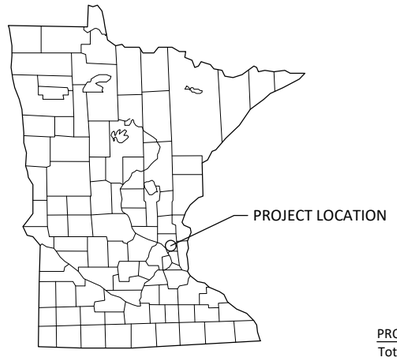
CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
EROSION CONTROL & TURF RESTORATION
EAST OF FERRET STREET DRAINAGE

SHEET 17 OF 43

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

H-10 RAMSEY IMPROVEMENTS -2023

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Ramsey	Bruce Westby, PE	763-433-9825
SWPPP DESIGNER:	Bolton & Menk, Inc.	Zach Lingl	763-433-2851
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Ramsey	Bruce Westby, PE	763-433-9825

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- SOIL TYPE
- STEEP SLOPES (>33.3%)

PROJECT AREAS:

Total Project Size (disturbed area) =	5.75	ACRES
Existing area of impervious surface =	1.82	ACRES
Post construction area of impervious surface =	2.55	ACRES
Total new impervious surface area created =	.73	ACRES

Planned Construction Start Date:	05/01/2023
Estimated Construction Completion Date:	09/15/2023

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

X	Wet Sedimentation Basin
X	Infiltration/Filtration
X	Regional Pond
	Permanent Stormwater Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	T32N	R25W	29	45.2375°	-93.4728°

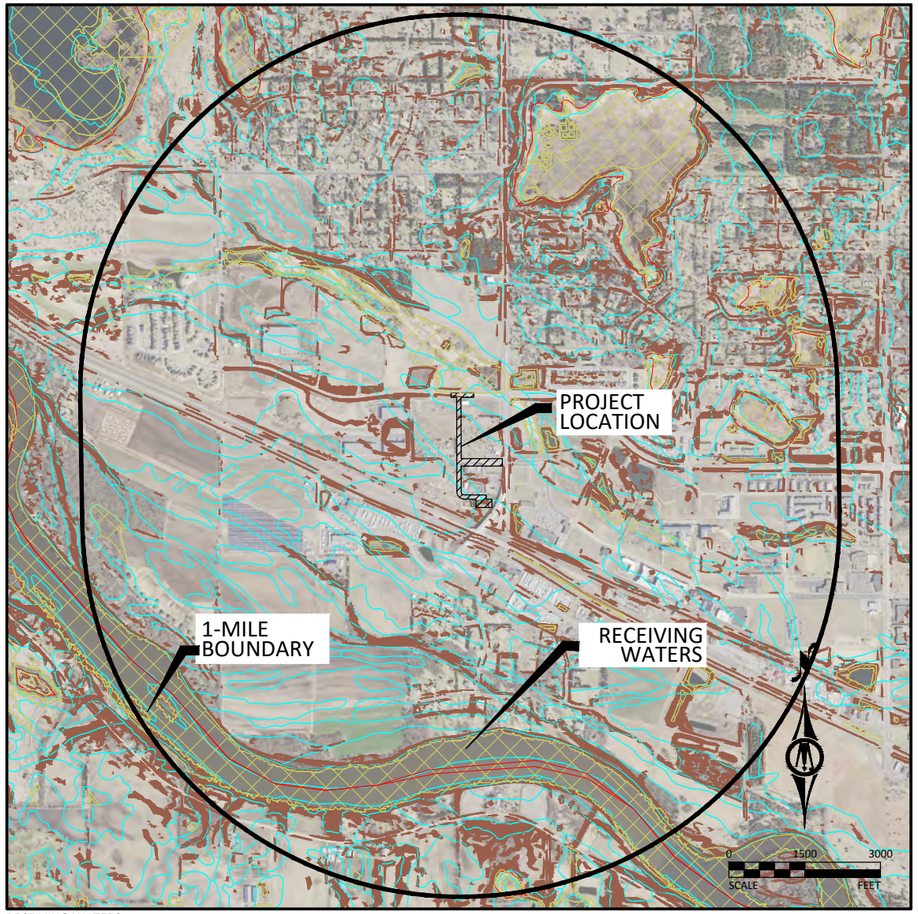
BMP SUMMARY	QUANTITY	UNIT
Stabilized Construction Exit	1	LUMP SUM
Storm Drain Inlet Protection	12	EACH
Seed Mixture 35-241	200	POUND
Seed Mixture 25-121	340	POUND
Hydraulic Bonded Fiber Matrix	12600	POUND

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Grading, aggregate base, plant mixed bituminous pavement, concrete curb and gutter, ADA improvements, storm sewer sanitary sewer, watermain, erosion and sediment control

Currently storm water on 147th Ave runs off to catch basins that drain to a regional pond across Armstrong Boulevard. For 146th Ave and Ferret Street, storm water currently drains off the two existing cul-de-sacs to low areas.

After construction is complete storm water on 147th Ave will maintain its current path by running into catch basins that drain to a regional pond across . On 146th Ave and the Southern half of Ferret Street, water runoff will be directed to curbing which will lead to catch basins draining to a wet sediment basin just SE of 146th Ave. Water runoff on the Northern half of Ferret Street will be directed to curbing which will lead to catch basins draining to a linear pond running perpendicular, and East of Ferret St.

This project includes the following stormwater management BMPs: Sediment Control Log, Silt Fence, Culvert/Curb Cut Protectioin, Rolled Erosion Prevention, Inlet Protection.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
Mississippi River	River	Restricted	Yes	Fecal coliform; Mercury in fish tissue; Nutrients; PCBs in fish tissue.

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Add additional temporary BMPs as necessary during construction based on inspection reports.
4) Ensure final stabilization measures are complete.
5) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
6) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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.

ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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RAMSEY, MINNESOTA 55303
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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
SWPPP PLAN

SHEET 18 OF 43

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Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	14 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	To be obtained by Contractor
Dewatering	MnDNR	To be obtained by Contractor if Required
Watershed	LRRWMO	Owner Obtained

SWPPP DESIGNER TRAINING DOCUMENTATION:

University of Minnesota
Zachary Lingl
Design of Construction SWPPP (May 31 2024)

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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www.bolton-menk.com

City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
SWPPP NARRATIVE



LEGEND

- PROJECT BOUNDARY
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- STEEP SLOPES (>33.3%)
- SOIL TYPE

0 100 200
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
Is	Isan sandy loam	A/D	NHEL
Dp	Duelm loamy coarse sand	A/D	NHEL
D67A	Hubbard loamy sand, Mississippi River Valley, 0 to 2 percent slopes	A	NHEL
D67B	Hubbard loamy sand, Mississippi River Valley, 2 to 6 percent slopes	A	NHEL
D67C	Hubbard loamy sand, Mississippi River Valley, 6 to 12 percent slopes	A	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	18
DIRECTION OF FLOW	14-17
FINAL STABILIZATION	14-17
SOILS	20
DRAINAGE STRUCTURES	7
STORM SEWER PLAN & PROFILE SHEETS	26-33
EROSION & SEDIMENT CONTROL DETAILS	9
EROSION CONTROL TABULATION	3
TURF ESTABLISHMENT TABULATION	3
NARRATIVE & NOTES	19

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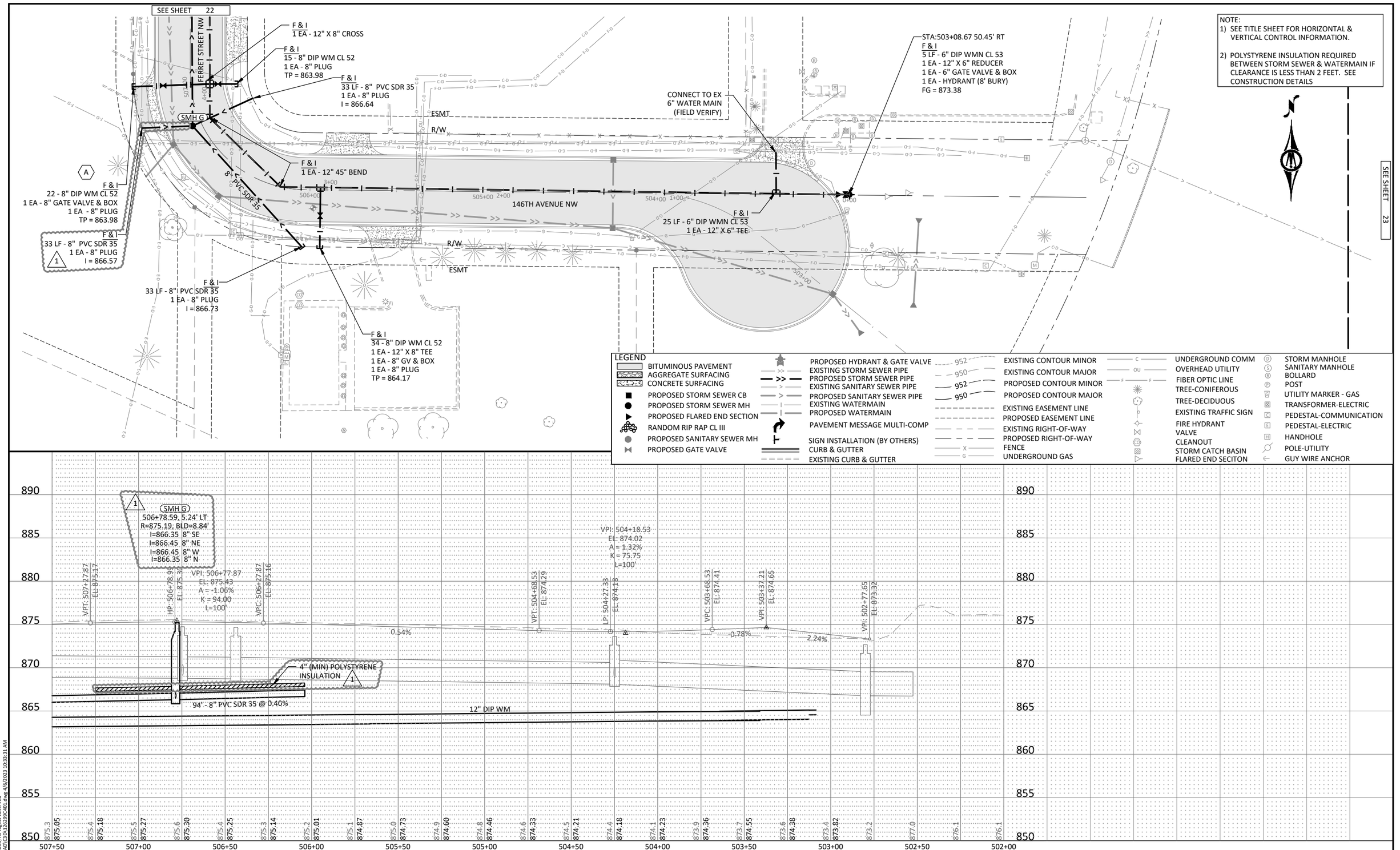
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HY-10 RAMSEY IMPROVEMENTS
SWPPP SOILS

SHEET 20 OF 43



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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
146TH AVENUE NW

SHEET 21 OF 43

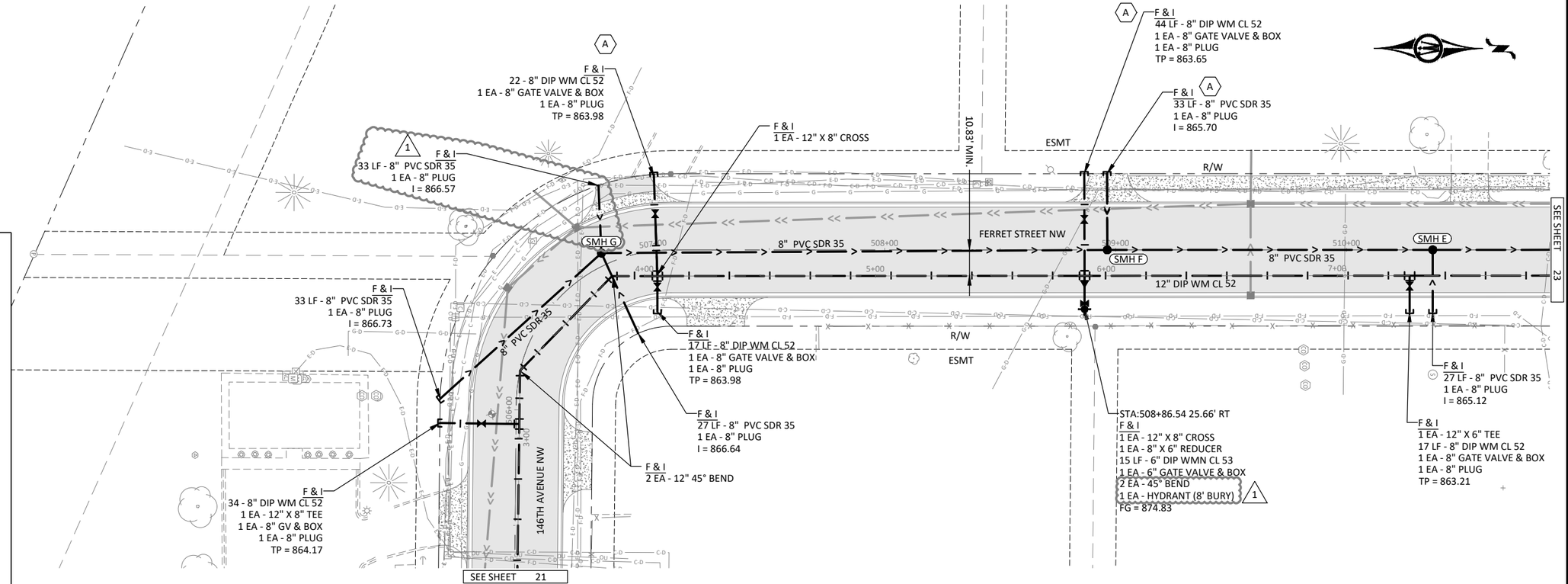
NOTE:
1) SEE TITLE SHEET FOR HORIZONTAL & VERTICAL CONTROL INFORMATION.

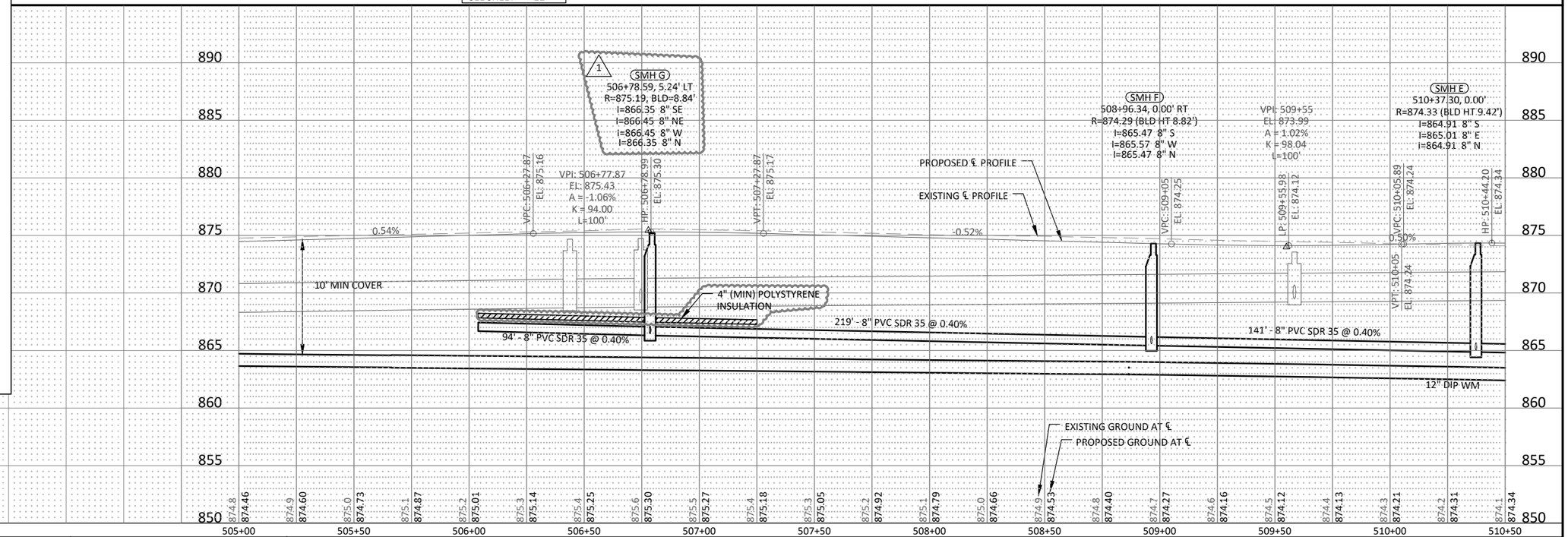
2) POLYSTYRENE INSULATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS

(A) COORDINATE UTILITY CONNECTIONS WITH ANOKA RAMSEY ATHLETIC ASSOCIATION SITE PLANS PRIOR TO CONSTRUCTION

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- 952 EXISTING CONTOUR MINOR
- 950 EXISTING CONTOUR MAJOR
- 952 PROPOSED CONTOUR MINOR
- 950 PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- X FENCE
- G UNDERGROUND GAS
- C UNDERGROUND COMM
- OU OVERHEAD UTILITY
- F FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CO CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- D STORM MANHOLE
- S SANITARY MANHOLE
- B BOLLARD
- P POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- C PEDESTAL-COMMUNICATION
- E PEDESTAL-ELECTRIC
- H HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR





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HY-10 RAMSEY IMPROVEMENTS
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
FERRET STREET NW

SHEET 22 OF 43

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2) POLYSTYRENE INSULATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS

SEE SHEET 22

SEE SHEET 24

SEE SHEET 25

FERRET STREET NW

147TH AVENUE NW

F & I
1 EA - 12" X 12" TEE
2 EA - 12" GATE VALVE & BOX

F & I
44 LF - 8" DIP WM CL 52
1 EA - 8" GATE VALVE & BOX
1 EA - 8" PLUG
TP = 862.55

F & I
33 LF - 8" PVC SDR 35
1 EA - 8" PLUG
I = 864.47

F & I
44 LF - 8" DIP WM CL 52
1 EA - 8" GATE VALVE & BOX
1 EA - 8" PLUG
TP = 860.78

F & I
33 LF - 8" PVC SDR 35
1 EA - 8" PLUG
I = 863.34

10.83' MIN.

