City of Ramsey
Agenda
Regular City Council
Tuesday, May 9, 2023
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Presentation

1. In Memory of Environmental Policy Board Member Michael Hiatt

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive March 2023 Financial Reports - General Fund and Enterprise Funds

2. Note the following Boards, Commissions, and Committee Meeting Minutes:

- Planning Commission Meeting Minutes Dated March 23, 2023
- Environmental Policy Board Meeting Minutes Dated March 20, 2023
- Public Works Committee Meeting Minutes Dated March 21, 2023
- Economic Development Authority Meeting Minutes Dated March 20, 2023
- Parks and Recreation Commission Meeting Minutes Dated February 9, 2023

3. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 4/24/2023
2. City Council Work Session dated 4/25/2023
3. City Council Regular Session dated 4/25/2023

4. Approve Business Licenses

5. Approve Rental Licenses

6. Adopt Resolution #23-106 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 20, 2023 through May 3, 2023.

7. Adopt Resolution #23-068 Approving Final Plat and Development Agreement for Riverstone South Third Addition

8. Adopt Resolution #23-072 Approving Easement Agreement on Outlot A, Casey's Addition

9. Adopt Resolution #23-076 Approving a Site Plan and Stormwater Management Agreement for a Proposed Building Expansion by Soderholm & Associates at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

10. Adopt Resolution #23-077 Granting an Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

11. Adopt Resolution #23-090 for a Site Plan Review for Building and Site Improvements at 7255 Hwy 10 NW.

12. Adopt Resolution #23-095 Approving Application to Conduct Off-Site Gambling by Ramsey Lions Club at Happy Days

13. Adopt Resolution #23-096 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW

14. Adopt Resolution #23-097 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of Building at 6701 Hwy 10 NW

15. Adopt Resolution #23-098 Approving Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II

16. Adopt Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II

17. Adopt Resolution # 23-102 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot C, Affinity at the COR; Case of COR Trust Bank (Portions may be closed to the public)

18. Adopt Resolution #23-105 Accepting Proposals and Awarding Contract for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

6. Public Hearing

1. Introduce Ordinance #23-09 Interim Use Ordinance Prohibiting the Sales of Adult-Use Cannabis

7. Council Business

1. Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)

2. Adopt Resolution #23-100 Accepting Quotes and Awarding Contract for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services.

3. Adopt Resolution #23-101 Approving Plans and Authorizing Bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

4. Adopt Resolution #23-107 Approving COR Infrastructure Design Services Proposal and Authorizing Bids for Improvement Project #23-17; COR Tree Clearing

5. Introduce Ordinance #23-06 Amending Chapter 2, Article V Boards, Commissions and Authorities of the City Code

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 05/09/2023

Information

Title:

In Memory of Environmental Policy Board Member Michael Hiatt

Purpose/Background:

Ramsey's City Council and City Staff desire to recognize the outstanding contributions of Mr. Michael Hiatt to the City of Ramsey's Environmental Policy Board.

Michael passed away on April 26, 2023 after a short hospital stay. The City Council and Staff wish to honor Michael's memory and recognize him for all he has done for the Community. Michael served on the City's Environmental Policy Board since 2012. Michael will be greatly missed.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Colleen Lasher	05/04/2023 03:07 PM
Brian Hagen	Brian Hagen	05/04/2023 03:14 PM
Form Started By: Colleen Lasher		Started On: 05/04/2023 02:38 PM
Final Approval Date: 05/04/2023		

CC Regular Session **5. 1.**

Meeting Date: 05/09/2023

By: Diana Lund, Finance

Information

Title

Receive March 2023 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

March 2023 General Fund Financial Report - Budget to Actual

March 2023 Enterprise Funds Financial Reports - Budget to Actual

March 2023 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/02/2023 01:27 PM
Form Started By: Diana Lund		Started On: 04/27/2023 07:07 AM
Final Approval Date: 05/02/2023		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: March 31, 2023

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2023 BUDGET	2023 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,212,108.00	285,958.64
Building Inspections	721,415.00	151,578.26
Council/Commissions (incld charter, council contingen	258,433.00	31,644.35
Data Processing	818,662.00	202,214.92
Engineering	554,975.00	191,053.81
Finance (incld assessing)	516,910.00	119,956.30
Fire (incld Civil Defense)	1,805,110.00	271,557.43
Gen Govt Buildings	667,254.00	140,642.67
Parks	1,661,536.00	301,989.76
Planning & Zoning	854,650.00	206,309.34
Police (incld animal control & comm orient)	5,527,998.00	1,175,275.06
Streets (incld traffic eng & snow/ice)	2,456,102.00	372,572.18
Grand Total	**17,055,153.00**	**3,450,752.72**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2023 BUDGET	2023 YTD GENERAL LEDGER
Capital Outlay	1,074,183.00	27,000.00
Other Services & Charges	2,939,067.00	583,405.95
Personal Services	11,609,269.00	2,591,318.45
Supplies	1,326,261.00	249,038.52
Transfers out	106,373.00	
Grand Total	**17,055,153.00**	**3,450,762.92**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2023 BUDGET	2023 YTD GENERAL LEDGER
Taxes	13,088,820.00	5,006.49
Charges for Services	622,300.00	184,967.33
Business Licenses/Permits	75,400.00	10,614.09
Fines and Forfeits	50,000.00	7,674.14
Federal Intergovernmental	9,200.00	
State Intergovernmental	687,500.00	105,000.00
Interest	25,000.00	
Miscellaneous	15,750.00	2,552.89
Non-Business Licenses/Permits	624,000.00	137,083.74
Transfers in	1,857,183.00	
Grand Total	**17,055,153.00**	**452,898.68**

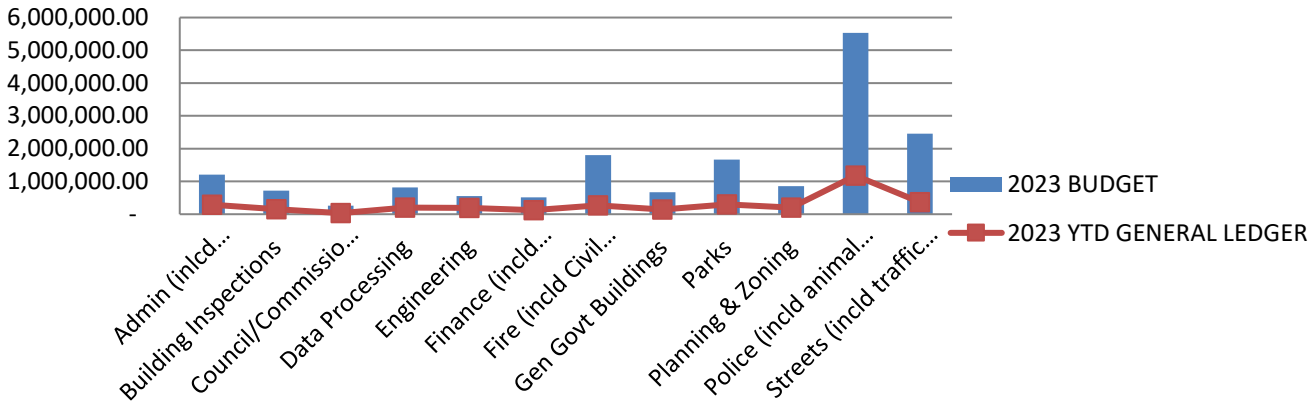
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

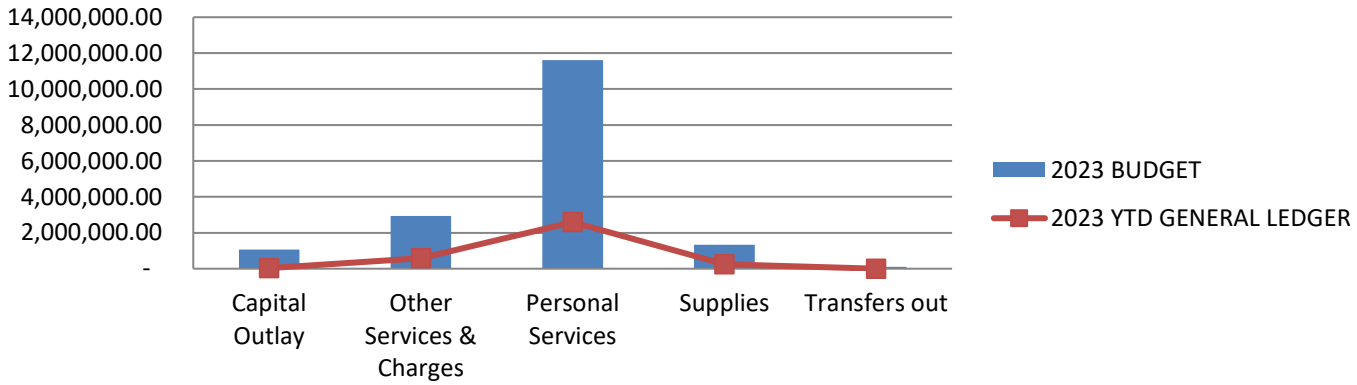
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: March 31, 2023