ESMT
R/W

511+00 8" PVC SDR 35 | 512+00 SMH D | 513+00 8" PVC SDR 35 | 514+00 | SMH C | 516+00 8" PVC SDR 35 | 517+00 | 518+00

8+00 | 9+00 | 10+00 | 11+00 | 12+00 | 13+00 | 14+00 | 15+00

12" DIP WM CL 52 | 12" DIP WM CL 52

F & I
1 EA - 12" X 8" CROSS

F & I
1 EA - 12" X 8" CROSS

F & I
22 - 8" DIP WM CL 52
1 EA - 8" GATE VALVE & BOX
1 EA - 8" PLUG
TP = 862.55

F & I
33 LF - 8" PVC SDR 35
1 EA - 8" PLUG
I = 864.47

STA:511+84.03 26.93' RT
F & I
1 EA - 12" X 6" TEE
15 LF - 6" DIP WMN CL 53
1 EA - 6" GATE VALVE & BOX
1 EA - 45° BEND
1 EA - HYDRANT (8' BURY)
FG = 873.03

STA:514+54.94 25.67' RT
F & I
1 EA - 12" X 6" TEE
15 LF - 6" DIP WMN CL 53
1 EA - 6" GATE VALVE & BOX
1 EA - 45° BEND
1 EA - HYDRANT (8' BURY)
FG = 870.61

F & I
23 LF - 8" DIP WM CL 52
1 EA - 8" GATE VALVE & BOX
1 EA - 8" PLUG
TP = 860.78

F & I
33 LF - 8" PVC SDR 35
1 EA - 8" PLUG
I = 863.34

STA:517+33.48 25.67' RT
F & I
1 EA - 12" X 6" TEE
15 LF - 6" DIP WMN CL 53
1 EA - 6" GATE VALVE & BOX
1 EA - 45° BEND
1 EA - HYDRANT (8' BURY)
FG = 868.54

UNDERGROUND IN PER UTILITY MAP

12" DIP WM CL 52

R/W
ESMT

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
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- VALVE
- CLEANOUT
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- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

890 / 885 / 880 / 875 / 870 / 865 / 860 / 855 / 850

SMH D
512+04.69, 0.00' RT
R=872.95 (BLD HT 8.71')
I=864.24 8" S
I=864.34 8" W
I=864.34 8" E
I=864.24 8" N

VPI: 510+55.89
EL: 874.49
A = -1.31%
K = 76.62
L=100'

VPI: 511+05.89
EL: 874.09

VPI: 511+51.83
EL: 873.72

-0.81%

-1.45%

VPC: 513+00.91
EL: 871.56

VPI: 513+50.91
EL: 870.83
A = 1.95%
K = 51.23
L=100'

LP: 513+75.30
EL: 871.01

VPI: 514+00.91
EL: 871.08

0.50%

VPC: 514+25
EL: 871.20

HP: 514+50.09
EL: 871.28

VPI: 514+75
EL: 871.45
A = -1.47%
K = 68.18
L=100'

SMH C
514+86.84, 0.00' RT
R=871.22 (BLD HT 8.11')
I=863.11 8" S
I=863.21 8" W
I=863.21 8" E
I=863.11 8" N

VPI: 515+25
EL: 870.97

PROPOSED ℄ PROFILE
EXISTING ℄ PROFILE

-0.97%

VPC: 516+74.52
EL: 869.52

LP: 517+40.43
EL: 869.20

VPI: 517+74.52
EL: 869.29

0.50%

VPI: 517+24.52
EL: 869.04
A = 1.47%
K = 68.18
L=100'

167' - 8" PVC SDR 35 @ 0.40%

4" (MIN) POLYSTYRENE INSULATION

18"

282' - 8" PVC SDR 35 @ 0.40%

12" DIP WM

18"

355' - 8" PVC SDR 35 @ 0.40%

10' MIN COVER

EXISTING GROUND AT ℄

PROPOSED GROUND AT ℄

NOTE: MAINTAIN MIN 18" SEPARATION WITH SANITARY LATERAL & INSULATE

NOTE: MAINTAIN MIN 18" SEPARATION WITH SANITARY LATERAL & INSULATE

APPROXIMATE GROUND WATER ELEVATION & TIME OF BORING

510+50	511+00	511+50	512+00	512+50	513+00	513+50	514+00	514+50	515+00	515+50	516+00	516+50	517+00	517+50	518+00
874.1	874.0	873.8	873.5	873.2	872.8	872.5	872.2	871.8	871.5	871.2	870.9	870.6	870.3	869.9	869.6	869.3	869.0	868.5	868.3	867.8	867.3	866.9	866.7	866.5	866.7	868.5	869.5	869.3
874.34	874.28	873.94	873.73	873.38	873.02	872.66	872.29	871.93	871.57	871.26	871.08	871.01	871.07	871.20	871.28	871.27	871.16	870.97	870.72	870.48	870.24	870.00	869.76	869.52	869.32	869.22	869.21	869.29	869.41

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VERT. SCALE 0 5 10 FEET

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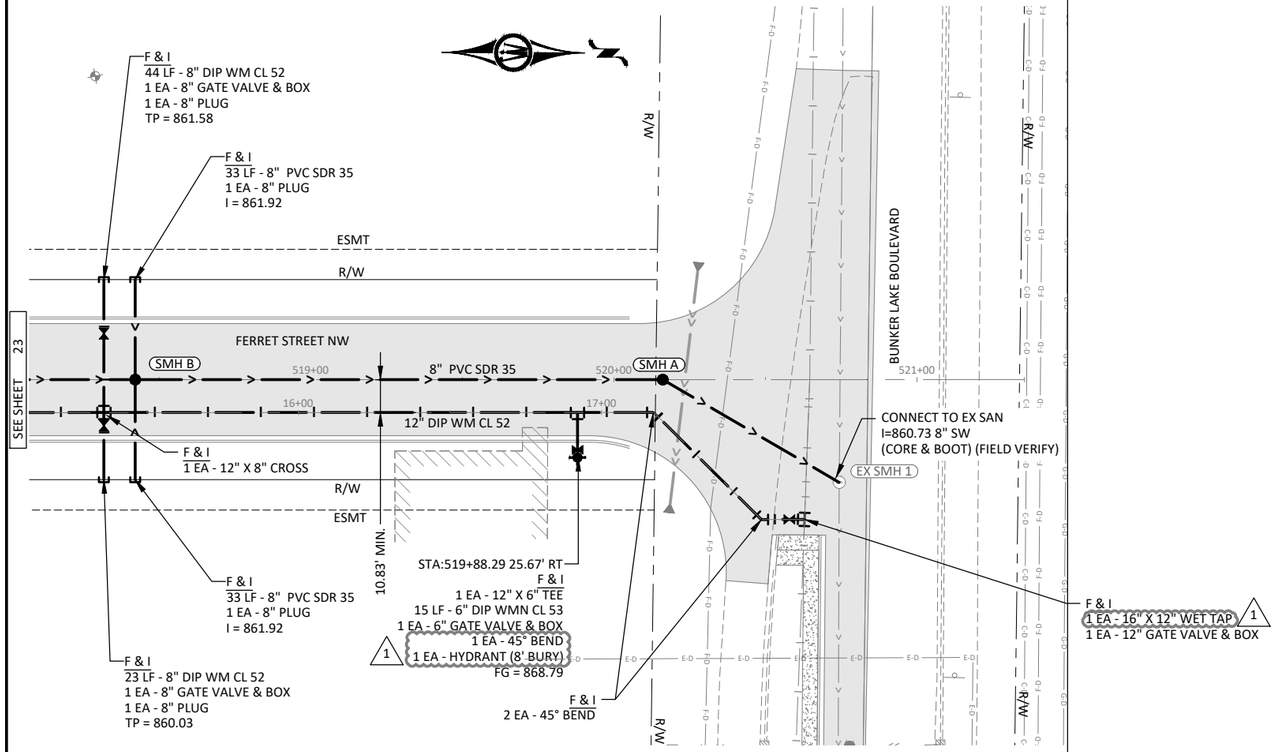
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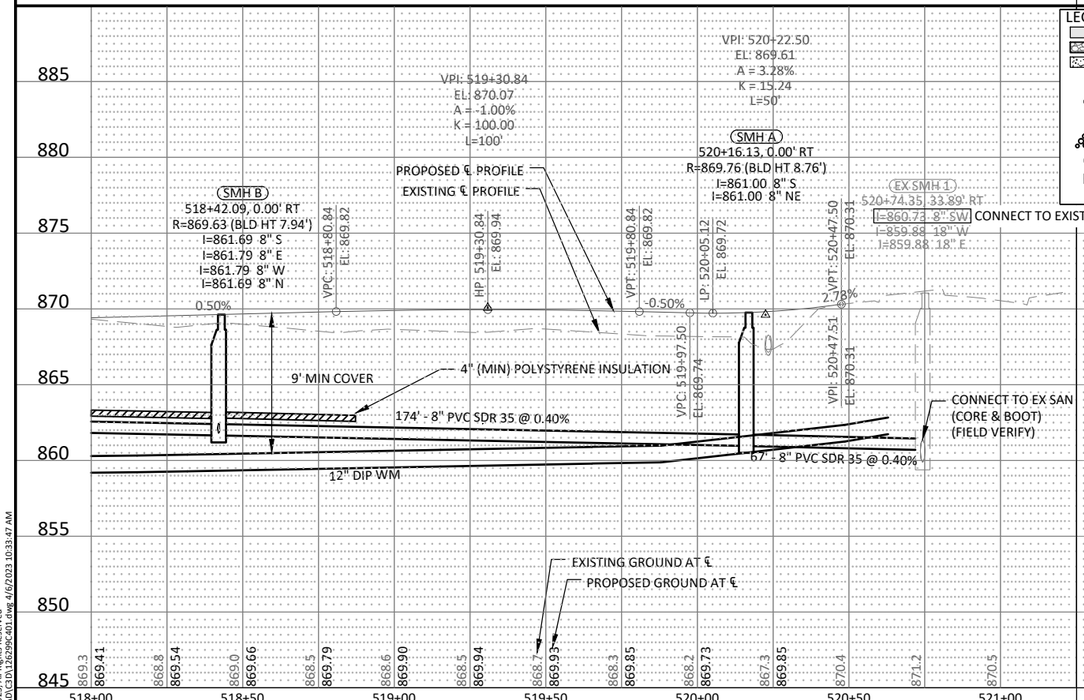
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WATERMAIN & SANITARY SEWER - PLAN & PROFILE
FERRET STREET NW

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LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
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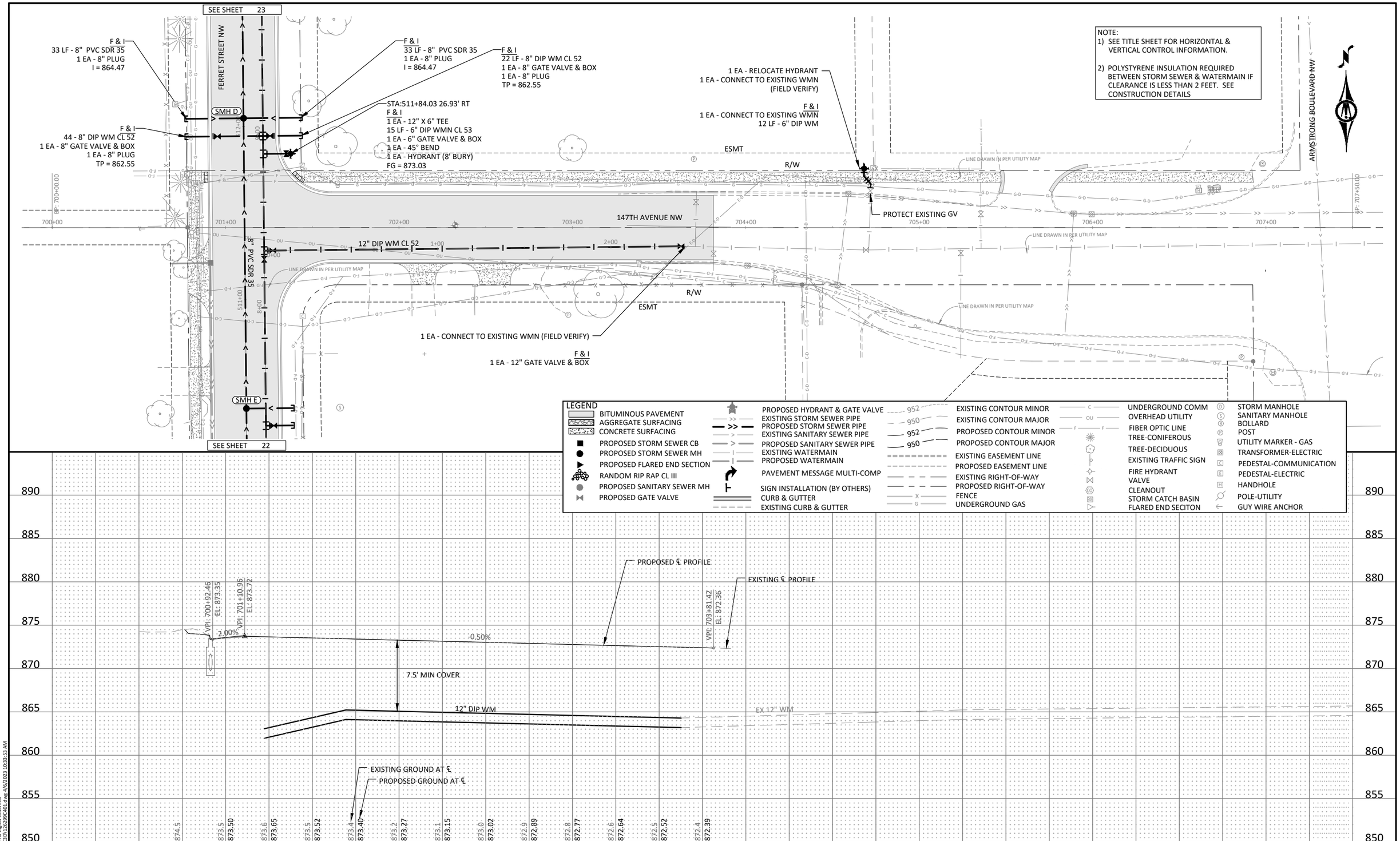
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WATERMAIN & SANITARY SEWER - PLAN & PROFILE
FERRET STREET NW

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City of RAMSEY

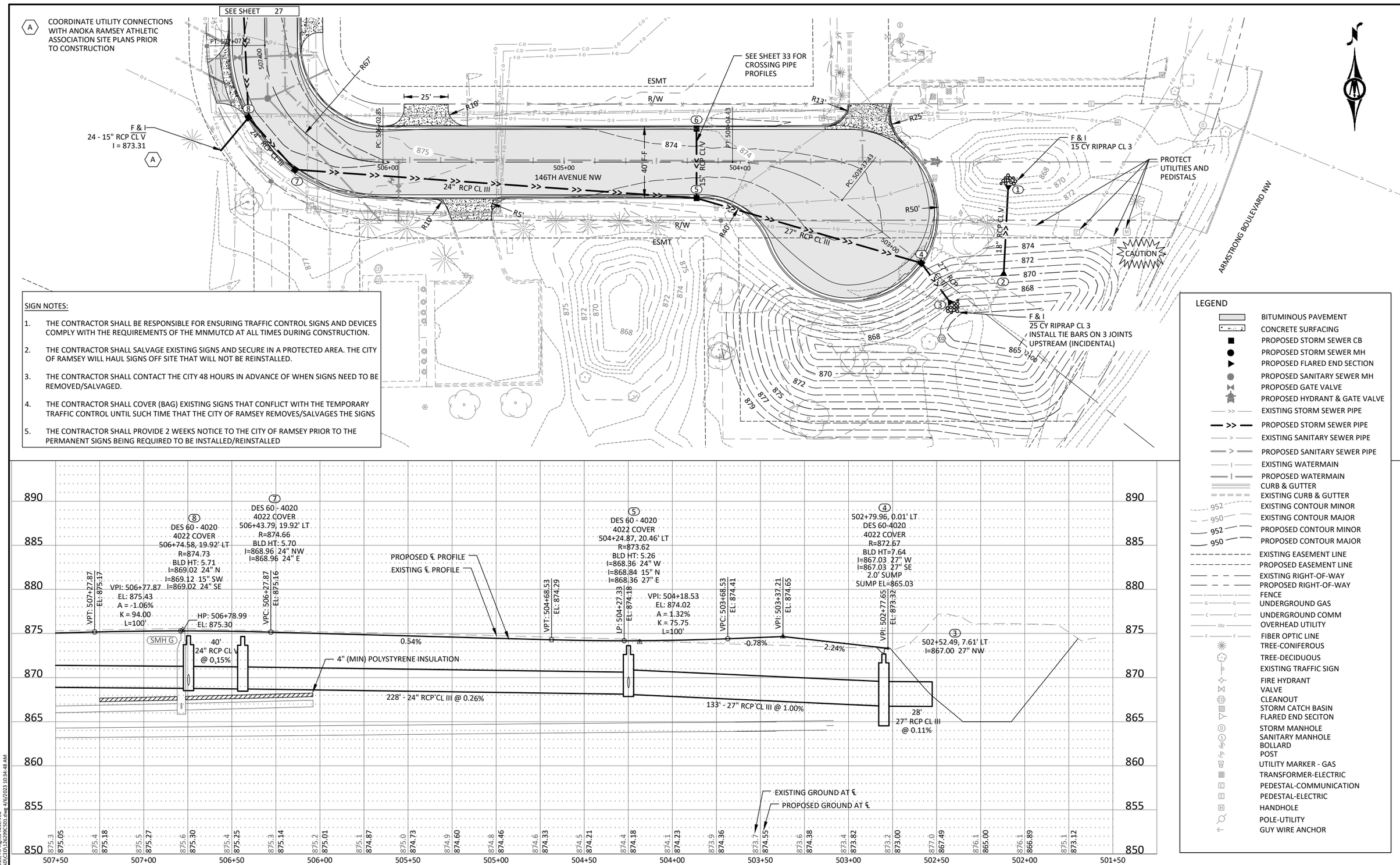
DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-12

NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
147TH AVENUE NW

SHEET 25 OF 43

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SIGN NOTES:

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LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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.

ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
146TH AVENUE NW & WET SEDIMENTATION BASIN

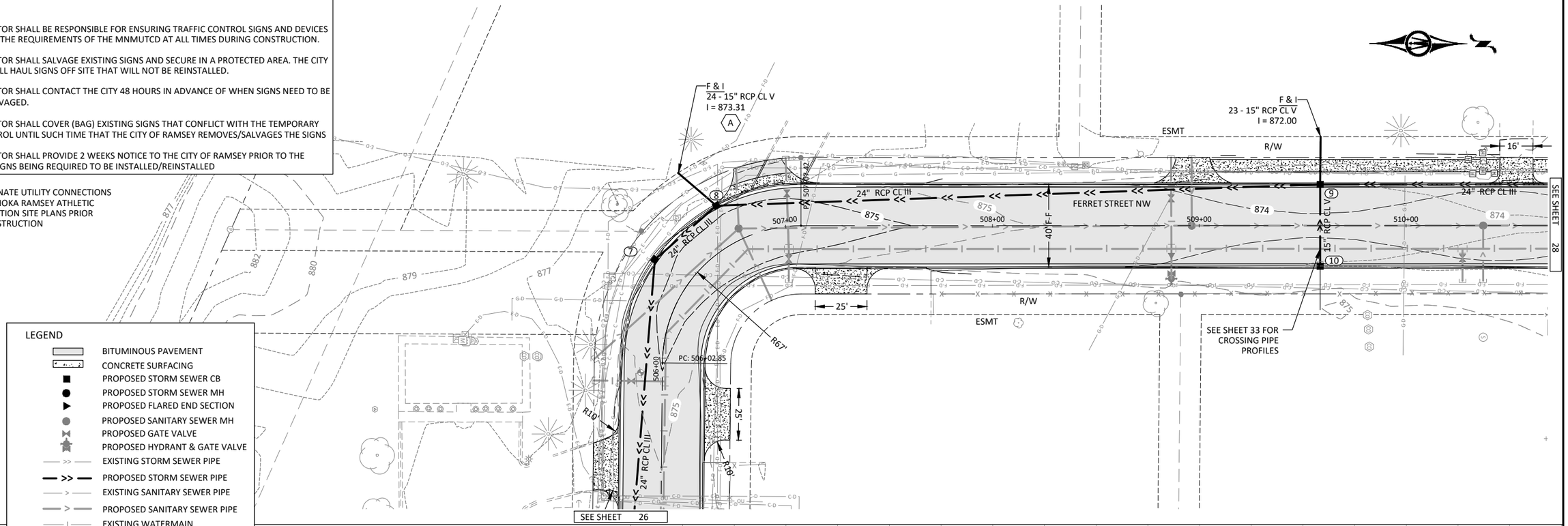
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SIGN NOTES:

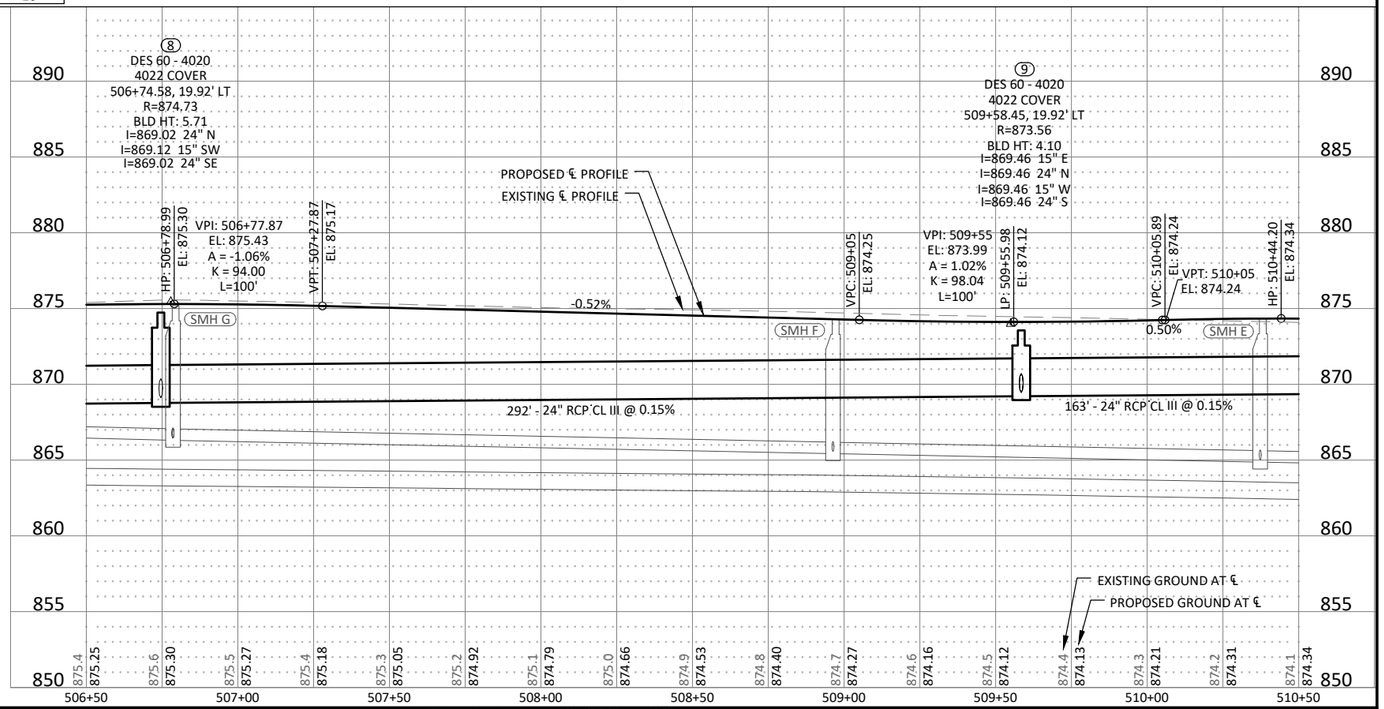
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(A) COORDINATE UTILITY CONNECTIONS WITH ANOKA RAMSEY ATHLETIC ASSOCIATION SITE PLANS PRIOR TO CONSTRUCTION



LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR



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HORZ. SCALE 0 25 50 FEET
VERT. SCALE 0 5 10 FEET

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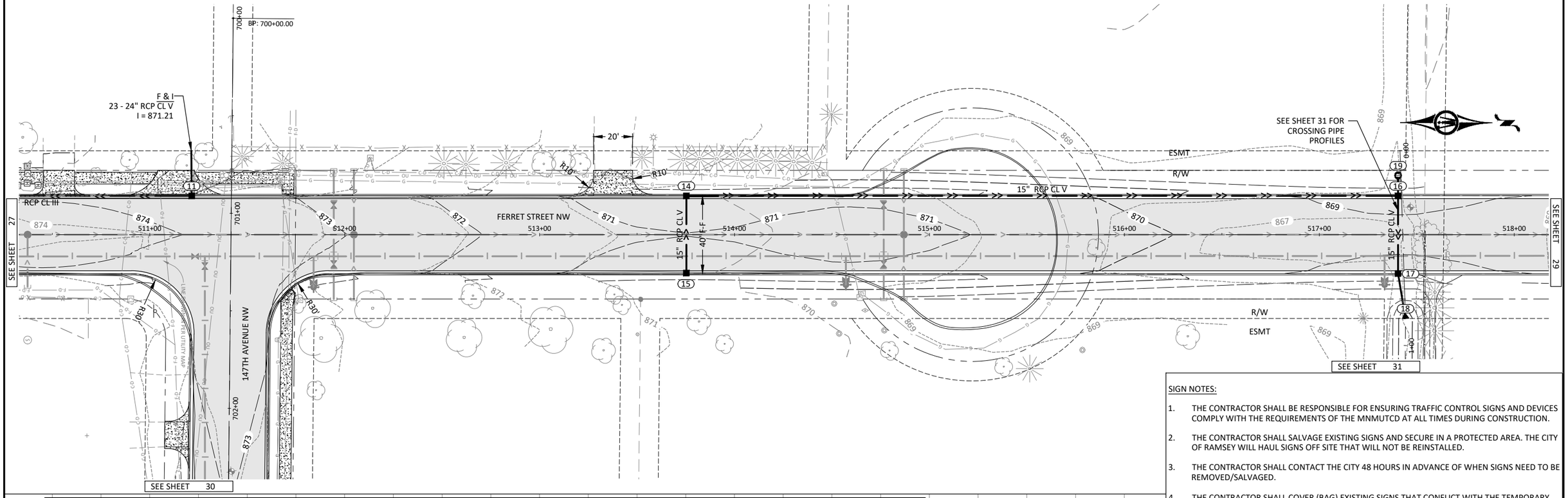
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
FERRET STREET NW

SHEET 27 OF 43

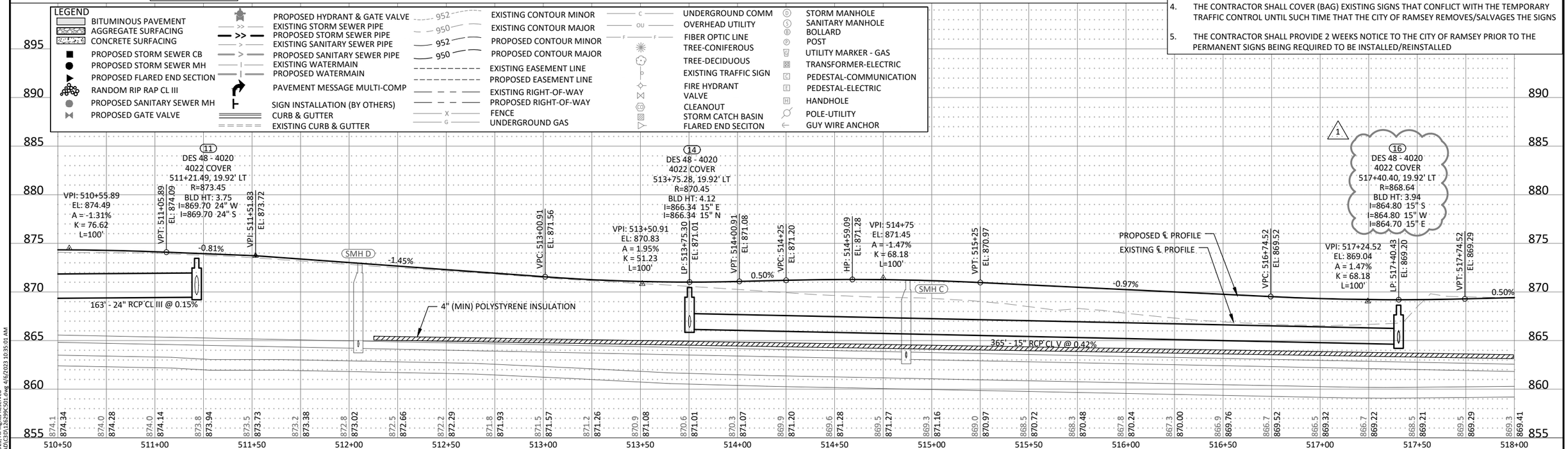


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LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
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- EXISTING STORM SEWER PIPE
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- EXISTING SANITARY SEWER PIPE
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- PAVEMENT MESSAGE MULTI-COMP
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- CURB & GUTTER
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- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR



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HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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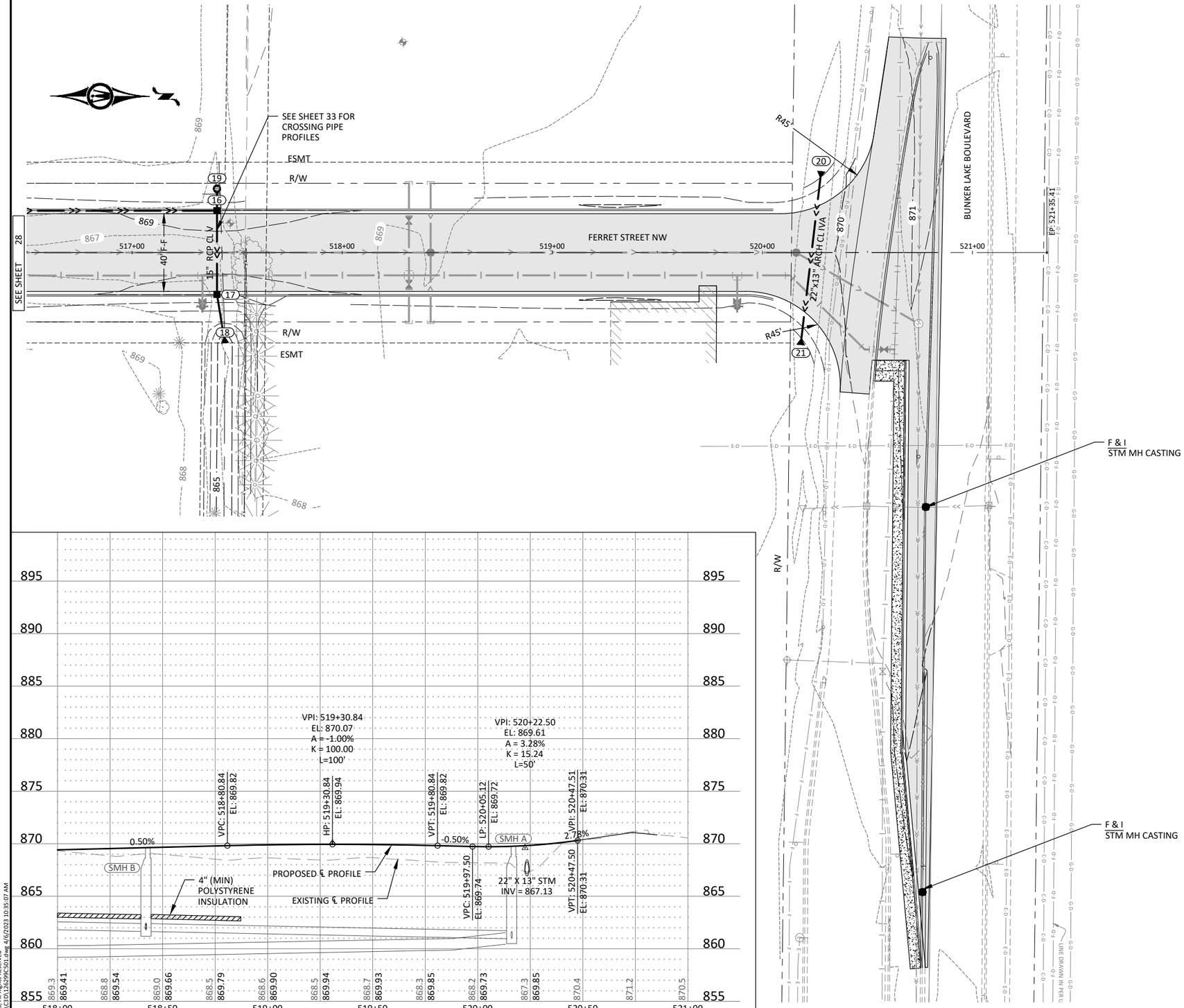
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
FERRET STREET NW

SHEET 28 OF 43



LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
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- BOLLARD
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- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
FERRET STREET NW & BUNKER LAKE BOULEVARD

A COORDINATE UTILITY CONNECTIONS WITH ANOKA RAMSEY ATHLETIC ASSOCIATION SITE PLANS PRIOR TO CONSTRUCTION

SEE SHEET 28

SEE SHEET 27

FERRET STREET NW

147TH AVENUE NW

BP: 700+00.00

EP: 707+50.00

700+00 701+00 702+00 703+00 704+00 705+00 706+00 707+00

R/W

LINE DRAWN IN PER UTILITY MAP

40' F-F

14' F-F

18' F-F

R10' R20' R30'

F & I
23 - 24" RCP CL V
I = 871.21

24" RCP III

872 873 874 511+00 512+00

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
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- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

890 885 880 875 870 865 860 855 850

VPI: 700+92.46 EL: 873.35

VPI: 701+10.96 EL: 873.72

2.00% -0.50%

EXISTING ℄ PROFILE
PROPOSED ℄ PROFILE

VPI: 703+81.42 EL: 872.36

SEE SHEET 25

8" SAN
INV = 864.49

12" WM

EXISTING GROUND AT ℄
PROPOSED GROUND AT ℄

700+00	700+50	701+00	701+50	702+00	702+50	703+00	703+50	704+00	704+50
874.5	873.5 873.50	873.6 873.65	873.5 873.52	873.4 873.40	873.2 873.27	873.1 873.15	873.0 873.02	872.9 872.89	872.8 872.77	872.6 872.64	872.5 872.52	872.5 872.39

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PAVEMENT MARKING NOTES:

1. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS, AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY AN AGENCY PLACED YIELD SIGN, STOP SIGN, OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE MAINLINE RADIUS.
2. DO NOT APPLY THE PAVEMENT MARKINGS WHEN THE WEATHER AND OTHER CONDITIONS CAUSE A FILM OF DUST OR DEBRIS TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL IS APPLIED.
3. THE FILLING OF TANKS, POURING OF MATERIALS, OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENTS SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.