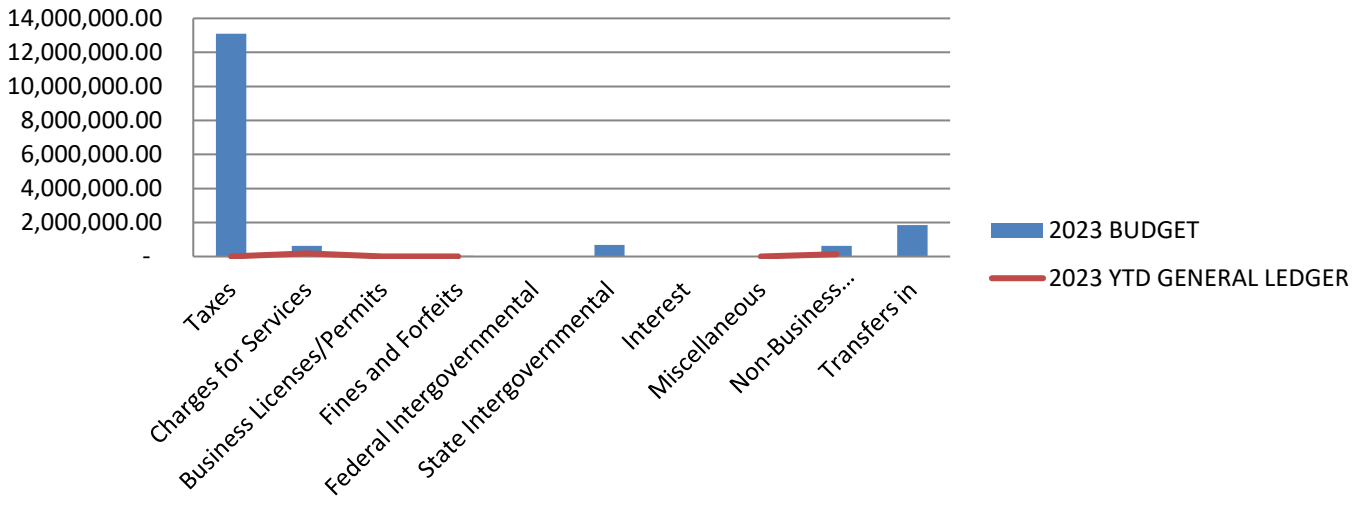
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: March 31, 2023

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(28,000.00)	(1,449.79)	5.18%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	36,377.00	727.54%
4651	WATER REVENUE	-	1,556.70	0.00%
4652	WATER SALES - RESIDENTIAL	1,496,892.00	740.90	0.05%
4653	WATER SALES-COMMERCIAL	785,972.00	202.06	0.03%
4654	WATER PENALTIES	44,000.00	5,833.60	13.26%
4655	WATER METER INSTALLATION	15,000.00	2,240.00	14.93%
4656	WATER METERS	40,000.00	4,560.00	11.40%
4657	CONNECTION/RECONNECTION FEES	500.00		0.00%
4701	INTEREST ON INVESTMENTS	20,000.00		0.00%
4606	DEVELOPER FEES (WAC)	-	55,926.00	0.00%
4601	MISCELLANEOUS REVENUE		1,675.80	0.00%
Grand Total		**2,379,364.00**	**107,662.27**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	312,055.00	37,574.89	12.04%
6103	FULL TIME-REGULAR-OVERTIME	18,000.00	5,089.92	28.28%
6105	TEMPORARY-WAGES & SALARIES	19,167.00		0.00%
6121	PERA CONTRIBUTIONS	39,417.00	3,637.94	9.23%
6122	FICA/MEDICARE CONTRIBUTIONS	26,542.00	3,878.43	14.61%
6131	GROUP INSURANCE	45,000.00	10,671.54	23.71%
6133	WORKERS COMP INSURANCE PREMIUM	20,000.00		0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	500.00	59.76	11.95%
6223	GASOLINE	8,000.00	2,148.13	26.85%
6225	DIESEL FUEL	500.00		0.00%
6229	SHOP MATERIALS	1,000.00	276.92	27.69%
6231	UNIFORMS & TURN-OUT GEAR	3,000.00	3,762.37	125.41%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	629.66	4.20%
6257	OTHER VEHICLE PARTS	10,000.00	121.14	1.21%
6273	UTILITY SYSTEM MAINT SUPPLIES	120,000.00	17,194.84	14.33%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	1,393.62	13.94%
6292	WATER METERS FOR RESALE	100,000.00	43,764.06	43.76%
6315	MISCELLANEOUS PROFESSIONAL SER	83,000.00	83.14	0.10%
6322	POSTAGE	3,000.00	91.53	3.05%
6323	CELLULAR PHONES	4,000.00		0.00%
6334	MILEAGE REIMBURSEMENT	450.00	254.14	56.48%
6335	TRAINING	4,500.00	434.00	9.64%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	45,000.00	30,665.79	68.15%
6371	ELECTRIC UTILITIES	175,000.00	25,226.78	14.42%
6372	WATER/IRRIGATION	2,000.00		0.00%
6373	GAS	9,000.00	3,056.00	33.96%
6374	REFUSE/RECYCLING	1,500.00	226.04	15.07%
6381	BUILDING & STRUCTURE REPAIR	6,000.00	-	0.00%
6439	OTHER MISCELLANEOUS	30,000.00	135.75	0.45%
6451	MEMBERSHIP DUES	1,400.00		0.00%
6489	OTHER CONTRACTED SERVICES	80,000.00	5,601.88	7.00%
6722	DEPRECIATION	871,256.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	51,000.00		0.00%
6436	WATER EFFICIENCY REBATE PROG		3,869.39	0.00%
Grand Total		**2,115,587.00**	**199,847.66**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **March 31, 2023**

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(22,000.00)	(1,178.24)	5.36%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	745.50	10.65%
4661	RESIDENTIAL-SEWER CHARGES	1,570,800.00	1,293.97	0.08%
4662	COMMERCIAL-SEWER CHARGES	466,400.00	249.84	0.05%
4663	SEWER PENALTIES	33,000.00	8,902.07	26.98%
4701	INTEREST ON INVESTMENTS	20,000.00		0.00%
4601	MISCELLANEOUS REVENUE		1,675.80	0.00%
Grand Total		**2,075,200.00**	**11,688.94**	

EXPENSES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	229,231.00	28,363.57	12.37%
6103	FULL TIME-REGULAR-OVERTIME	-	158.29	0.00%
6121	PERA CONTRIBUTIONS	32,192.00	2,277.98	7.08%
6122	FICA/MEDICARE CONTRIBUTIONS	17,640.00	2,396.11	13.58%
6131	GROUP INSURANCE	20,013.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	12,000.00		0.00%
6223	GASOLINE	4,300.00	233.31	5.43%
6225	DIESEL FUEL	3,500.00		0.00%
6229	SHOP MATERIALS	500.00	9.30	1.86%
6249	MISCELLANEOUS OPERATING SUPPLY	26,000.00	1,152.16	4.43%
6257	OTHER VEHICLE PARTS	10,000.00	785.28	7.85%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,000.00	305.94	6.12%
6275	OTHER EQUIPMENT PARTS	9,000.00		0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	15,000.00	-	0.00%
6323	CELLULAR PHONES	700.00	90.36	12.91%
6334	MILEAGE REIMBURSEMENT	400.00	30.42	7.61%
6335	TRAINING	2,400.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	24,000.00	23,230.50	96.79%
6371	ELECTRIC UTILITIES	25,000.00	4,846.81	19.39%
6372	WATER/IRRIGATION	2,000.00		0.00%
6373	GAS	7,000.00	2,768.26	39.55%
6374	REFUSE/RECYCLING	1,500.00	226.05	15.07%
6377	SEWER SERVICE CHARGE	1,138,899.00	379,633.00	33.33%
6489	OTHER CONTRACTED SERVICES	45,000.00	2,960.58	6.58%
6722	DEPRECIATION	653,080.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	45,000.00		0.00%
Grand Total		**2,329,355.00**	**449,467.92**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: March 31, 2023