HORZ. 0 25 50 SCALE FEET

VERT. 0 5 10 SCALE FEET

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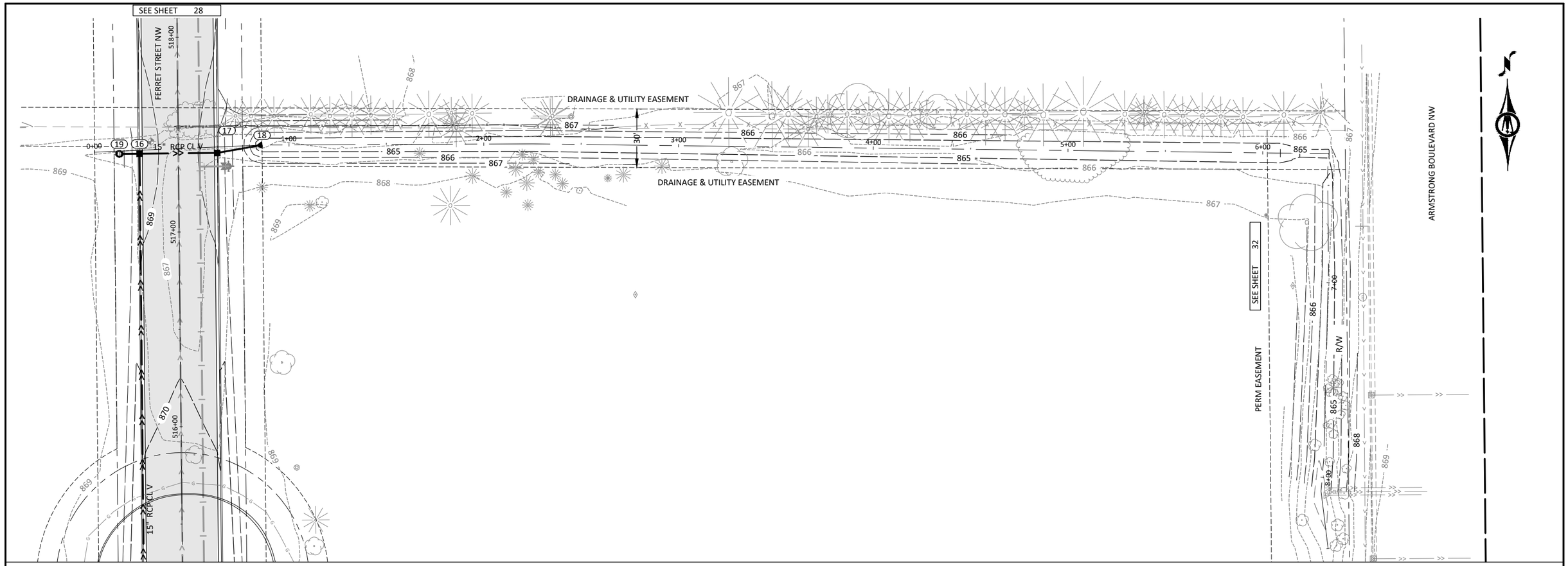
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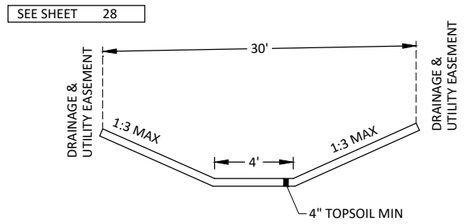
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SHEET 30 OF 43

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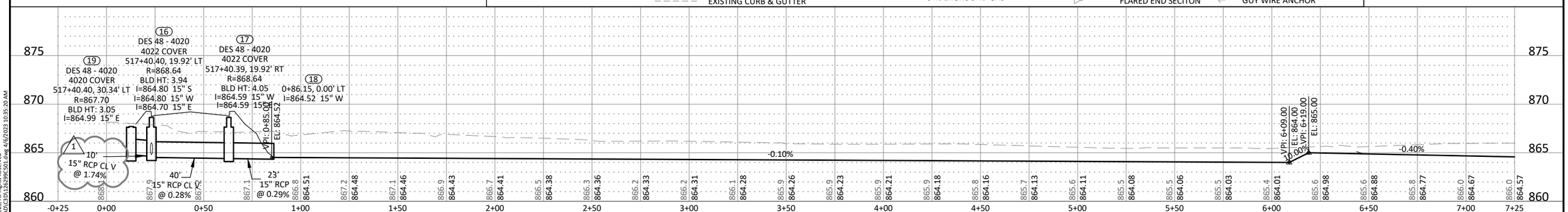


TYPICAL SWALE

NOT TO SCALE

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
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- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR



HORZ. SCALE 0 25 50 FEET

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.

ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

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Email: Ramsey@bolton-menk.com
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City of RAMSEY

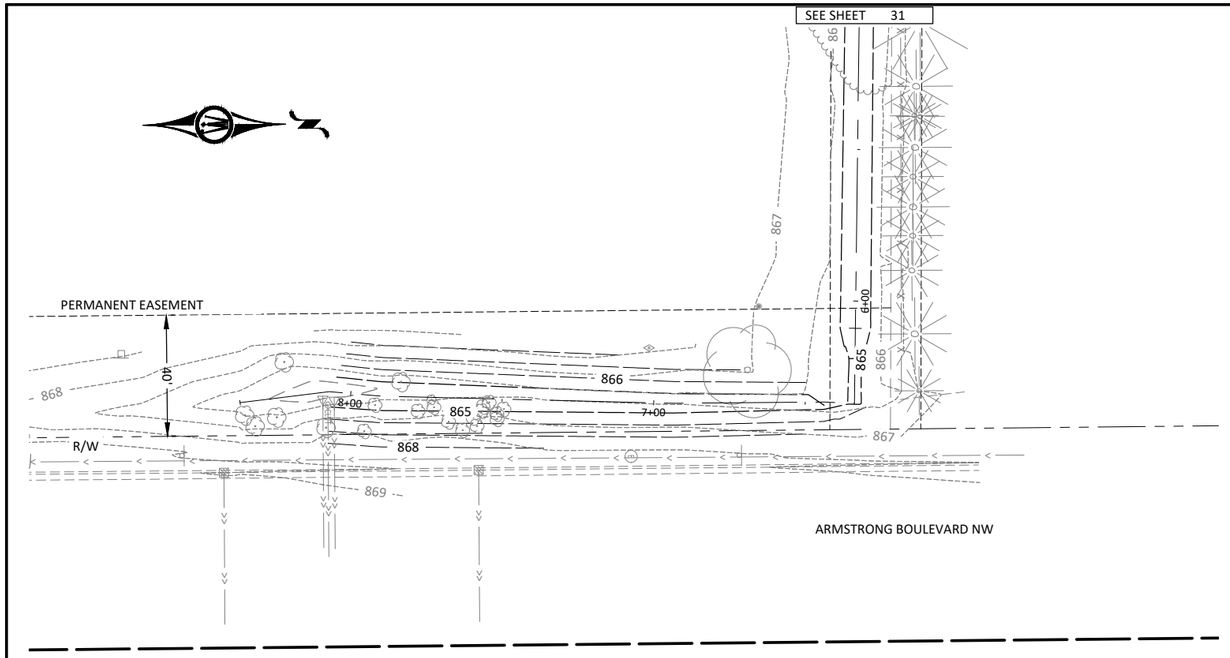
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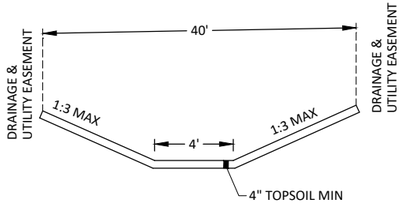
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
EAST OF FERRET STREET DRAINAGE

SHEET 31 OF 43

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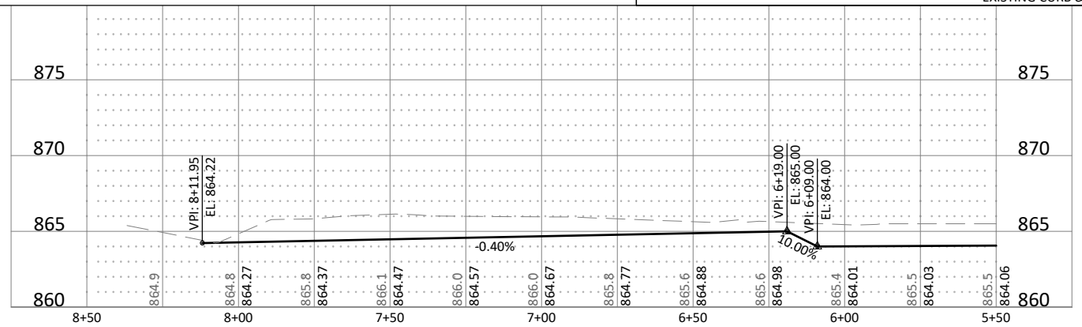


TYPICAL SWALE

NOT TO SCALE

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
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City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
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DRAWN TJH			
CHECKED KPK			
CLIENT PROJ. NO. 23-12			

CITY OF RAMSEY, MINNESOTA

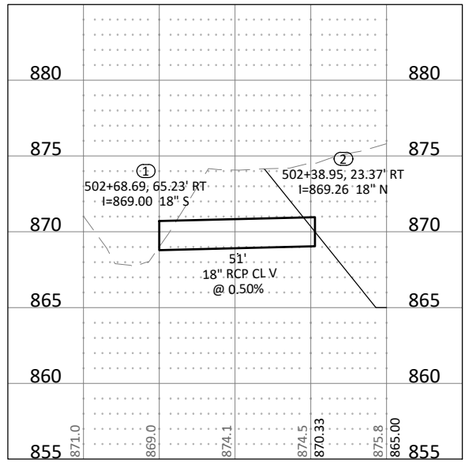
HY-10 RAMSEY IMPROVEMENTS

STORM SEWER & STREET - PLAN & PROFILE

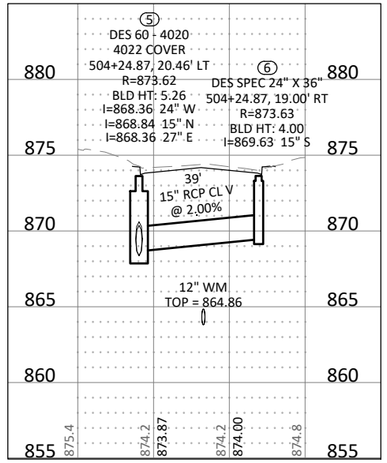
EAST OF ARMSTRONG DRAINAGE

SHEET 32 OF 43

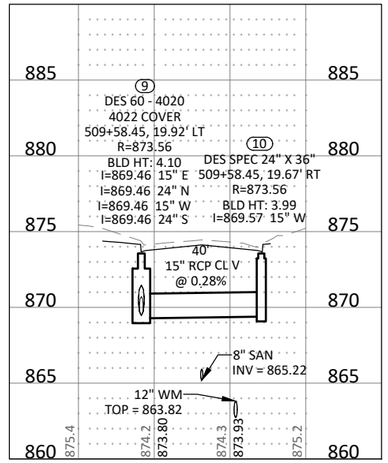
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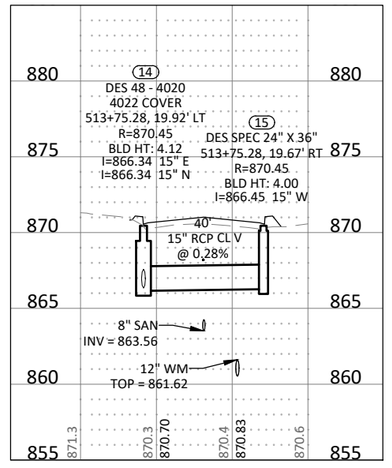
POND OUTLET 502+39 TO 502+69
SEE SHEET 26



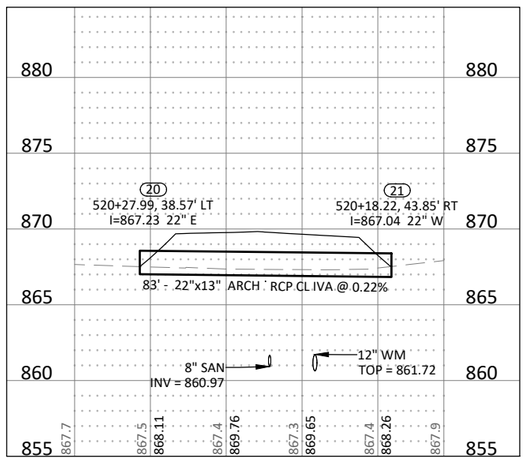
146TH STREET NW STA: 504+25
SEE SHEET 26



FERRET STREET NW STA: 509+48
SEE SHEET 27



FERRET STREET NW STA: 514+47
SEE SHEET 28



FERRET STREET & BUNKER LAKE
BOULEVARD CULVERT
520+28 TO 520+18
SEE SHEET 29

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SCALE FEET

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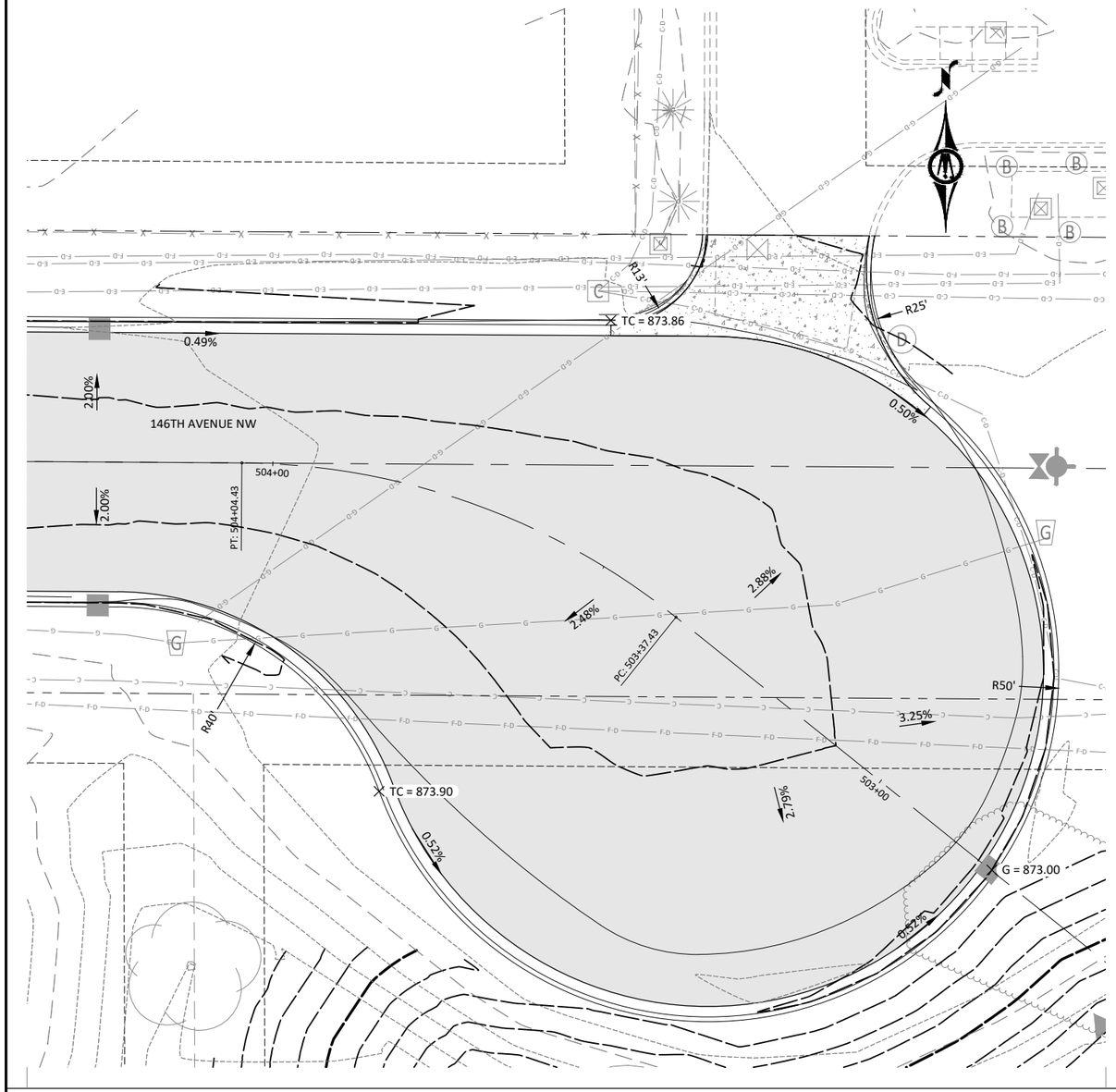
City of RAMSEY

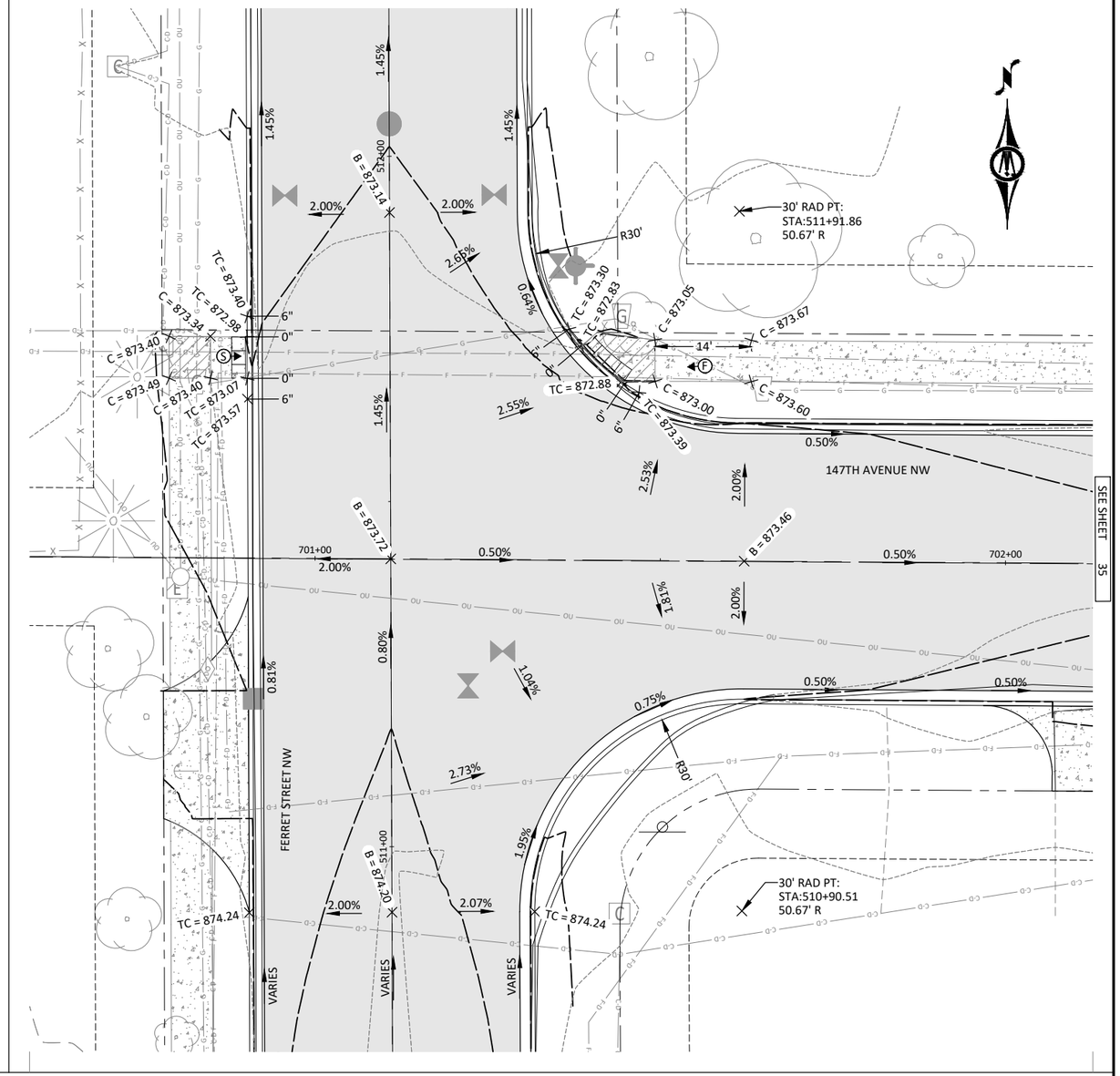
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
STORM LEADS

SHEET 33 OF 43





SEE SHEET 35

LEGEND

- EXISTING CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- PROPOSED BITUMINOUS PAVEMENT
- 6" CONCRETE PAVEMENT
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
- 2.0% — SURFACE FLOW DIRECTION
- X TC=XXX.XX — PROPOSED TOP OF CURB
- X G=XXX.XX — PROPOSED GUTTER
- X C=XXX.XX — PROPOSED TOP OF CONCRETE
- X B=XXX.XX — PROPOSED TOP OF BITUMINOUS
- TRUNCATED DOMES (SEE STANDARD PLATE 7038)
- —X" — CURB HEIGHT
- (S) — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- (F) — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

0 10 20
SCALE FEET

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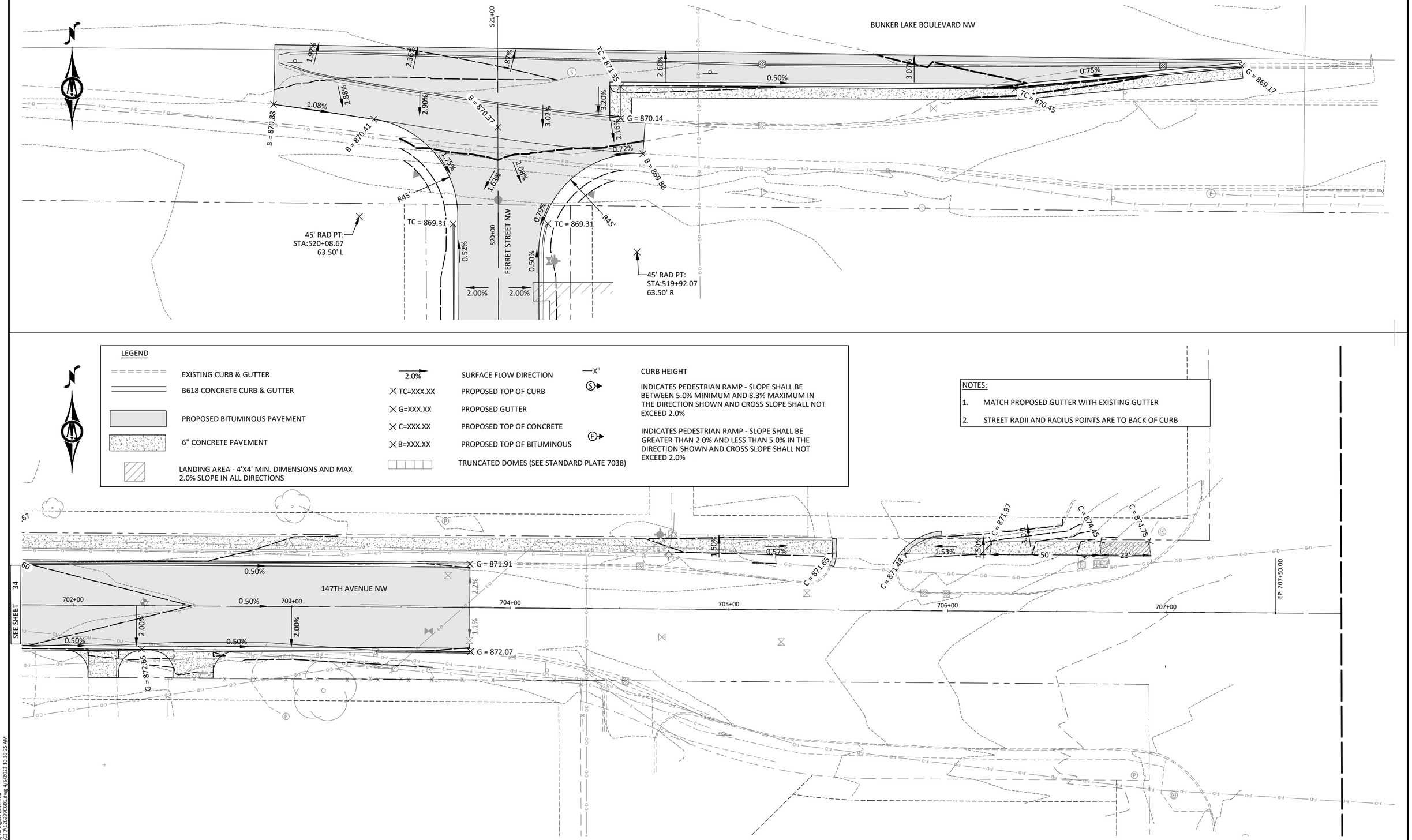
City of RAMSEY

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CHECKED KPK			
CLIENT PROJ. NO. 23-12			

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
INTERSECTION DETAILS
FERRET STREET NW & 147TH AVENUE NW

SHEET 34 OF 43

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LEGEND

EXISTING CURB & GUTTER	2.0% SURFACE FLOW DIRECTION	—X" CURB HEIGHT	
B618 CONCRETE CURB & GUTTER	TC=XXX.XX PROPOSED TOP OF CURB	Ⓢ→	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
PROPOSED BITUMINOUS PAVEMENT	G=XXX.XX PROPOSED GUTTER		
6" CONCRETE PAVEMENT	C=XXX.XX PROPOSED TOP OF CONCRETE	Ⓕ→	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS	B=XXX.XX PROPOSED TOP OF BITUMINOUS		
	TRUNCATED DOMES (SEE STANDARD PLATE 7038)		

NOTES:

1. MATCH PROPOSED GUTTER WITH EXISTING GUTTER
2. STREET RADII AND RADIUS POINTS ARE TO BACK OF CURB

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0 20 40
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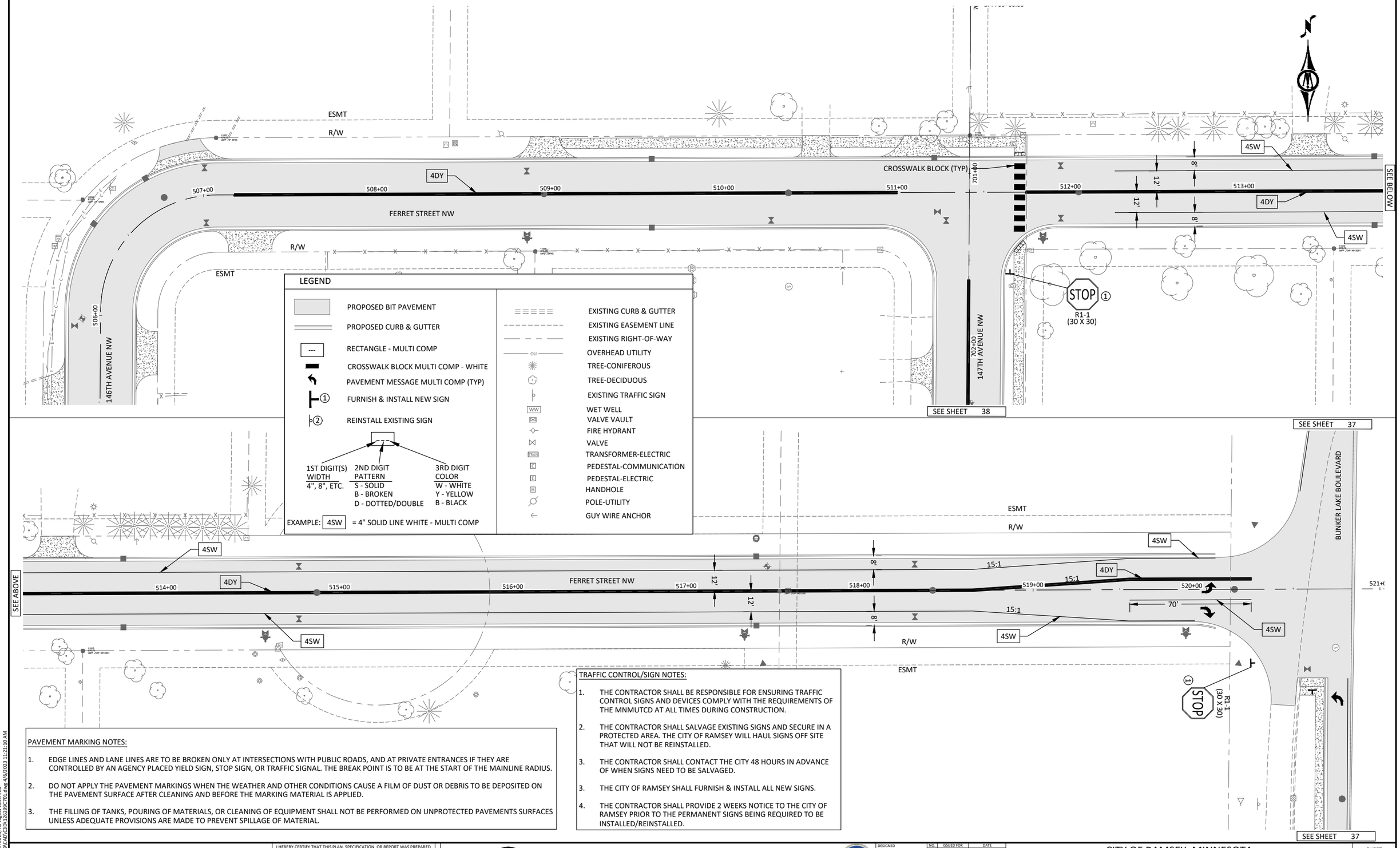
City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
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NO.	ISSUED FOR	DATE
1	ADD 1	04/07/2023

CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
INTERSECTION DETAILS
FERRET STREET NW, BUNKER LAKE BOULEVARD, & 147TH AVENUE NW

SHEET 35 OF 43



LEGEND

PROPOSED BIT PAVEMENT	EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER	EXISTING EASEMENT LINE
RECTANGLE - MULTI COMP	EXISTING RIGHT-OF-WAY
CROSSWALK BLOCK MULTI COMP - WHITE	OVERHEAD UTILITY
PAVEMENT MESSAGE MULTI COMP (TYP)	TREE-CONIFEROUS
① FURNISH & INSTALL NEW SIGN	TREE-DECIDUOUS
② REINSTALL EXISTING SIGN	EXISTING TRAFFIC SIGN
	WET WELL
	VALVE VAULT
	FIRE HYDRANT
	VALVE
	TRANSFORMER-ELECTRIC
	PEDESTAL-COMMUNICATION
	PEDESTAL-ELECTRIC
	HANDHOLE
	POLE-UTILITY
	GUY WIRE ANCHOR

1ST DIGIT(S) WIDTH	2ND DIGIT PATTERN	3RD DIGIT COLOR
4", 8", ETC.	S - SOLID	W - WHITE
	B - BROKEN	Y - YELLOW
	D - DOTTED/DOUBLE	B - BLACK

EXAMPLE: 4SW = 4" SOLID LINE WHITE - MULTI COMP

PAVEMENT MARKING NOTES:

1. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS, AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY AN AGENCY PLACED YIELD SIGN, STOP SIGN, OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE MAINLINE RADIUS.
2. DO NOT APPLY THE PAVEMENT MARKINGS WHEN THE WEATHER AND OTHER CONDITIONS CAUSE A FILM OF DUST OR DEBRIS TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL IS APPLIED.
3. THE FILLING OF TANKS, POURING OF MATERIALS, OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENTS SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.

TRAFFIC CONTROL/SIGN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL SALVAGE EXISTING SIGNS AND SECURE IN A PROTECTED AREA. THE CITY OF RAMSEY WILL HAUL SIGNS OFF SITE THAT WILL NOT BE REINSTALLED.
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE SALVAGED.
3. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS.
4. THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED.

SCALE 0 25 50 FEET

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City of RAMSEY

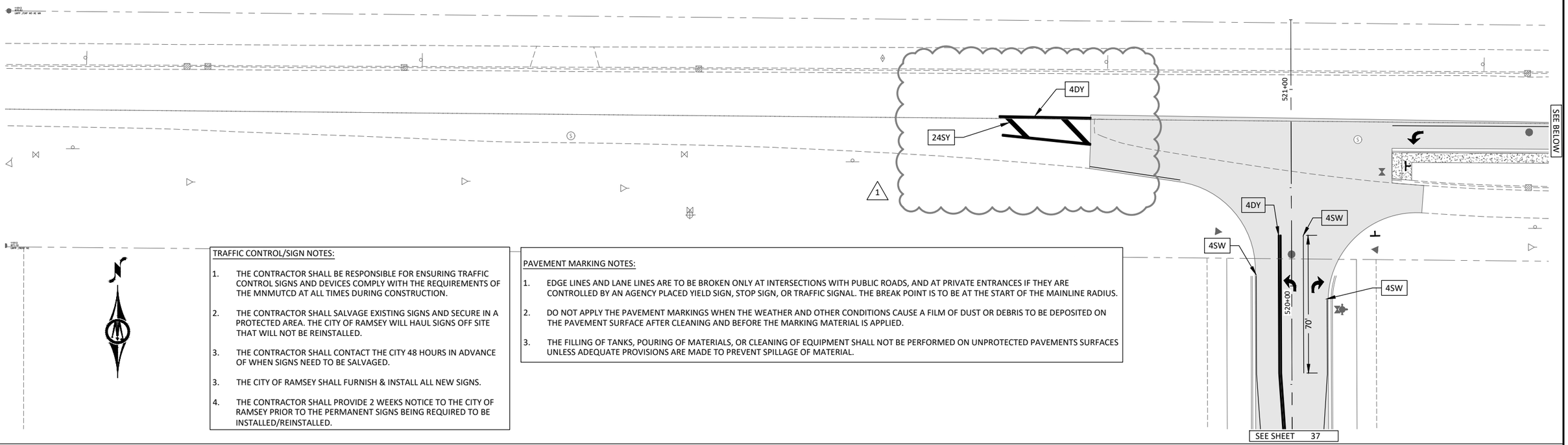
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
SIGNING & STRIPING
SIGNING AND STRIPING

SHEET 36 OF 43

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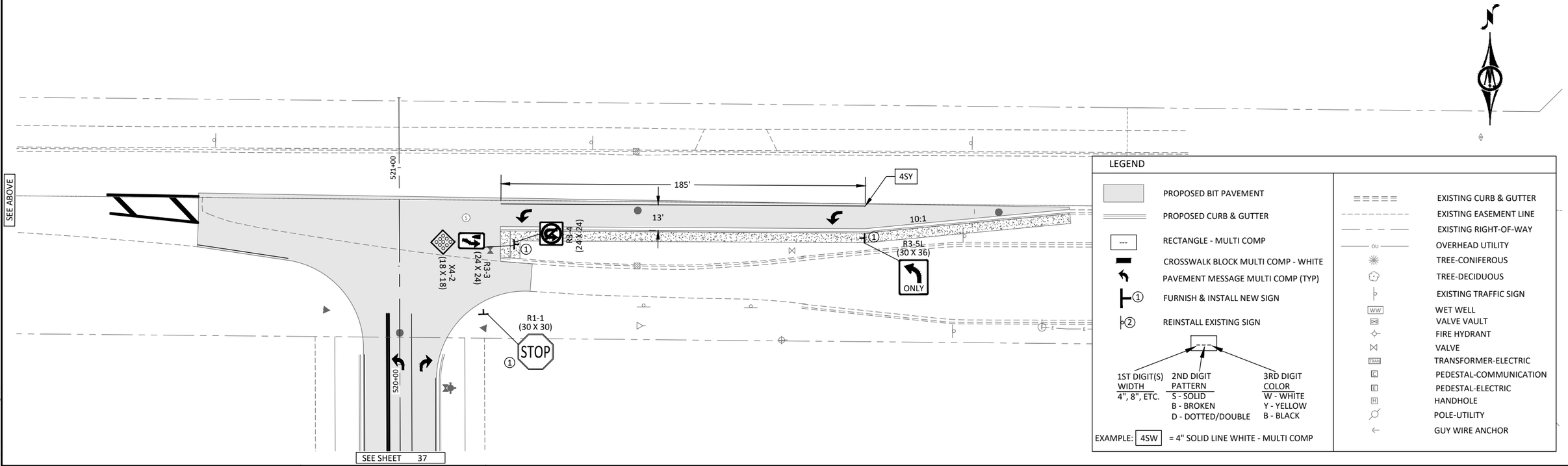


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PAVEMENT MARKING NOTES:

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2. DO NOT APPLY THE PAVEMENT MARKINGS WHEN THE WEATHER AND OTHER CONDITIONS CAUSE A FILM OF DUST OR DEBRIS TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL IS APPLIED.
3. THE FILLING OF TANKS, POURING OF MATERIALS, OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENTS SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.