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(4,500.00)	(338.70)	7.53%
4681 CHARGES FOR STREET LIGHTS	170,000.00	170.97	0.10%
4683 STREET LIGHTING PENALTIES	5,000.00	1,203.21	24.06%
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%
4684 PRIORITY STREET LIGHT	56,000.00	32.44	0.06%
Grand Total	**228,500.00**	**1,067.92**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	140,000.00	32,450.03	23.18%
6489 OTHER CONTRACTED SERVICES	18,000.00	5,305.10	29.47%
6722 DEPRECIATION	46,340.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	27,000.00		0.00%
Grand Total	**231,340.00**	**37,755.13**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **March 31, 2023**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(7,000.00)	(505.88)	7.23%
4287 OTHER LOCAL GOVERNMENT GRANTS	75,000.00		0.00%
4609 OTHER MISCELLANEOUS REVENUES	1,000.00	511.50	51.15%
4671 RECYCLING CHARGES	446,500.00	280.59	0.06%
4672 RECYCLING PENALTIES	9,000.00	2,297.45	25.53%
4701 INTEREST ON INVESTMENTS	1,000.00		0.00%
Grand Total	**525,500.00**	**2,583.66**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	24,774.00	3,172.26	12.80%
6104 PART TIME-WAGES & SALARIES	-	26.36	0.00%
6121 PERA CONTRIBUTIONS	2,858.00	249.67	8.74%
6122 FICA/MEDICARE CONTRIBUTIONS	1,905.00	257.06	13.49%
6131 GROUP INSURANCE	3,696.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	300.00		0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	30,000.00	3,395.54	11.32%
6322 POSTAGE	300.00		0.00%
6489 OTHER CONTRACTED SERVICES	460,000.00	115,849.74	25.18%
Grand Total	**523,833.00**	**122,950.63**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **March 31, 2023**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(11,000.00)	(707.42)	6.43%
4693 STORM WATER-RESIDENTIAL	596,000.00	374.73	0.06%
4694 STORM WATER-COMMERCIAL	608,000.00	384.69	0.06%
4695 STORM WATER-PENALTIES	16,000.00	4,666.32	29.16%
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%
Grand Total	**1,211,000.00**	**4,718.32**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	209,384.00	2,175.89	1.04%
6121 PERA CONTRIBUTIONS	30,704.00	163.31	0.53%
6122 FICA/MEDICARE CONTRIBUTIONS	16,047.00	160.74	1.00%
6131 GROUP INSURANCE	29,550.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	10,000.00		0.00%
6225 DIESEL FUEL	7,000.00	1,089.51	15.56%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	190.11	1.46%
6257 OTHER VEHICLE PARTS	10,000.00	195.77	1.96%
6315 MISCELLANEOUS PROFESSIONAL SER	50,000.00	1,557.26	3.11%
6361 GENERAL LIABILITY/PROPERTY INS	11,500.00	6,293.77	54.73%
6371 ELECTRIC UTILITIES	12,000.00	2,612.66	21.77%
6372 WATER/IRRIGATION	2,000.00		0.00%
6373 GAS	8,000.00	2,768.27	34.60%
6374 REFUSE/RECYCLING	2,000.00	226.05	11.30%
6451 MEMBERSHIP DUES	54,000.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	50,000.00	4,350.32	8.70%
6722 DEPRECIATION	402,708.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	40,000.00		0.00%
Grand Total	**957,893.00**	**21,783.66**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **March 31, 2023**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (24.99% is 3/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,212,108.00	285,958.64	303,027.00	23.59%	926,149.36
Building Inspections	721,415.00	151,578.26	180,353.75	21.01%	569,836.74
Council/Commissions (incld charter, council contingency)	258,433.00	31,644.35	64,608.25	12.24%	226,788.65
Data Processing	818,662.00	202,214.92	204,665.50	24.70%	616,447.08
Engineering (personnel costs allocated after year-end)	554,975.00	191,053.81	138,743.75	34.43%	363,921.19
Finance (incld assessing) (personnel costs allocated after year-end)	516,910.00	119,956.30	129,227.50	23.21%	396,953.70
Fire (incld Civil Defense)	1,805,110.00	271,557.43	451,277.50	15.04%	1,533,552.57
Gen Govt Buildings	667,254.00	140,642.67	166,813.50	21.08%	526,611.33
Parks	1,661,536.00	301,989.76	415,384.00	18.18%	1,359,546.24
Planning & Zoning	854,650.00	206,309.34	213,662.50	24.14%	648,340.66
Police (incld animal control & comm orient)	5,527,998.00	1,175,275.06	1,381,999.50	21.26%	4,352,722.94
Streets (incld traffic eng & snow/ice)	2,456,102.00	372,572.18	614,025.50	15.17%	2,083,529.82
TOTAL	*17,055,153.00*	*3,450,752.72*	*4,263,788.25*	*20.23%*	*13,604,400.28*

ENTERPRISE EXPENDITURES BY FUND	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (24.99% is 3/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2023 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,079,587.00	199,847.66	519,896.75	9.61%	1,879,739.34	*$ 871,256.00*
Sewer (budgeted depreciation not booked until after year-end)	2,329,355.00	449,467.92	582,338.75	19.30%	1,879,887.08	*$ 653,080.00*
Street Light (budgeted depreciation not booked until after year-end)	231,340.00	37,755.13	57,835.00	16.32%	193,584.87	*$ 46,340.00*
Recycling	523,833.00	122,950.63	130,958.25	23.47%	400,882.37	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	957,893.00	21,783.66	239,473.25	2.27%	936,109.34	*$ 402,708.00*
TOTAL	*6,122,008.00*	*831,805.00*	*1,530,502.00*	*13.59%*	*5,290,203.00*	$ 1,973,384.00

EDA FUND EXPENDITURES	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (24.99% is 3/12)	BUDGET AMOUNT REMAINING
Economic Development	87,610.00	5,847.85	21,902.50	6.67%	81,762.15

CC Regular Session **5. 2.**

Meeting Date: 05/09/2023

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title

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

- Planning Commission Meeting Minutes Dated March 23, 2023
- Environmental Policy Board Meeting Minutes Dated March 20, 2023
- Public Works Committee Meeting Minutes Dated March 21, 2023
- Economic Development Authority Meeting Minutes Dated March 20, 2023
- Parks and Recreation Commission Meeting Minutes Dated February 9, 2023

Purpose/Background:

Recommendation:

Action:

Attachments

PW Minutes 3/21/23

PC Minutes 3/23/23

EPB 3-20-2023

EDA March Minutes

Park and Recreation Minutes

Form Review

Inbox	Reviewed By	Date
Mary Jo Warner	MaryJo Warner	05/03/2023 03:35 PM
Brian Hagen	Brian Hagen	05/04/2023 11:42 AM
Form Started By: Dana Verbeek		Started On: 05/02/2023 08:12 AM
Final Approval Date: 05/04/2023		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, March 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
Assistant City Engineer Joe Feriancek

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01 : Approve February 21, 2023, Meeting Minutes

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

Regular Meeting Minutes dated February 21, 2023

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

5. COMMITTEE BUSINESS

5.01 : Receive Presentation on CSAH 5 (Nowthen Boulevard) Corridor Traffic Study

City Engineer/Public Works Director Westby provided brief background information on the corridor study, noting that the complete study was provided in the case. He introduced the staff member from Anoka County present at the meeting.

Jack Forslund, Transportation Planner for Anoka County Highway Department, stated that Anoka County recognized there will likely be changes in travel patterns due to the proposed Ramsey Gateway Highway 10 construction project and wanted to determine what some of those impacts may be. He stated that the study also reviewed the traffic and safety conditions both existing and projected into the future and to consider future improvements along the corridor. He recognized that Ramsey Elementary will see an increase in enrollment, so they also reviewed what could be done to assist the school. He reviewed the change in travel patterns that were forecasted following the grade separation improvements to Highway 10 and the bridges over the railroad tracks on Ramsey Boulevard and Sunfish Lake Boulevard. He stated that once the Highway 10 improvements are completed, traffic will likely remain on Highway 10 longer and exit on Sunfish Lake Boulevard or Ramsey Boulevard, which will decrease traffic on Highway 47 and Bunker Lake Boulevard. He reviewed the current ratings of intersections along the corridor as well as projected ratings along with similar information relating to crash data. He reviewed the key findings of the study and highlighted some of the potential improvements that were reviewed to improve the corridor. He noted that the County is actively attempting to gain funding for improvements. He stated that for the elementary school, most of the improvements would be on the school site itself, improving the parent drop-off function. He stated that the County consultant worked with the school to provide some potential plans.

Chairperson Riley asked if the mentioned roundabouts would help to control speed.

Mr. Forslund confirmed that roundabouts do help to control speed as vehicles have to slow their speed to move through.

Councilmember Woestehoff referenced the intersections of Green Valley Road and 175th and asked if the study accounted for planned development in the area.

Mr. Forslund confirmed that they worked with the City to use the proposed site plans for future development to account for that additional traffic.

Councilmember Musgrove referenced the grant funding that was mentioned. She asked if the likelihood for funding would increase if the four improvements were bundled together as a safety improvement project for the corridor.

Mr. Forslund replied that would not assist in eligibility for that type of funding. He stated that they will continue to submit for different types of funding.

Councilmember Musgrove noted that Sunwood Drive and Green Valley Road are high priorities for the City. She acknowledged that with the Highway 10 improvements, a roundabout at Ramsey Boulevard would be helpful.

Chairperson Riley asked if the anticipated shift in traffic patterns would cause issues on the other roadways that are anticipated to increase in traffic.

Mr. Forslund stated that the shift in traffic would not cause issues on those roads.

Councilmember Musgrove stated that it is nice to have this data and numbers that can be used for comparison in the future.

Chairperson Riley asked the next step in the process.

Mr. Forslund stated that the County has a capital improvement process, similar to the City. He noted that these improvements are not yet included in the Anoka County CIP, but that the County is constantly updating its system.

Councilmember Musgrove asked if the City including projects on its CIP would assist in moving projects up on the County radar.

Mr. Forslund commented that they do listen to the cities, noting that this study was completed because of input and requests from the City of Ramsey.

Chairperson Riley thanked Mr. Forslund for attending and providing input.

5.02 : Consider Recommending City Council Approval of Ordering Requests for Proposals for 2023 Capital Improvement Program Project Topographic Surveys, Geotechnical Services, Utility Testing, and Engineering Services

Assistant City Engineer Feriancek presented the staff report and stated that staff recommends City Council approval of ordering Requests for Proposals for 2024 Capital Improvement Program Project Topographic Surveys, Geotechnical Services, Utility Testing and Engineering Services.

Chairperson Riley commented that it would make sense to attempt to coordinate with Nowthen on the streets that continue into that community. He asked if these were the streets in the worst condition that were included for 2024.

Assistant City Engineer Feriancek confirmed that staff used the CIP and list of streets within the City's plan in attempt to tackle those in the worst condition while also addressing roads that could still receive an overlay.

Chairperson Riley asked if the winter conditions changed anything, or whether there needs to be flexibility.

Assistant City Engineer Feriancek stated that the CIP is reviewed every year and some tweaking is done to the projects, while the goal is to not move projects backs. He stated that sometimes they can include an additional road. He stated that staff believes that this would max out what they could do within the year, based on staffing levels and funding.

Councilmember Woestehoff asked about the dirt road that has been discussed for paving on the north side of Ramsey. He noted that if it were close to these roads he would wonder whether it would be appropriate to pave the roadway.

City Engineer/Public Works Director Westby identified the roadway and stated it is not close to the proposed improvements.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval of ordering Requests for Proposals for 2024 Capital Improvement Program project topographic surveys, geotechnical services, utility testing and engineering services.

Further discussion: Chairperson Riley commented that this is great and staff should be commended for this work.

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

5.03: Consider Recommending City Council Approval of Plans and Specifications and Award of Contract for Improvement Project #23-09, 2023 Pavement Rejuvenation Improvements

Assistant City Engineer Feriancek reviewed the staff report and stated that staff recommends City Council approval of plans and specifications and award of contract for Improvement Project #23-09, 2023 Pavement Rejuvenation Improvements.

Chairperson Riley asked for details on the process and whether that has changed.

Assistant City Engineer Feriancek reviewed the process and confirmed that it remains the same.

Councilmember Musgrove commented that this plan is great and trusts that staff will add roads when possible.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval of plans and specifications and award of contract for Improvement Project #23-09, 2023 Pavement Rejuvenation Improvements.

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

5.04: Consider Recommendation to City Council to Accept Bids and Award Contract for Improvement Project #21-09, Centralized Water Treatment Plant

City Engineer/Public Works Director Westby presented the staff report and stated that staff recommends City Council acceptance of bids and award of construction contract for Improvement

Project #21-09, Centralized Water Treatment Plans, to Magney Construction, Inc. in the amount of $31,478,500.

Chairperson Riley referenced the $50,000 savings for bid alternate 1, which is .16 percent of the project cost. He noted that the delay would cause them to miss the peak season which also allows the new equipment to come on line in a less taxing season. He asked if there would be enough value to the City to account for the $50,000 savings noting that is relatively small in terms of the overall project cost.

City Engineer/Public Works Director Westby commented that the longer a project goes on, the more inspections there would be and stated that many of the inspections cannot be provided by in-house staff. He stated that he is working to determine what the additional cost for inspections would be if bid alternate 1 was approved.

Chairperson Riley stated that if the savings were larger, he may agree with the delay.

Councilmember Woestehoff stated that he agrees that the $50,000 is not enough to justify the additional four months. He stated that perhaps an incentive is offered if the desired completion date is reached.

Councilmember Musgrove commented that the low bid seems to be very tight compared to the estimate and the other bids.

City Engineer/Public Works Director Westby commented that he is not privy as to how the numbers are determined by the bidder. He noted that sometimes a bidder may have materials available on hand that were already purchased but not used. He stated that the bidder could really want the project and want to ensure work for their crews.

Chairperson Riley asked if the bid has been reviewed to ensure it is responsible.

City Engineer/Public Works Director Westby confirmed that the bid has been reviewed and determined to be responsible. He stated that the committee should make a recommendation on whether or not to accept the bid. He stated that staff will bring back additional information on the bid alternate for review when it goes forward to the City Council. He noted that the recommendation of staff at that time may be to not accept the bid alternate.

Chairperson Riley commented that he would tend not to accept the bid alternate.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recommend City Council acceptance of bids and award of construction contract for Improvement Project #21-09, Centralized Water Treatment Plant, to Magney Construction, Inc., rejecting bid alternate #1.

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

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 current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the committee. He also provided an update on pothole activity, resident complaints, and a form that can be completed for damages to vehicles due to potholes. He stated that typically in the winter they use one trailer of cold mix for pothole patching and this year they have placed seven trailers of cold mix to patch potholes, and the supplier has now run out.

6.02 : Review Future Topics Calendar

City Engineer/Public Works Director Westby stated that staff is working on the 2023 spray patching plan and will bring that forward for committee review in April.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:34 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 23, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson (via Zoom) Commissioner Cheri Gengler Commissioner Tom Hunt Commissioner Gary Van Scoy
Members Absent:	Commissioner Eric Peters Commissioner Brian Walker
Also Present:	Planning Manager Todd Larson Senior Planner Chris Anderson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Gengler, seconded by Commissioner Van Scoy, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Genger	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the Planning Commission Meeting Minutes for the Following Dates:

- **Planning Commission Special Meeting – February 16, 2023**
- **Planning Commission Regular Meeting – February 23, 2023**
- **Planning Commission Special Meeting – March 2, 2023**

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Bauer	aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

7. COMMISSION BUSINESS

7.01: Zoning Code Update – Administrations, Applications, and Procedures

Planning Manager Larson presented the Staff Report stating that the intent for this meeting is to review the administrative and application parts of the Zoning Code. He welcomed input from the Commission.

The Commission asked clarifying questions and staff provided additional details.

Councilmember Woestehoff asked for clarification on hydroponics.

Planning Manager Larson explained why hydroponic growing would be considered manufacturing and provided examples.

Commissioner Van Scoy asked who the Zoning Administrator would be.

Planning Manager Larson replied that is currently defined as the Community Development Department. He provided additional explanation on the difference between the Comprehensive Plan and zoning code, noting that the Comprehensive Plan would rank higher than the zoning code and the zoning code would be a tool for implementation.

Commissioner Van Scoy asked and received confirmation that as proposed, a structure that was built in compliance with setback regulations but no longer meets those requirements because the setbacks have changed, could be expanded as long as the noncompliance is not increased.

Planning Manager Larson confirmed that the expansion would be limited to the structure, explaining that parking lots/surfaces often have additional stormwater improvements that would be needed.

Commissioner Hunt noted language that appeared to be redundant.

Planning Manager Larson provided additional context.

Councilmember Woestehoff stated that perhaps the additional term "architectural review board" is added in addition to HOA. He asked if parking plan, specifically for commercial uses, should be listed with the other types of plans.

Planning Manager Larson noted that is located under the parking section. He agreed with a grammatical suggestion made by Commission Gengler.

Councilmember Woestehoff noted that all the mailing notice distances appear to be the same. He stated that personally he would like to see the notice mailing area expanded for subdivision requests, but otherwise would suggest simplifying the language if the requirement is the same for all requests.

Planning Manager Larson replied that subdivisions would be notified to a larger audience and that would be found in the subdivision section.

Commissioner Anderson commented that in the rural area the lots are larger, and no one is notified because 350 feet does not even reach the neighboring property. He stated that at minimum, the neighboring properties should be notified.

Planning Manager Larson agreed that would make sense but explained that everyone must be treated equally and notified in the same manner.

Commissioner Anderson stated that the neighboring properties should be alerted and given the opportunity to provide input.

Planning Manager Larson noted that is the purpose of the sign on the property alerting people about a request.

Chairperson Bauer noted that the 350 feet is from the property line on all sides, therefore the adjacent neighbors would be notified.

Commissioner Van Scoy asked for clarification on conditional uses, comparing the current process to what is proposed.

Planning Manager Larson explained that many years ago conditional uses were treated as discretionary, but because of changes to laws a conditional use has been clarified to be a permitted use to which conditions can be added to. He stated that a CUP can be denied but that has to be based on actual findings and not simply because the City does not like the request.

Chairperson Bauer provided an example of an interim use permit (IUP) that the Church received for a storage shed, noting that it does not seem to fit into the description of an IUP.

Planning Manager Larson replied that example would still fall under the intention of the IUP and provided additional explanation. He noted that once the church is constructed, the accessory building would be allowed and therefore the IUP would no longer be needed. He explained that the IUP was the tool used to provide flexibility that allowed the accessory structure without a principal structure but there is a time period linked to ensure a principal structure is built.