LEGEND

- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- RECTANGLE - MULTI COMP
- CROSSWALK BLOCK MULTI COMP - WHITE
- PAVEMENT MESSAGE MULTI COMP (TYP)
- FURNISH & INSTALL NEW SIGN
- REINSTALL EXISTING SIGN

1ST DIGIT(S) WIDTH: 4", 8", ETC.
2ND DIGIT PATTERN: S - SOLID; B - BROKEN; D - DOTTED/DOUBLE
3RD DIGIT COLOR: W - WHITE; Y - YELLOW; B - BLACK

EXAMPLE: 4SW = 4" SOLID LINE WHITE - MULTI COMP

- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- WET WELL
- VALVE VAULT
- FIRE HYDRANT
- VALVE
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

0 25 50
SCALE FEET

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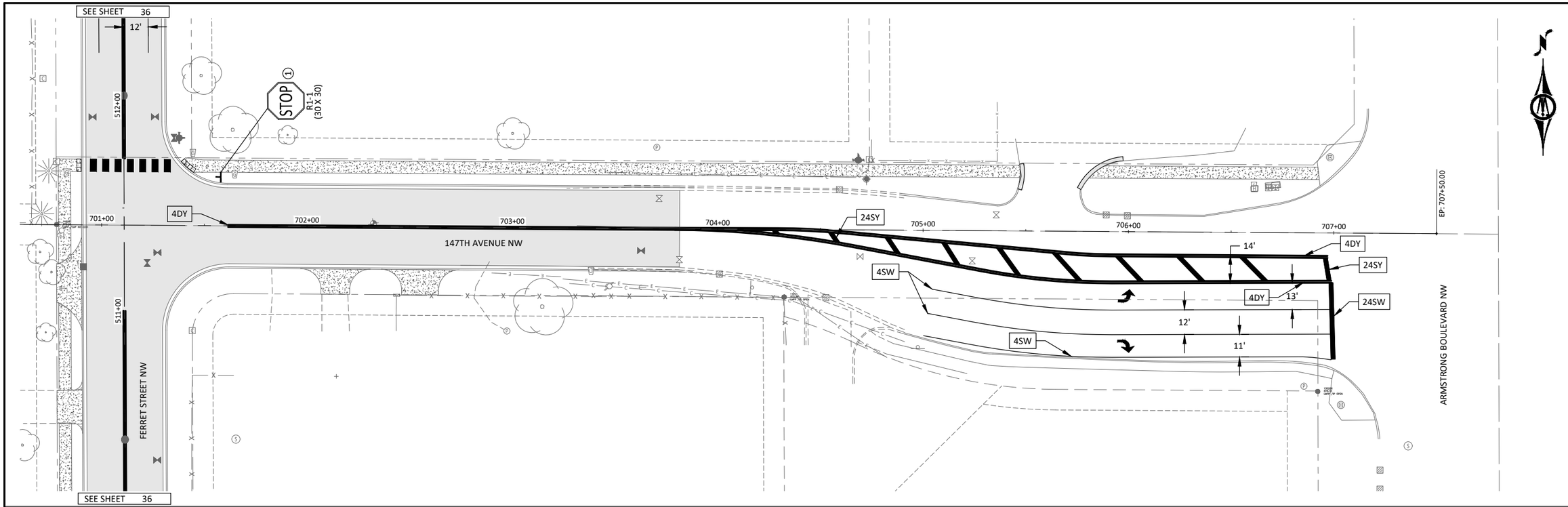
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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
SIGNING & STRIPING
SIGNING AND STRIPING

SHEET 37 OF 43

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SEE ABOVE

LEGEND

- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- RECTANGLE - MULTI COMP
- CROSSWALK BLOCK MULTI COMP - WHITE
- PAVEMENT MESSAGE MULTI COMP (TYP)
- FURNISH & INSTALL NEW SIGN
- REINSTALL EXISTING SIGN

1ST DIGIT(S) WIDTH	2ND DIGIT PATTERN	3RD DIGIT COLOR
4", 8", ETC.	S - SOLID	W - WHITE
	B - BROKEN	Y - YELLOW
	D - DOTTED/DOUBLE	B - BLACK

EXAMPLE: 4SW = 4" SOLID LINE WHITE - MULTI COMP

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1. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS, AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY AN AGENCY PLACED YIELD SIGN, STOP SIGN, OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE MAINLINE RADIUS.
2. DO NOT APPLY THE PAVEMENT MARKINGS WHEN THE WEATHER AND OTHER CONDITIONS CAUSE A FILM OF DUST OR DEBRIS TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL IS APPLIED.
3. THE FILLING OF TANKS, POURING OF MATERIALS, OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENTS SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.

TRAFFIC CONTROL/SIGN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL SALVAGE EXISTING SIGNS AND SECURE IN A PROTECTED AREA. THE CITY OF RAMSEY WILL HAUL SIGNS OFF SITE THAT WILL NOT BE REINSTALLED.
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE SALVAGED.
4. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS.
5. THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED.

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ZACHARY F. LINGL
LIC. NO. 56344 DATE 03/20/2023

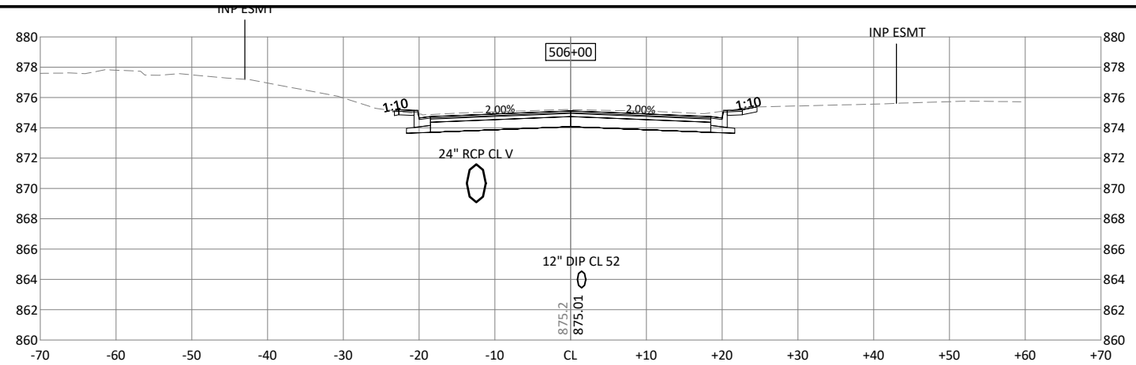
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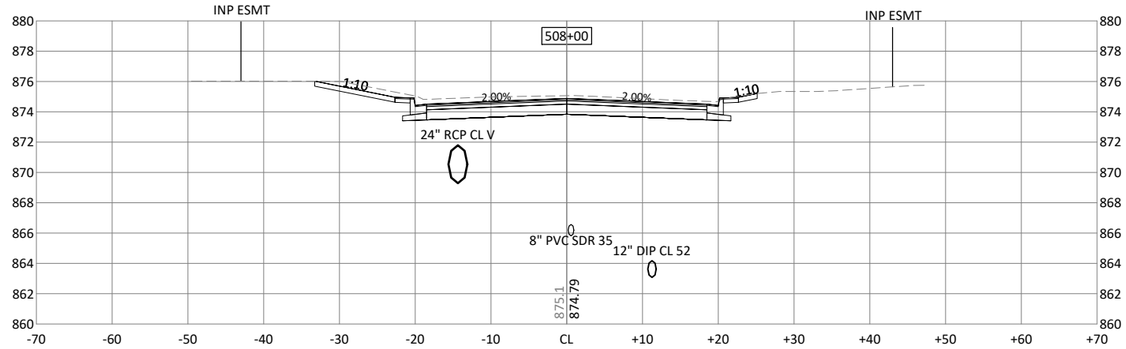
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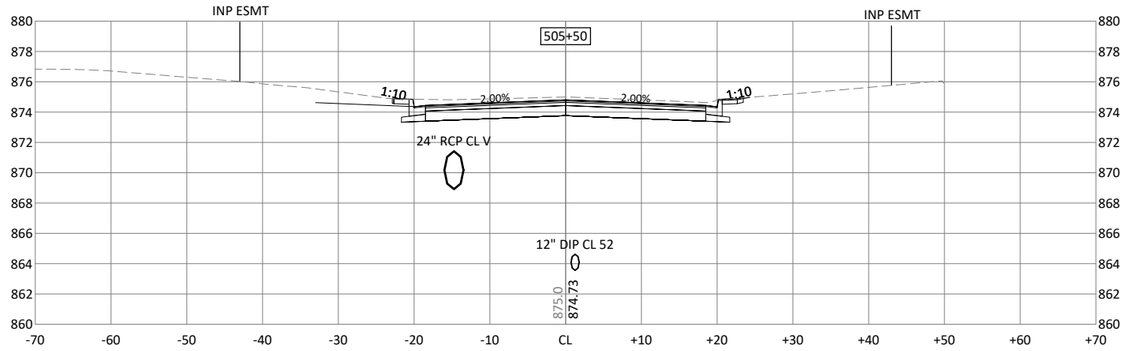
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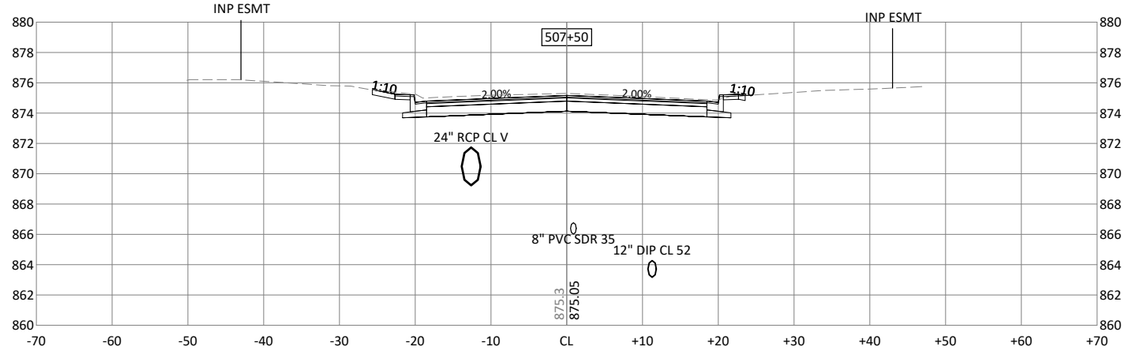
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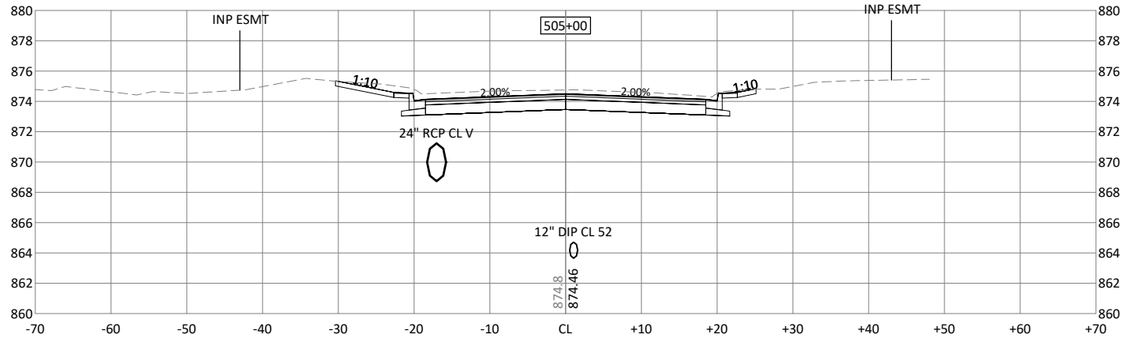
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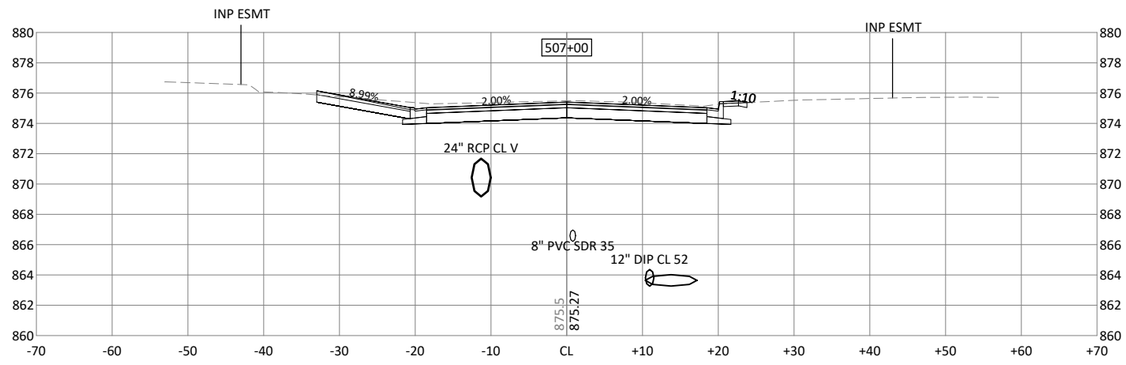


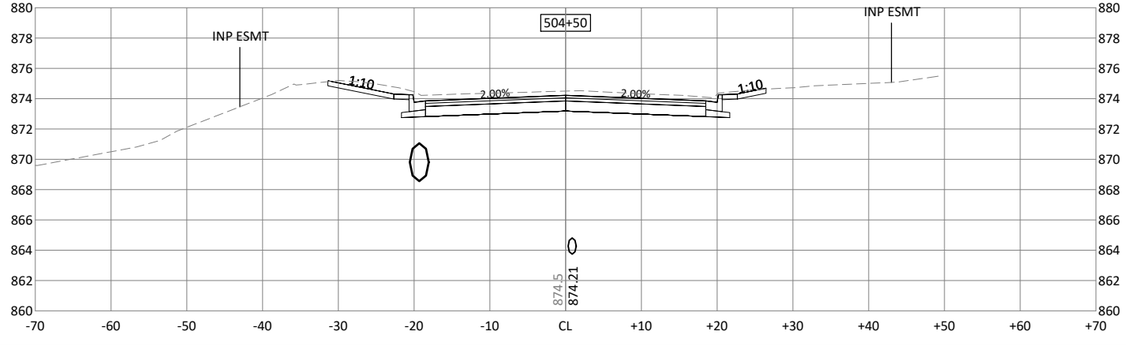


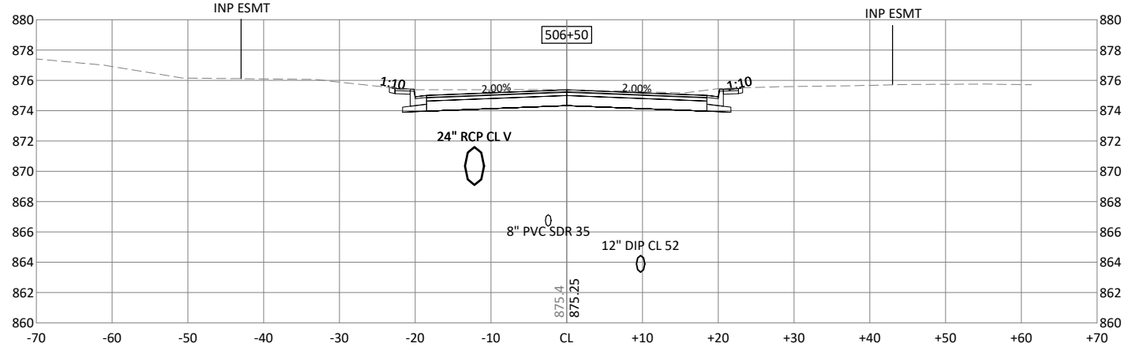












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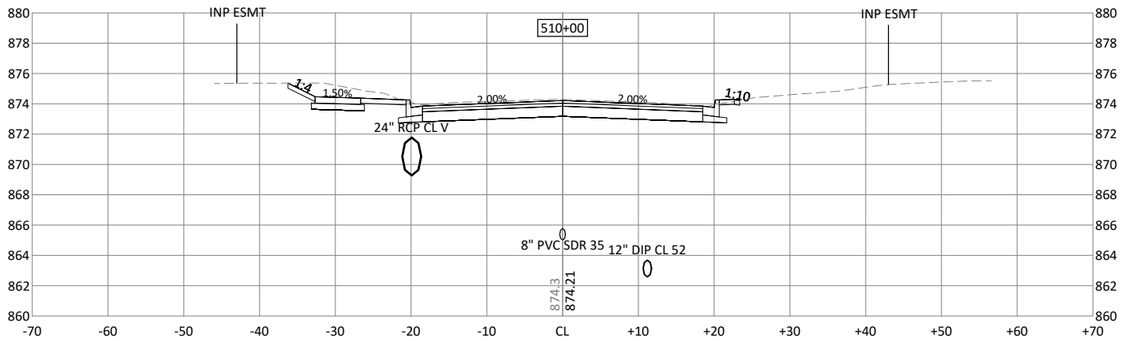
City of RAMSEY