Chairperson Bauer stated that he interprets the language to not allow an accessory structure without a principal structure and believes there are situations when that would make sense.

Councilmember Woestehoff stated that he did not believe the Council would support that. He noted that there are already a lot of existing nonconforming situations of this nature and a lot of interest. He stated that while it was great that the church could utilize an IUP for that purpose, he would not want to see that continue in other scenarios.

Commissioner Van Scoy asked and received confirmation that a variance and conditional use permit would run with the land and would not be used for that scenario. He noted that it would seem that an IUP would be the appropriate tool if they wanted to consider those types of requests.

Planning Manager Larson stated that another option would be to add language within the public/institutional zoning district that would allow for an accessory structure before a principal structure. He explained that staff would not want to see residential property allowed to have an accessory structure without a principal structure. He also provided additional context on the five year approval period for an IUP.

Chairperson Bauer asked if the review for potential extension of the IUP could be done administratively after the five year period.

Planning Manager Larson replied that IUPs are done through resolution and therefore require Council action.

Chairperson Bauer stated that he would like to eliminate the expense of a public hearing for an IUP renewal.

Planning Manager Larson noted the intention to further discussion the topic of home occupation in an upcoming Council worksession.

The Commission and staff further discussed mailing notifications. Consensus was reached to keep the existing notification distances.

It was determined that the previously scheduled special meeting for April 4th was not necessary.

Planning Manager Larson asked whether the Commission would prefer to have the public hearing for the zoning code update separate from the regular June meeting. It was determined that it could be added to the regular June meeting agenda.

8. COMMISSION / STAFF INPUT

The Staff Update was noted.

9. ADJOURNMENT

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to adjourn the meeting.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 9:19 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, March 20, 2023, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Laura Moore Board Member Reid Bernard Board Member Melissa Fetterley Board Member Michael Hiatt
Members Absent:	Board Member Todd Arts
Also Present:	Senior Planner Chris Anderson City Council Liaison Chelsee Howell

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated January 23, 2023

Motion by Board Member Fetterley and seconded by Board Member Bernard to approve the regular meeting minutes dated January 23, 2023.

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

5. POLICY BOARD BUSINESS

5.01: Pollinator Demonstration Garden Project Adjacent to the Northstar Train Station

Senior Planner Anderson presented the staff report. He stated that in 2022, the City was successful in securing grant funds through Great River Greening (GRG) to establish a pollinator corridor between Veterans Drive and the BNSF right-of-way. Subsequently, the City submitted a revised application to expand the project to include reseeding of a recently constructed infiltration basin and reseeding around the rim of a stormwater pond as well. Additionally, the revised application included a demonstration garden adjacent to the Northstar commuter rail station that would be established with larger, potted plants.

Board Member Fetterley commented that it would be great to have the involvement of the EPB in the planting event. She stated that she would be open to the April date, if the snow cooperates, otherwise May.

Board Member Hiatt agreed that this is a perfect opportunity to generate media exposure and information for the City website. He stated that it is an opportunity to draw attention to an environmental issue. He agreed that it may be more realistic to plan for May to ensure the ground could support the plantings. He also agreed that the event could align with a regular meeting date for the EPB. He suggested that perhaps QCTV record a segment.

Senior Planner Anderson stated that there seems to be general consensus for the Board to participate and align with a regular meeting date. He recognized that the event will be weather dependent but noted that staff can begin to plan. He stated that there will be two or three land use applications anticipated to come to the Board in April. He stated that perhaps they begin the meeting at 5:30 or 6 p.m. and hold the planting event after the meeting adjourns.

The Board agreed to a 5:30 p.m. start time.

Board Member Hiatt noted that in the past the City has done an Arbor Day event with the schools and asked if that would continue, or whether this would take the place of that.

Senior Planner Anderson replied that while the City has done events with the schools in the past, last year there was an event held in conjunction with a local business to plant trees. He confirmed that this event could be the City's Arbor Day event, in addition to a project staff is working on with a local Eagle Scout to do additional plantings. He noted that as staff continues with planning, he will keep the Board updated.

5.02: Zoning Code Updates

Senior Planner Anderson presented the staff report. He stated that Planning Division staff and the Planning Commission are in the process of overhauling the current Zoning Code. Both Tree Preservation and Landscaping standards currently reside in the Zoning Code. Even though the Landscaping portion was recently reviewed by the Environmental Policy Board (EPB), staff wanted to provide both of these sections of City Code to the EPB for review and comment/feedback.

Board Member Hiatt asked if staff has a concept for something that would be similar in standard to what is required in other areas of the community, but scaled down for the lack of space within the COR.

Senior Planner Anderson replied that he does not have a draft but agrees with that concept of using the framework of what exists in other districts but in a reduced manner.

Board Member Hiatt commented that he has noticed that some of the standards have created an over planting situation in the past, which they have begun to address in some zoning districts. He suggested that there be some type of flexibility built in to allow staff and the applicant to work together to consider the site conditions.

Senior Planner Anderson agreed that would be helpful to avoid creating a situation that would require a variance from landscaping standards.

Chairperson Moore agreed and supported a separate landscape and tree plan for the COR.

Senior Planner Anderson noted an inconsistency between the caliper and minimum height required for planting in the residential districts compared to the other districts and density transitioning standards.

Board Member Hiatt asked the cost difference, noting that perhaps the intention was in attempt to soften the cost for residential development. He stated that he does support consistency but wants to ensure there is not an unintended consequence.

Senior Planner Anderson replied that there is a cost difference. He stated that he is unsure why the change in size was not applied to the residential districts. He stated that perhaps the thought was that because there is less root disruption in a smaller caliper tree, those trees could begin to grow faster in residential settings. He stated that in reality the trees would be more prone to other issues. He commented that it would be reasonable to require a six foot evergreen with a two inch caliper and that change could be implemented across all districts.

Board Member Hiatt stated that he would support the most simple and consistent requirement that would be easiest for enforcement.

Senior Planner Anderson confirmed the consensus of the Board to support consistency across the zoning districts for minimum tree size as staff sees appropriate. He stated that currently there is a general landscaping requirement for businesses with additional landscaping required for parking lots. He asked for guidance from the Board on whether that should continue to be separate or whether that be simplified into one landscaping requirement for the entire site.

Chairperson Moore commented that she would want to ensure that it is clear within the Code so that it is clear to builders.

Senior Planner Anderson provided a table related to buffer yards and noted that the desire would be to simply that table.

Chairperson Moore commented that she would be interested in simplifying the table if that is possible.

Board Member Fetterley agreed that she would support simplifying the table as staff sees fit.

Senior Planner Anderson referenced the statement that if a privacy fence is installed, the plantings could be reduced by ten percent which is fairly minimal for the expense of a fence. He stated that he would suggest that reduction be increased.

Chairperson Moore stated that she would agree with that, noting that a fence also occupies a fair amount of space.

Senior Planner Anderson confirmed the consensus of the Board to increase that reduction. He provided an overview of the tree preservation requirements.

Board Member Bernard asked if any projects have not moved forward because of the tree preservation requirements.

Senior Planner Anderson replied that a project has not been lost directly related to only tree preservation standards, but that could have been one factor, of multiple, for some inquiries that did not move forward to formal application.

Chairperson Moore commented that she is comfortable with the definition of significant trees and also does not have a problem with the expense a developer would have to pay in relation because they are removing a forest in order to move forward with development.

Board Member Fetterley asked if staff could recall any feedback that would be helpful in this discussion. She stated that she is comfortable with the standard, unless the City is far off from what other communities are requiring.

Senior Planner Anderson replied that he has received comments of frustration, but those projects still went forward. He stated that they can expand the search to see what other communities require. He provided an example of a more urban area and noted that perhaps the tree inventory is only needed on more heavily wooded areas. He asked if the intention is to preserve any tree, anywhere, or whether they are intending to look at more heavily treed areas.

Board Member Bernard commented that he would believe it should apply to a more natural area. He noted that in the example these trees were planted as a buffer and were not natural to begin with. He noted that a fence would provide the same level of screening.

Senior Planner Anderson replied that the base landscaping requirements do apply to reforestation requirements. He stated that staff can explore the requirements of other communities and perhaps draft language that encapsulates the intention of true natural areas versus sporadic trees as shown in the example.

Chairperson Moore agreed but noted that she would want some kind of safeguards in place as well. She suggested looking at other Highway 10 communities for tree preservation language.

Senior Planner Anderson provided additional input on the requirement for payment into the reforestry fund, noting that in some cases there simply was not enough room on the site to plant the required trees. He identified language within the tree preservation that should be moved and/or eliminated.

Board Member Hiatt agreed that information should be moved into a separate document as the information is helpful and should be easy to find.

Senior Planner Anderson noted that he will gather the comparison information for communities that have similar populations with similar levels of development in order to provide more accurate comparisons.