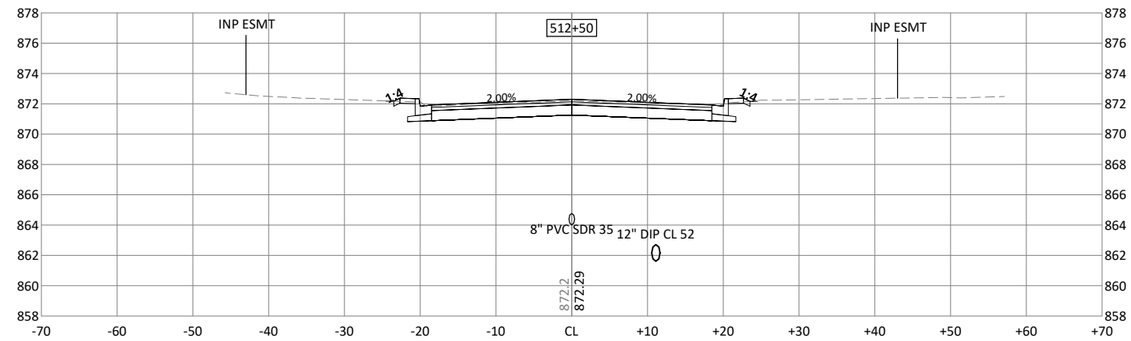
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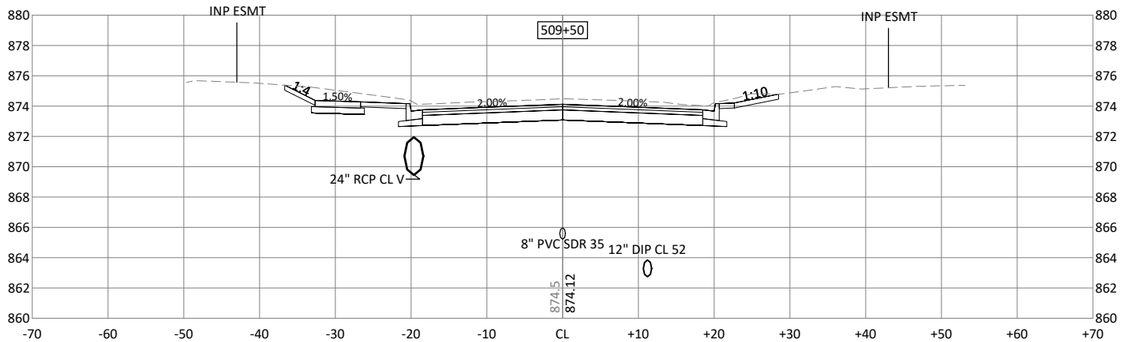
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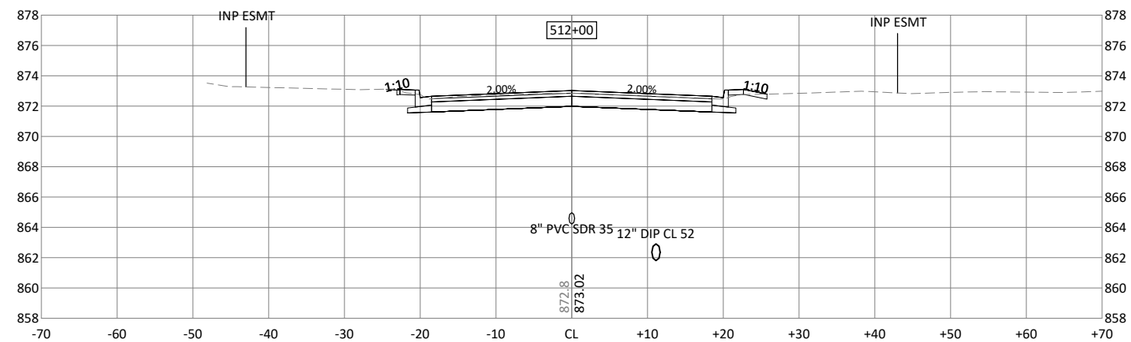
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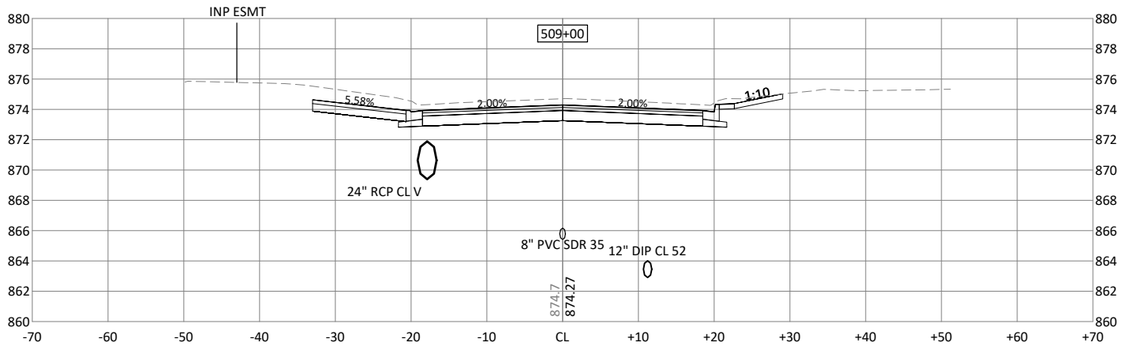
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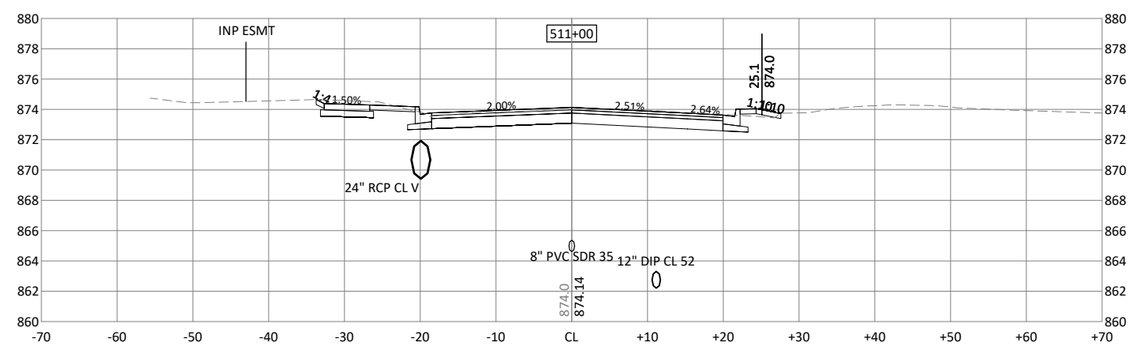


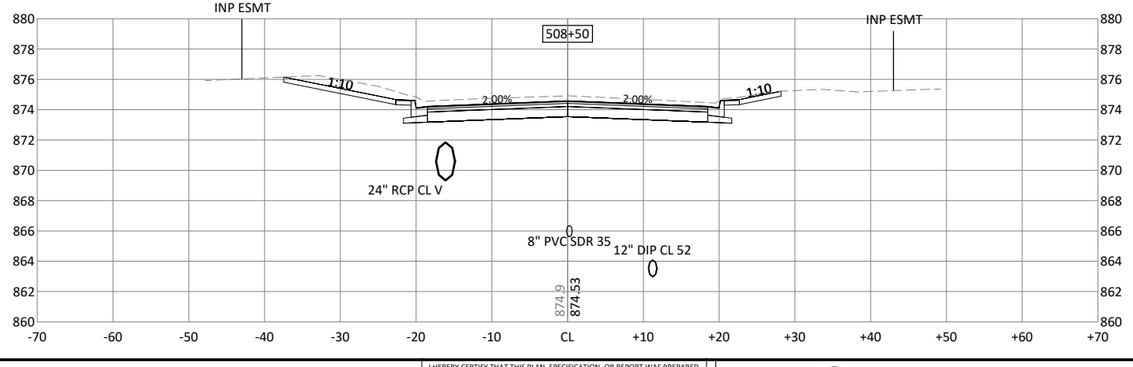


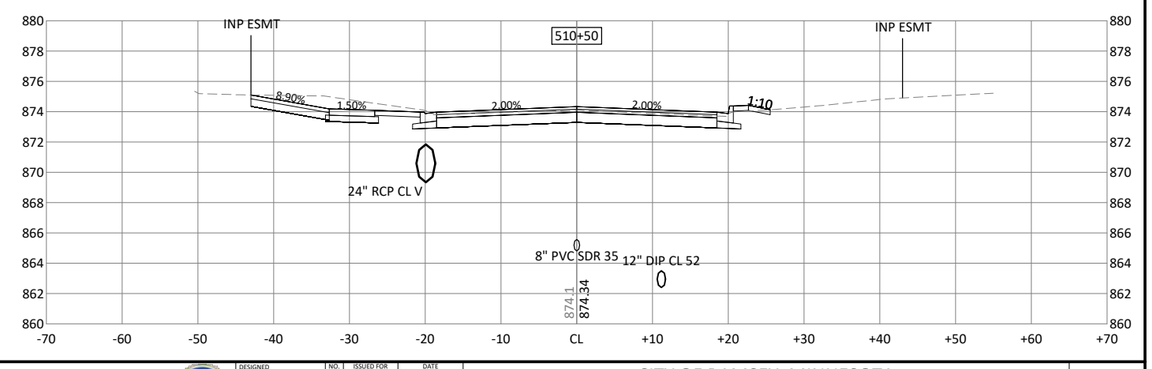












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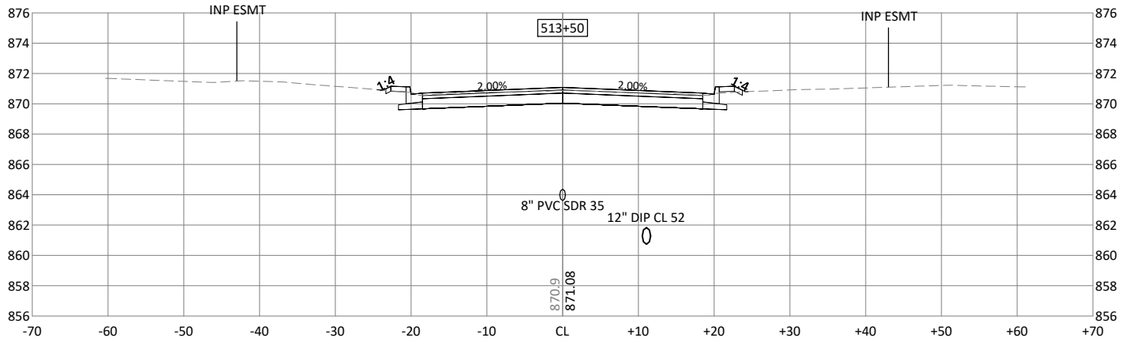
City of RAMSEY

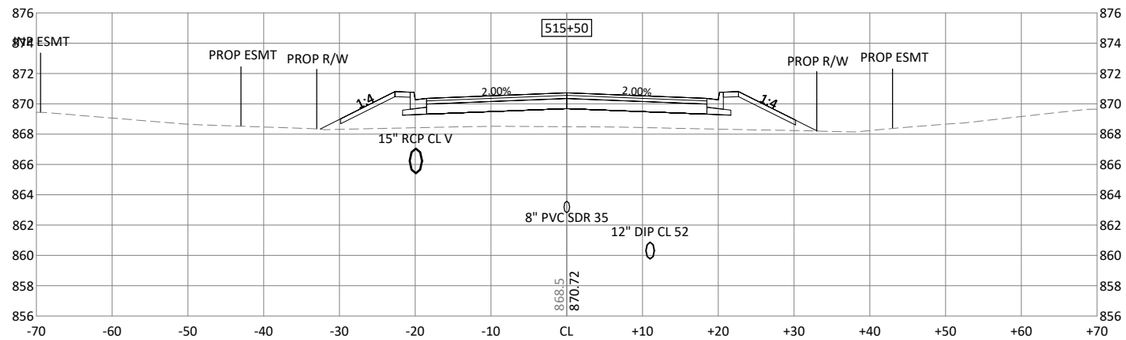
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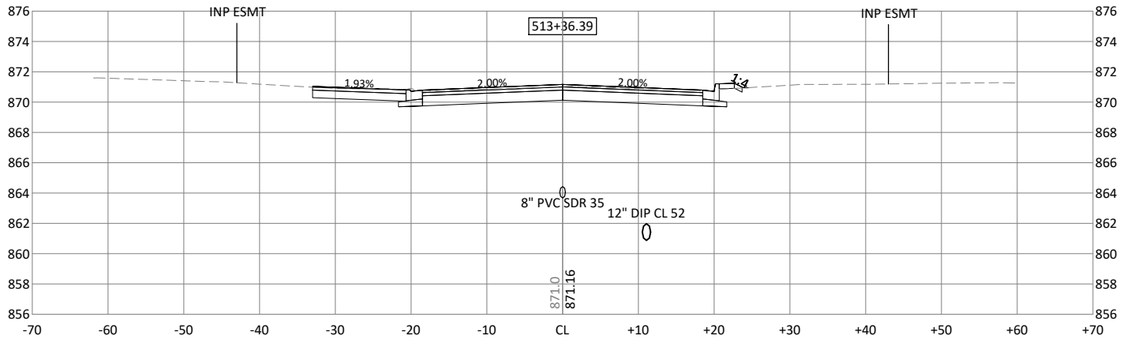
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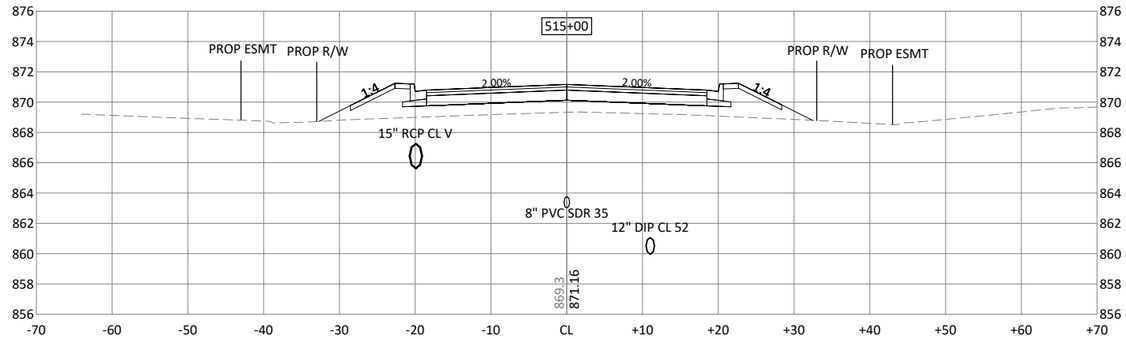
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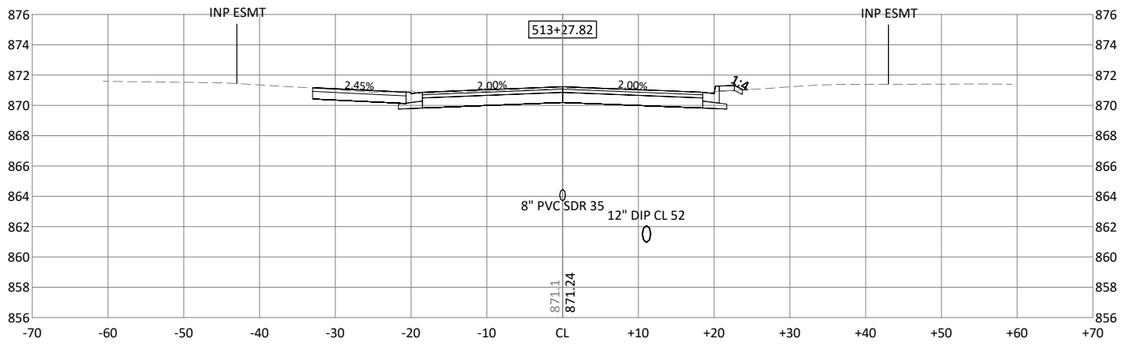
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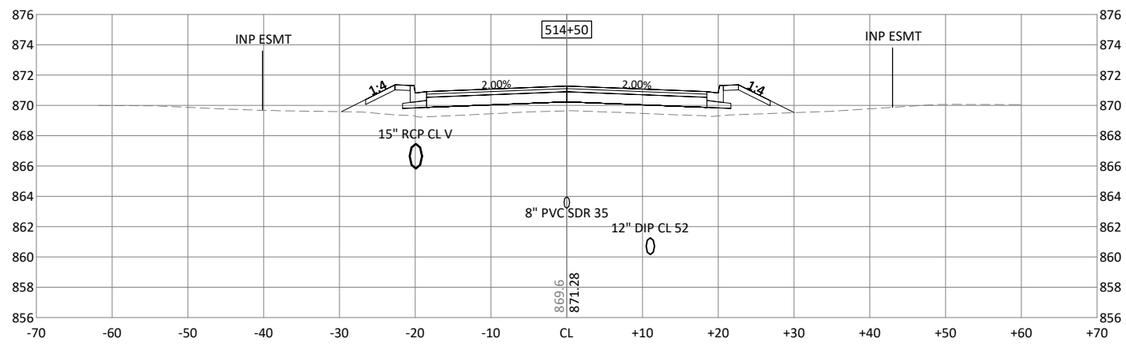