5.03: Appoint Chairperson and Vice Chairperson

Senior Planner Anderson stated that his intention was to provide information to the Board on the updated policy from the Council that identifies the number of consecutive terms someone can serve as Chairperson. He stated that the partial term of Chairperson Moore would not count and therefore she would be eligible for an additional term if desired. He stated that the intention of limiting the term of Chair is to provide opportunity to other members, noting that on some Boards or Commissions the same person has served as Chair for many years. He noted that no action is needed tonight.

6. BOARD / STAFF INPUT

- **Environment Commissions Conference – May 20, 2023, 9 a.m. to 12:30 p.m., Ridgedale Public Library, 12601 Ridgedale Drive, Minnetonka, MN 55305**

Senior Planner Anderson noted the upcoming event which the Board is invited to attend.

Chairperson Moore provided input on the positive experience she has had attending this conference in the past.

- **Compost Bin Distribution Event – May 16, 2023 3 – 6 p.m., Public Works Building**
  - **22 compost bins remaining from the 2022 event (this is all that will be available; did not sign up for a 2023 event)**
  - **Looking for volunteers**

Senior Planner Anderson noted the upcoming distribution event for the remaining compost bins.

Board Member Hiatt asked the likelihood that Ramsey could hold another rain barrel event.

Senior Planner Anderson confirmed that he could look into being a site for next year. He noted that Ramsey residents can still go online to purchase a rain barrel and identify another community as the pickup location.

Chairperson Moore stated that perhaps they look into being a distribution location every two to four years. She volunteered to assist with the distribution event.

7. ADJOURNMENT

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

The meeting adjourned at 8:01 p.m.

Respectfully submitted,

_____
Chris Anderson
Senior Planner

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 9, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson William MacLennan
Member Rachal Johnson
Member Chelsee Howell
Member Chris Riley
Member Shanna Stewart
Member Scott Wiyninger

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated February 9, 2023

Motion by Member Johnson, seconded by Member Wiyninger, to approve the February 9, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider First Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot C, Affinity at COR; Case of COR Trust Bank (Portions may be closed to public)

Economic Development Manager Sullivan presented the staff report.

Chairperson MacLennan asked if there is any indication that the applicant would not move forward.

Economic Development Manager Sullivan replied that the applicant has been great to work with and has expressed frustration with the slower timeline due to licensing requirements for his Project team members. He stated that the applicant is committed to the project but does require a drive-thru, noting that will need to be worked out through the Planning Commission and City Council. He explained that the property is within COR-1 which only allows one drive-thru, while the bordering COR-2 district allows two drive-thru lanes. He stated that a potential change in zoning is something that the Planning Commission will need to consider.

Member Johnson referenced the drive-thru and asked if the third drive-thru lane could be accommodated.

Economic Development Manager Sullivan replied that staff would not be supportive of a third drive-thru lane. He stated that even allowing two drive-thru lanes would be a bit of line blurring.

Chairperson MacLennan asked for details on the road shown and whether that was part of a parking lot or West Ramsey Parkway.

Economic Development Manager Sullivan provided details on the alignment of West Ramsey Parkway.

Motion by Member Wiyninger, seconded by Member Stewart, to recommend that the City Council approve First Amendment to Purchase Agreement and Right of Re-entry Agreement for Part of Outlot C, Affinity at COR as presented; subject to City Attorney review.

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

4.02: Consider Renewal of Anoka County Regional Economic Development Partnership (ACRED)

Economic Development Manager Sullivan introduced the Economic Development Director from Anoka County to provide an update on ACRED. He stated that the EDA is asked to consider renewal of the ACRED partnership, which would have a cost of $1,626. He noted that is an increase of $50 from the previous year. He noted the benefit that is provided through the membership which allows the City to post real estate listings on the MNCAR website which alone justifies the expenditure.

Gregory Frahm-Gilles, Anoka County Economic Development Director, introduced himself and explained how economic development also improves the well-being and quality of life for a community. He provided background information on the creation of ACRED and the work that he does with the different communities in Anoka County in order to focus on goals more regionally. He reviewed the ACRED goals and initiatives, details on the partnerships and committees, target industries, and opportunities and collaboration. He provided highlights from the activity of the last year and the continued focus on workforce. He recapped the events from the past six months and also noted upcoming events. He also provided details on grant programs Anoka County is offering to assist in making development sites shovel ready. He stated that he is currently working with the ACRED Executive Committee to help develop a plan for the next five years, noting that they will be reaching out to the cities for input. He also provided details on business support services provided by Anoka County as well as information on additional support programs and financing available for businesses.

Chairperson MacLennan thanked Mr. Frahm-Gilles for his presentation.

Motion by Member Johnson, seconded by Member Wiyninger, to recommend to the City Council participation in the Anoka County Economic Development Partnership (ACRED) and approval of the $1,626 continued voluntary cost share to the partnership.

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

4.03: 2023 Business Appreciation Day Event Budget and Planning

Economic Development Manager Sullivan presented the staff report.

Member Riley commented that the method that has been used has been great and he believed that adding the additional elements will be great.

Member Johnson stated that she is excited about the best dressed team and best hole sponsor awards.

Member Wiyninger stated that City staff do a great job on the event, and he looks forward to it.

Motion by Member Johnson, seconded by Member Wiyninger, to authorize an allocation of $5,500 for the 2023 Business Appreciation Day Event on Tuesday, August 15, 2023 at The Links at Northfork and to approve the proposed budget as presented.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on recent development activity and interest. He noted that the organizational activities will occur at the April meeting and anticipated that a new member would be appointed prior to that meeting as well.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:25 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on February 9, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Shane Bennett Vice Chair Brandon Sis Commissioner Nathan Barten Commissioner Jennifer Leistico Commissioner Justin Loss
Commission Members Absent:	Commissioner Dean Olson
Also Present:	Parks & Assistant Public Works Director Mark Riverblood Recreation Specialist Marla Martinez-Flynn

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes date January 12, 2023

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

5. COMMISSION BUSINESS

5.01: Disc Golf Course – a Proposed 2023 Capital Improvement Plan Project

Parks & Assistant Public Works Director Riverblood provided background information on the Capital Improvement Plan and the previous request from residents for a disc golf course, which had been added as a potential CIP project for 2023. He stated that staff reviewed the locations of existing disc golf courses and noted locations of disc golf courses in neighboring communities. He stated that because of the availability of nearby courses, staff recommends not moving forward with a disc golf course at this time noting that would also allow staff to focus on other projects.

Chair Bennett recalled the continued discussion of the Commission to ensure there is a wide variety of recreation opportunities in the community, and/or surrounding communities. He agreed that not moving forward on this project would allow additional time and effort to be spent on other higher priority projects at this time.

Commissioner Sis agreed.

Commissioner Leistico asked when this project was placed on the CIP.

Parks & Assistant Public Works Director Riverblood replied that the project was added in either 2021 or 2022.

Chair Bennett recognized that there has been input related to a disc golf course but noted that there has been more input and desire on other amenities. He commented that while this could come back in the future, he agreed it would not be a priority at this time.

Commissioner Loss asked if the project could be moved to a later date on the CIP rather than removing the project.

Parks & Assistant Public Works Director Riverblood confirmed that could be moved to the placeholder section. He noted that the Commission will review the CIP later this year and can review where the disc golf course could be placed on the CIP.

Commissioner Barten agreed that they should continue to explore opportunities for different recreation amenities. He stated that he would like a mountain bike pump track personally. He commented that a disc golf course would be a different amenities and it is nice to explore similarly different ideas to provide variation in the recreation system.

Chair Bennett agreed that they continue to look at destination opportunities as that will draw residents and non-residents. He stated that because of the availability of nearby disc golf courses, he did not think they would bring a lot of attention.

Commissioner Sis stated that he would think River's Bend would be the best location for this type of amenity, which is very close to the Anoka course at Greenhaven and therefore would not seem to add a lot of value.

Consensus of the Commission was to acknowledge that staff will not be working on the proposed disc golf course at this time.

Motion by Commissioner Sis, seconded by Commissioner Leistico to remove the disc golf course from the 2023 projects within the Capital Improvement Plan.

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

5.02: The Waterfront – Status of Community Building/Splash Pad Planning

Parks & Assistant Public Works Director Riverblood provided background information noting that this project has been under discussion for more than a decade. He stated that they are at the point where they are going to develop more real design plans. He stated that the Commission has focused on ensuring there are recreation opportunities and amenities spaced throughout the city and this amenity would focus on a community park in the center of The COR. He presented some concepts for the community building, splash pad, and other amenities. He stated that the next steps will be to refine the concept plans, better define materials and estimated costs.

Chair Bennett commented that this would be an amazing opportunity for the City and community, as these are desired amenities. He stated that he likes the thought and planning that have gone into this thus far and is excited to see it move forward in the planning process.

Commissioner Leistico suggested that perhaps there is space available in the building for a child's birthday party.

Parks & Assistant Public Works Director Riverblood confirmed that he would envision space available that could be rented for that purpose.

Commissioner Loss commented that the layout and renderings are amazing. He stated that the wading pool and indoor playground would provide a desired amenity for Ramsey residents and would also draw users from adjacent communities.

Commissioner Sis echoed the comments made thus far. He stated that this development within The COR has been a focus for many years. He stated that a feature like this would help to spark additional development within The COR. He looked forward to this progressing and where more information will be available on potential costs.

Chair Bennett commented that this will elevate The COR and the recreation opportunities already provided in The Draw and amphitheater, along with Municipal Plaza. He stated that this would be an amazing amenity as part of the broader strategy and is very exciting.

Commissioner Loss recognized that it would be difficult to say at this time but asked if there would be an estimated completion date.

Parks & Assistant Public Works Director Riverblood stated that the Public Works Committee and City Council will be presented with development costs for grading, infrastructure, and the park project. He speculated that there would be support for a good amount of the project. He stated that they will first work on developing more real costs and could then create a funding package. He provided details on a potential timeline noting that grading and plan development could occur concurrently over a one-year period and noted that construction would most likely take one additional year.

Commissioner Sis asked if there are civic groups that would have needs that could be addressed through the project, or if there would be opportunity for partnership.

Parks & Assistant Public Works Director Riverblood stated that staff could reach out if desired, as could the members of the Commission if they have those connections. He recognized the contributions that the Lions have provided throughout the community, noting the most recent contributions in Central Park.

5.03: Affirm 2022 Photo Contest Winners

Recreation Specialist Martinez-Flynn provided background information on the photo contest, noting that over 100 submissions were received in 2022. She reviewed how the photos from the contest are used by the City. She reviewed the proposed winners of the contest for each category including industry and commerce, life in Ramsey, nature of Ramsey, and parks and trails.

Chair Bennett thanked everyone that submitted photos and congratulated the amazing photographers.

Motion by Commissioner Barten, seconded by Commissioner Loss, to affirm the 2022 Photo Contest Winners.

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

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood stated that the photo contest winners will be recognized at the City Council meeting on Tuesday.

Recreation Specialist Martinez-Flynn stated that the flyers for upcoming park and recreation activities were included in the Commission packet. She provided more details on the first annual City of Ramsey Winter Celebration and the different events that will be held this Saturday.

Chair Bennett stated that on Tuesday, February 14th, the City Council will be considering an item on its agenda for the ARAA dome and site plan. He stated that ARAA has done a tremendous job in the community providing youth sports programming. He stated that this project will be unique

for the community that will provide economic benefits and youth sports programing. He stated that those supportive of the project could attend the meeting or express their support to their Council member.

Commissioner Sis stated that the City has been advertising recruitment for the Boards and Commissions and encouraged interested residents to apply.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:12 p.m.

Respectfully submitted,



_____
Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 3.**

Meeting Date: 05/09/2023

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 4/24/2023
2. City Council Work Session dated 4/25/2023
3. City Council Regular Session dated 4/25/2023

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 Special Work Session dated 4/24/2023
2. City Council Work Session dated 4/25/2023
3. City Council Regular Session dated 4/25/2023

Attachments

4-24-23 Strategic Planning Mtg

4-25-23 CCWS

4-25-23 Mtg

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 11:44 AM
Form Started By: Katie Schmidt		Started On: 05/04/2023 09:49 AM
Final Approval Date: 05/04/2023		

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

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

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

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Finance Director Diana Lund
Police Chief Jeff Katers
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Economic Development Manager Sean Sullivan
Communications Coordinator Pat Johnson
Community Development Director Stephanie Hanson

1. CALL TO ORDER

Mayor Kuzma called the City Council Special Work Session to order at 6:00 p.m.

2. TOPICS FOR DISCUSSION

2.01: Annual Strategic Planning Session

City Administrator Hagen reviewed the Staff packet and evening's agenda for the 2023 Strategic Planning Session. He stated that this will move into another work session before being officially adopted.

The Council and Staff participated in an icebreaker activity.

City Administrator Hagen reviewed the 2022 Strategic Plan. He stated that this plan has been in place for the last few years with a few minor tweaks, but the structure has generally been the same. He added that he will not be deep diving into the values or the mission and will be focusing more on the objectives and strategies. He reviewed the values that were established of ethics and integrity, fiscal responsibility, cooperation and teamwork, open and honest communications, excellence and quality in the delivery of service, treating people with respect and fairness, and

adaptability and continuous learning. He read aloud the vision statement of Ramsey which states, "Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural, and natural environments" and the mission statement which states, "To work together to responsibly grow our community and to provide quality, cost-effective and efficient government services." He noted that these two statements are what dictates what goes into the strategic plan as these are long term focuses of the City for future goals. He reviewed the objectives of financial stability, a balance of rural character and suburban growth, an active and connected community, smart citizen-focused government, and an effective organization. He shared the nine strategies which go along with the objectives, which are, identify and implement operational efficiencies, cost savings and additional funding sources while maintaining and increasing transparency and accountability, promote economic growth and development, create a positive image for residential neighborhoods, business districts and key corridors, improve the safety and mobility of transportation corridors, connect the community through Parks and Trails Capital Improvements along with Recreational Programming, spotlight sustainability and efficiency through public facilities and infrastructure investments, strengthen and enhance our identity, brand and image, improve the City's communication, and strive for high organizational morale and employee retention. He added that each strategy received a few action items. He stated that there are 25 total action items, and Staff deemed 10 of these items as completed, one was deemed partially completed, eight were deemed as in-progress, and six were deemed as on-going. He reviewed strategy #1, which currently is to, identify and implement operational efficiencies, cost savings and additional funding sources while maintaining and increasing transparency and accountability. He stated that this is wordy and difficult to follow. He recommended finding a way to break this down. He stated that discussing cost savings and additional funding sources is more linked to financial stability, and increasing transparency and accountability is more related to communications efforts. He continued by discussing the five action plans within this first strategy and shared the completed items were, an updated website design and making the website easier to navigate, adjustment of the development review process to provide a better result to the developers, Planning Commission, and Council, a review of turf maintenance of City properties, and communicate cost savings and productivity from the new Public Works facility. He added that the item still in process is soliciting support from Anoka County on DMV operations. He reviewed strategy #2, of promoting economic growth and development. He stated that one of these four action items was deemed completed, which contained many accomplishments, such as, the Riverdale Drive extension, creating a shovel ready site north of Affinity Apartments, completing the Highway 10 infrastructure cost analysis, COR updates to infrastructure, and the digital billboard ordinance and a lease executed for this. He shared the action items that are in-progress, which are, the comprehensive City Code update and soliciting input from the community on zoning. He stated that the on-going item is business retention and expansion efforts, including business visits and networking activities. He stated that strategy #3 is to create a positive image for residential neighborhoods, business districts and key corridors, and one action item was completed, which was supporting and recognizing community volunteer efforts. He mentioned that a local business planted a number of trees including an oak tree along one of the City roadways. He stated that the in-progress items are proactive, multi-family property management program and crime-free, multi-family housing. He reviewed strategy #4 of improving safety and mobility of transportation corridors. He stated that the completed action item was the County Road 5 corridor study. He reviewed the two on-going items of the Ramsey Gateway project and street light and pedestrian safety improvements. He discussed strategy #5 of

connecting the community through parks and trails capital improvements along with recreational programming. He stated that they have adopted the playground replacement plan which is funded by the gambling proceeds. He added that they will be creating new theme playgrounds in the neighborhoods and planning for two new regional parks is underway. He discussed the on-going action item of explaining the recreational programming opportunities and stated that these efforts have been drastic already. He added that they have gotten great feedback from Recreational Specialist Martinez-Flynn. He moved on to strategy #6 which was to spotlight sustainability and efficiency through public facilities and infrastructure investments. He shared the one action item for this strategy is the water treatment plant construction which will be beginning spring of 2023 and the water main improvements will be the secondary phase. He shared that strategy #7 was to strengthen and enhance the identity, brand and image. He explained that the completed item was focused on the annual holiday lights contest, with improvements such as expanding the voting period and having a better map established. He stated that as a result of these efforts there was a 40% increase in voter participation. He discussed the on-going item of creating a unique zip code for Ramsey. He shared that he met with USPS and that 2026 would be the next time that the City could formally request this. He stated that strategy #8 was to improve City communications. He noted the completed action item was quantifying savings of the Public Works facility and the on-going item of generally improving ways to communicate effectively with the community, provide regular updates to Council, and provide consistent and efficient internal processes for getting messages out to the public. He added that a majority of these messages have shifted to social media outlets. He said strategy #9 was to improve and sustain high organizational morale. He discussed the completed action item of continuing the year-end Employee Recognition event for Council, Boards, Commissions, and Staff. He added that they have also increased other events where Staff can interact with other departments. He stated that they are revitalizing the employee wellness program. He noted that they are still working through the general City policy review, which will include feedback from the employee survey that will help with overall morale and seeing suggestions being implemented. He stated that the bi-annual survey was completed in-house and the results were just received and they are in the process of reviewing them. He concluded by stating that great progress was made on all of the action plans and most of the in-progress items are close or boarder line on-going. He asked if Council had any questions for Staff.