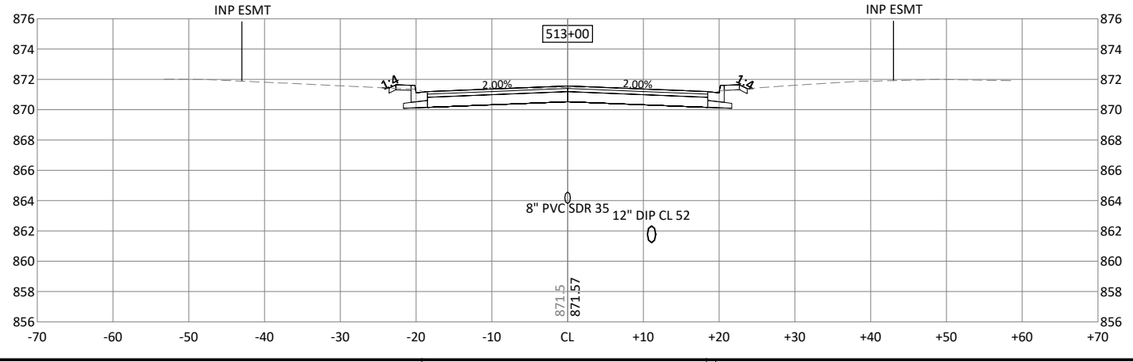


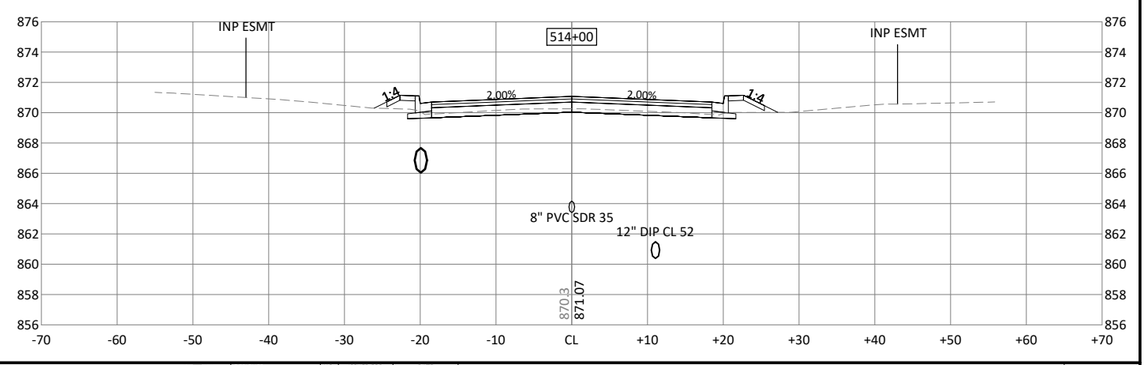












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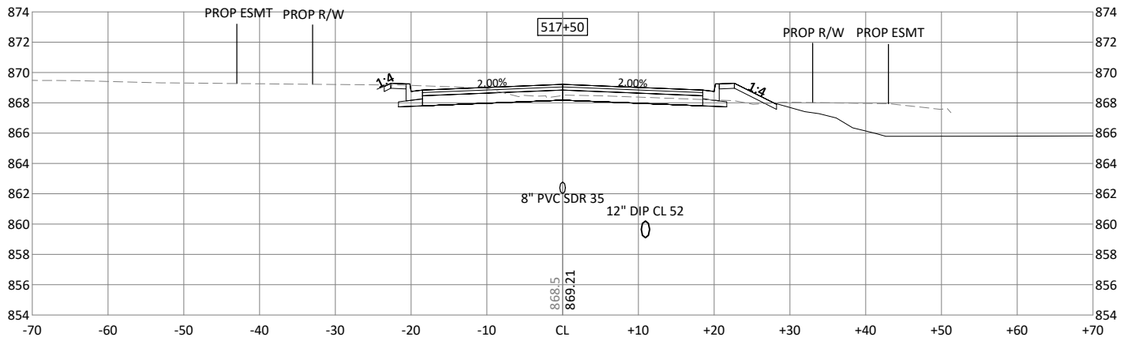
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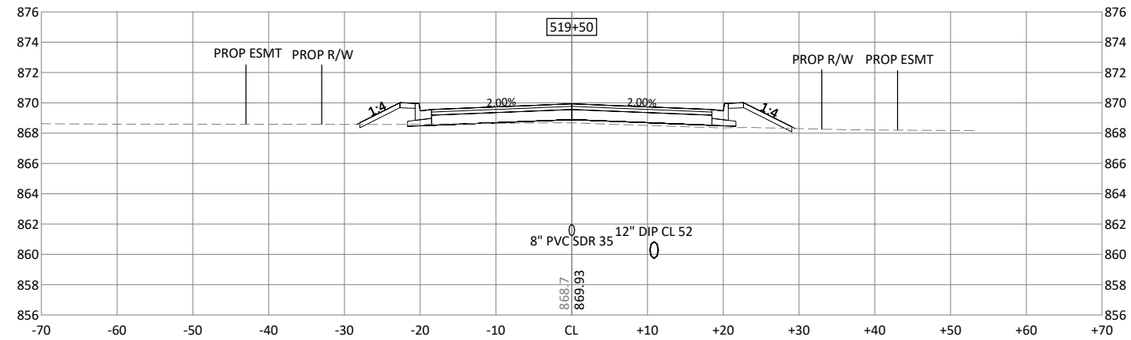
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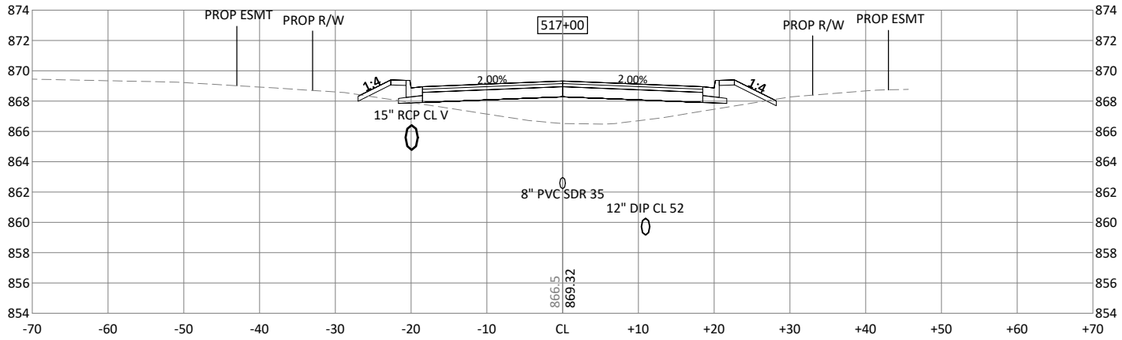
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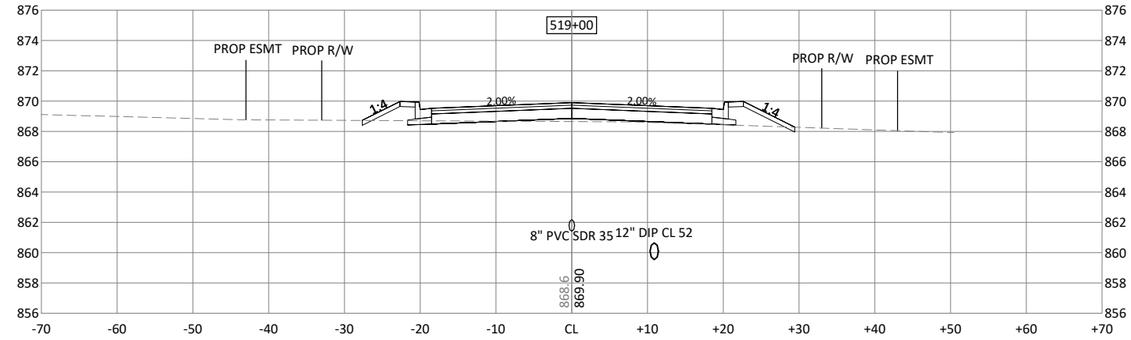
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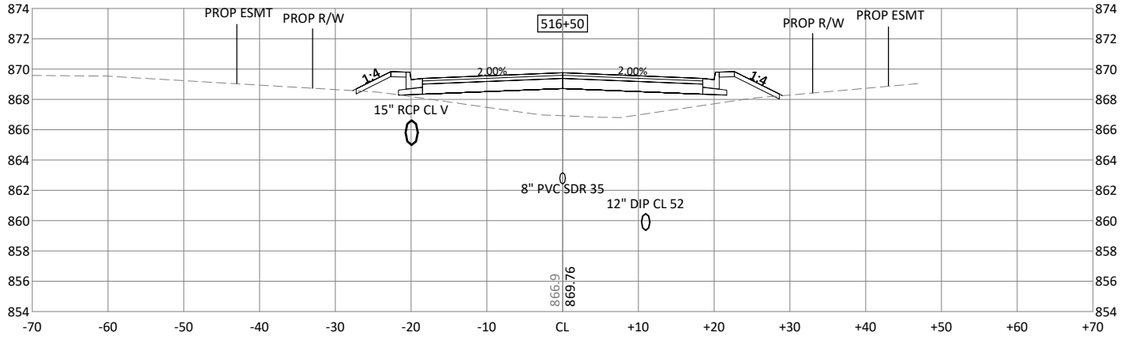
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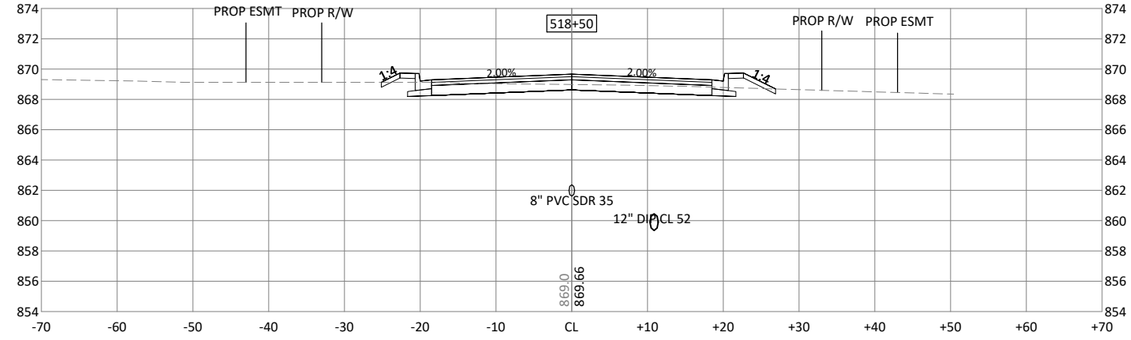


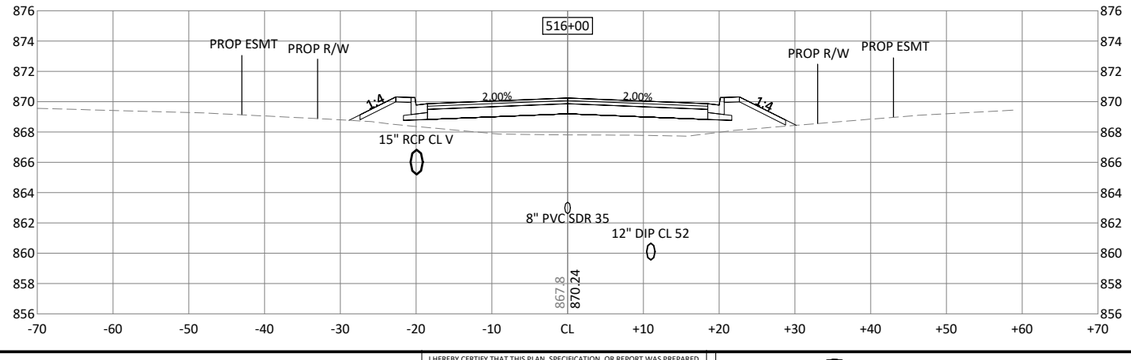


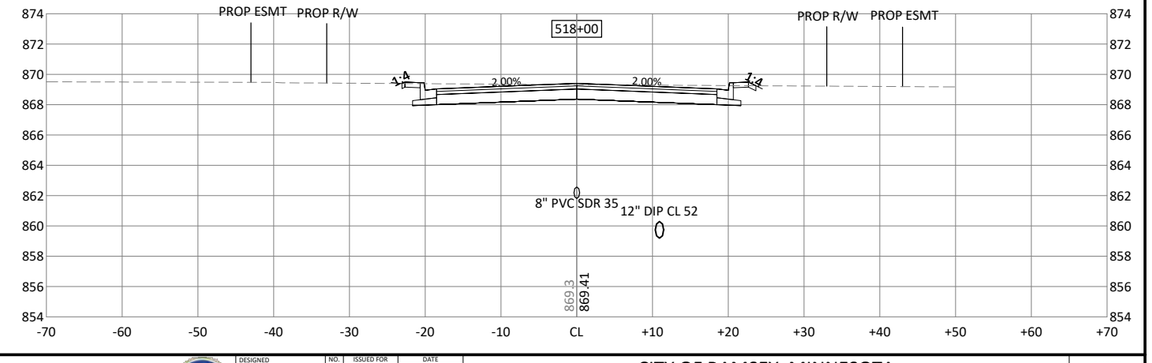












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City of RAMSEY

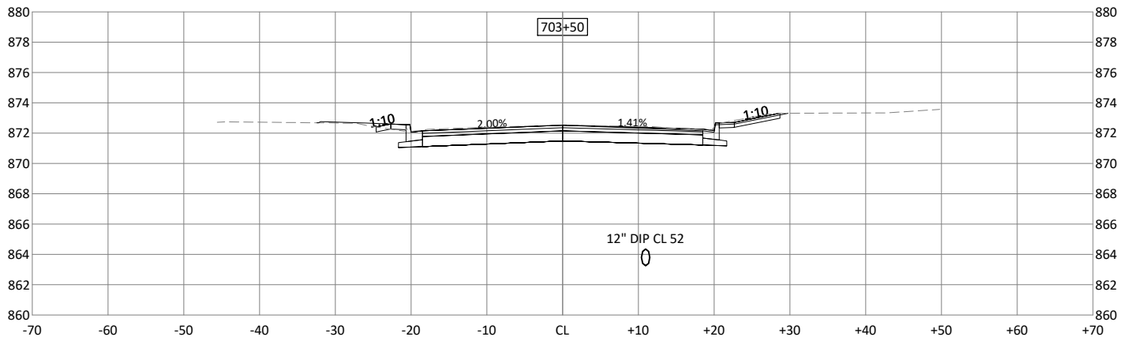
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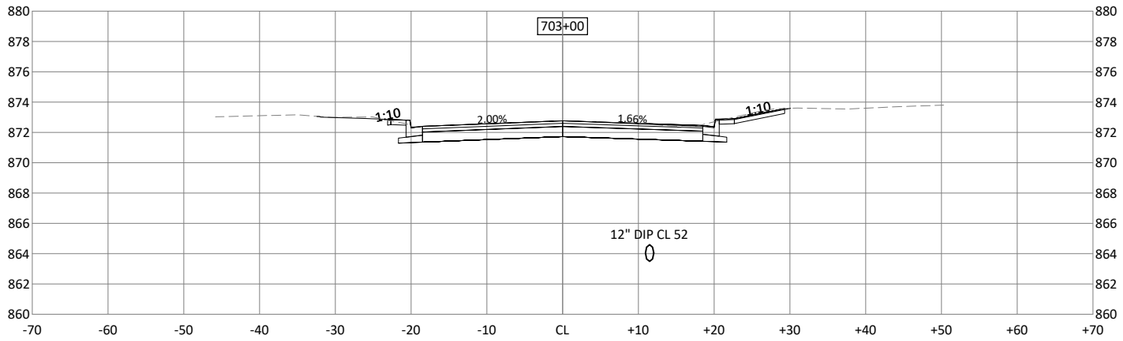
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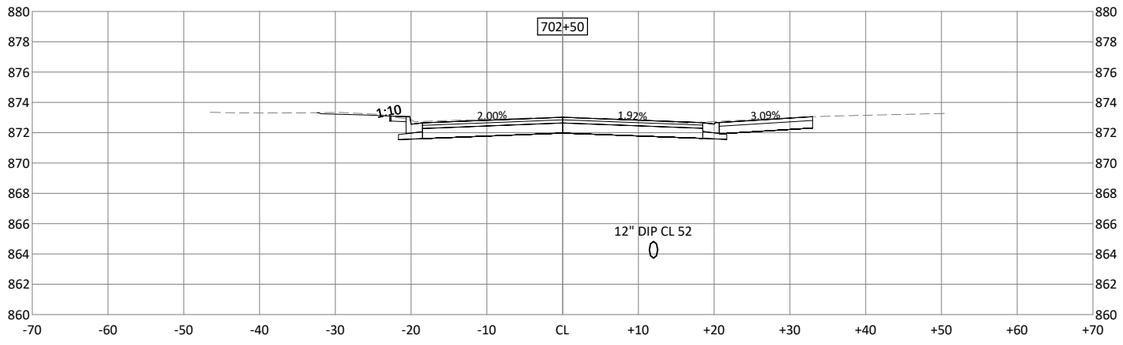
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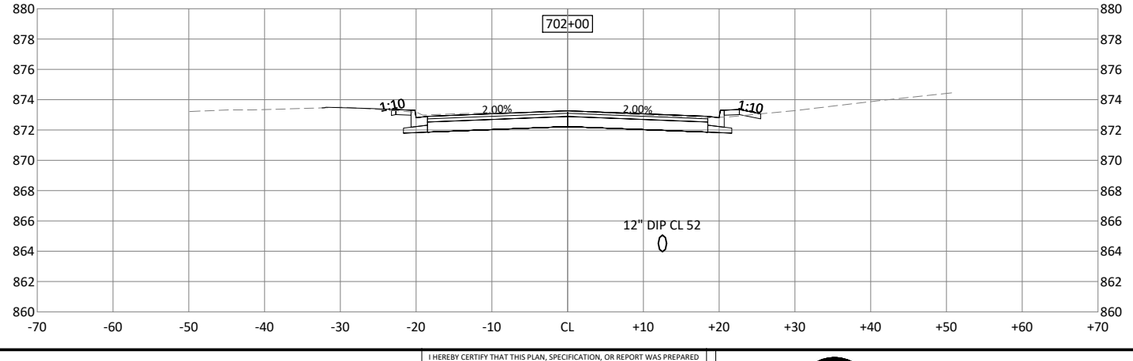
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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
HY-10 RAMSEY IMPROVEMENTS
CROSS SECTIONS
147TH AVENUE NW

SHEET 43 OF 43

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Ramsey, MN 55303-5119

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M E M O R A N D U M

Date: **April 14, 2023**
To: **Bruce Westby, P.E., City Engineer / Director of Public Works**
From: **Kevin Kielb, P.E., Project Manager**
Subject: **Bid Results and Recommendation**
Hy-10 Ramsey Improvements
City Project No: 23-12

Ten bids were received for the Hy-10 Ramsey Improvements project (City Project #23-12). The bids were publicly read aloud at 10:00 A.M. on April 13, 2023. The bids were then reviewed, tabulated and the results are summarized below:

CONTRACTOR	TOTAL BID
Douglas-Kerr Underground, L.L.C	$1,398,953.30
Northern Lines Contracting	$1,466,719.60
S R Weidema, Inc.	$1,497,831.15
Dave Perkins Contracting Inc.	$1,499,999.96
Kuechle Underground Inc.	$1,561,790.70
North Pine Aggregate, Inc.	$1,615,148.90
RL Larson Excavating Inc.	$1,636,109.27
Park Construction Company	$1,709,008.30
Northdale Construction Company, Inc.	$1,780,420.56
Meyer Contracting Inc.	$2,062,193.79
Engineer's Estimate	$1,813,624.25

If the City of Ramsey decides to award the project to the low bidder, we recommend awarding the contract to Douglas-Kerr Underground, L.L.C. in the amount of $1,398,953.30

If you have any questions, please contact me at (651) 968-7760.

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