Councilmember Musgrove stated that some of the items discussed in strategy #2 aren't listed in the packet and she asked if these were items for other years.

City Administrator Hagen explained that this is recognized on the Strategic Plan under the progress sheet, this is rolled into the strategic infrastructure investments to prepare more shovel ready parcels. He stated that under the reconstruction improvements they noted the area west of Armstrong and west of Ferret as potential future industrial.

Councilmember Musgrove found the area that discusses Riverdale Drive.

City Administrator Hagen asked if any of the strategies seem to have been fully accomplished or if they want to keep the action plans in place and amend what else can be done under these items. He asked if they wanted to go through by individual strategies.

Councilmember Riley stated that they have already focused a lot on streets and road conditions in the last few years. He added that a lot of progress has been made with the Pavement Management Program, which was not in the packet. He explained that a lot of time has been put into this and there is still a lot to do. He suggested adding this as a strategy or objective as it is a vital service that the City does.

Councilmember Woestehoff agreed with Councilmember Riley and added that he has always struggled with the strategies as some of them are cross-departmental, where it is not worth it to remove all of the strategies in the big picture and focus on a departmental structure in terms of each departments strategies. He stated that each department already has their own set of strategies and sets their own outlines that relate to the mission, values, and objectives. He suggested that this may help organize things better as the different departments likely have their own strategies that they would like to identify. He noted that all of the departments are interrelated and point back to the mission, values, and objectives; however, the strategies may come across better with a department mentality.

City Administrator Hagen shared that they can come across better with a department mentality; however, there are a few strategies that aren't cross-departmental, such as economic growth and development, which seems to deal with only Economic Development, but also includes the divisions within Community Development, as well as, engineering, utilities, and streets. He stated that all strategies are cross-departmental to some extent.

Councilmember Woestehoff agreed and mentioned that there are certain things that the City is already doing a lot of that do not show up in the strategies, which may just fall into general duties of the City and do not need to be outlined in the strategies.

City Administrator Hagen explained that he looks at the strategic plan as what are things that the City does not do on a regular basis or year-to-year. He stated that he also looks at this in terms of the operating budget, which is money in and money out within the year and the capital plans are the long term investments. He noted that the strategic plan is a long term investment and something that will span the course of a year or two. He added that the overall objective is financial stability, which ties in with the strategies by looking at cost savings, additional funding sources and how the budget is done. He mentioned that engineering took a wide view of the City and determined that 40% of the roads were needing major work over the next 10 years.

Mayor Kuzma stated that when the Council first started with their strategic plan, the amount of work that was put on the Staff was a lot and over the next few years it was reduced. He stated that in recent years with reaching a lot of goals have been more reasonable on Staff. He added that he feels good about the progress that has been made. He stated that the strategic plan gives Staff direction as far as where they need to focus. He noted that he is very pleased to see how many items have been completed.

Councilmember Musgrove wondered if they had considered that some strategies may go and some may stay but looking at the objectives and put ideas under the objectives to see if they fall in line with that strategy before removing or adding strategies. She gave an example of enlisting help from citizens to take care of the fire hydrants during the winter, which could go into community

involvement and helping alleviate work from Staff. She also shared her ideas around stormwater management and how they could enlist the help of citizens to help with street storm drains to keep them clear. She stated that this may involve more communication concerning programs like this.

Mayor Kuzma stated that he sees this as an action plan.

Councilmember Woestehoff shared that this is a great suggestion and does cover the objectives. He shared that this can fit into some of the strategies. He explained his perspective as looking at this as what is the most useful for Staff. He used the example of wanting to have an active and connected community, so this plan could give Staff the ability and flexibility to address issues that fall in line with the goals and objectives of the City. He added that these things may not directly relate to a strategy but the tactics get handled by Staff. He noted that the strategies that are currently in place should not be erased; however, he sees this as cleaning up the strategies, as some have been accomplished but new tactics can fall into these strategies. He asked if these strategies are the right ones to start with. He added that everything on the first page of the packet is great and when they get into the strategies, they can look at these more strategically. He shared that he would like to discuss the strategies as a large group before splitting into smaller groups.

City Administrator Hagen again reviewed the objectives and goals of the City. He asked if financial responsibility should remain as an objective. He stated that this is the City's goal and it will be worked down to addressing the strategies that will help achieve this. He asked about keeping the other objectives of, the balance of rural character and suburban growth, an active and connected community, smart citizen-focused government, and an effective organization. He requested to hear Council's opinions on what a smart, citizen-focused government is.

Councilmember Musgrove stated that in 2019 or 2020 this list of objectives was weeded down to a very focused number of objectives and she sees this as the objective to be removed. She explained that this objective can mean two things, focusing on the needs of the citizens and having the citizens involved.

Councilmember Howell shared that the word 'smart' in this objective seems odd. She asked if 'smart' in this objective refers to using technology or how citizens are handled. She added that she would switch this objective to say a citizen-focused government with an efficient and effective organization.

Councilmember Woestehoff agreed and suggested merging strategies #3 and #4, making this one objective that creates an active and engaged community, as engagement is what he would be looking for with a citizen-focused government. He agreed that the word 'smart' in the objective bothers him as it is not well defined.

Councilmember Specht stated that citizens are at the top of their organizational chart. He stated that this is an all-encompassing objective and everything seems to fall under a citizen-focused government. He stated that this objective should stay separate.

Councilmember Howell agreed with Councilmember Specht, as the Council is elected to represent the citizens and they should be serving them as their priority.

City Administrator Hagen asked if this identified that Council, Staff, Boards and Commissions are to focus on what the citizens want and desire or if it is an effort to get the citizens more involved with the government.

Councilmember Woestehoff stated that he thinks of this as an effort to get the citizens involved with the government through engagement.

Councilmember Musgrove shared her thoughts around this is that the City provides customer service to the community and she sees this objective as the City being a service organization to the residents.

City Administrator Hagen suggested keeping the citizen-focused government and then add engagement to objective #3.

Councilmember Specht asked for clarification on the word 'active' and asked if it means engaged.

Councilmember Woestehoff shared that to him, 'active' invokes Parks and Recreation.

Councilmember Olson asked to differentiate this from engagement.

Councilmember Woestehoff stated that 'engaged' invokes the Parks and Recreation Board and it encourages participation in Boards and Commission and encourage feedback and participation at Council sessions.

City Administrator Hagen asked if the last objective of an effective organization should stay.

Councilmember Howell suggested adding the word 'efficient' to this definition.

City Administrator Hagen asked if there is a goal that seems to be missing.

Councilmember Woestehoff asked if one was needed concerning core services, such as roads, or if this ties into an effective and efficient organization.

City Administrator Hagen said it could fall under that umbrella. He shared that these five objectives are really good goals to have for the City. He stated that he did not have any ideas of what to add as an objective.

Mayor Kuzma stated that they need to be aware of not adding too much to the objectives. He stated that the current objectives seem good.

City Administrator Hagen stated that with the strategies, he is not exactly sure which strategy was implemented to accomplish the objective. He suggested that as they move through the strategies, if it applies to more than one objective this should be identified as this helps Staff remember when they are bringing forward proposals they are able to rely on the strategies to see if it fits with the goals of the City. He reviewed strategy #1, which had four out of five of the action items

accomplished. He encouraged Staff to jump in and share as they see fit. He asked if there was anything additional that the City could be doing to identify and implement operational efficiencies, cost savings and additional funding sources while maintaining and increasing transparency and accountability. He noted that maintaining and increasing transparency and accountability has been dropped off for now and is being thought of as a separate strategy.

Councilmember Woestehoff asked if, due to the change in the objective, this strategy applies locally to every other strategy. He asked if there are specific operational efficiencies that they want tactics on how to execute. He stated that he can think of additional funding sources, similar to the older gentleman who lobbied at the Capitol for funding for Highway 10. He added that when it comes to additional funding sources this tactic helps make the strategy make more sense.

Economic Development Manager Sullivan explained an example of operational efficiency when he started with the City was converting their handwritten licensing to e-licensing. He stated that this is a change for the customers, but they like it better and makes it more efficient for everyone.

Councilmember Woestehoff said he agreed but asked what is next.

Economic Development Manager Sullivan stated that there are still some licenses that need to be converted to e-licenses.

Councilmember Specht shared his thoughts that as things come up they will look at things, such as zoning, and look at how to make this more efficient, how to save costs, and finding other funding sources. He suggested using this kind of mindset with all new items that come up in the City.

Mayor Kuzma asked if everyone was comfortable with keeping this strategy as is.

City Administrator Hagen shared that they can leave the part that says to identify and implement operational efficiencies, cost savings, and additional funding sources. He stated that this strategy would tie back to financial stability, as well as, an effective and efficient organization. He noted that from these they would look at the actual plans. He stated that the objectives and strategies tend to be more broad. He explained that these are similar to other cities and they will make the plan more unique to Ramsey through the action items under each objective.

Mayor Kuzma asked if they were removing the section that says maintaining and increasing transparency and accountability.

City Administrator Hagen said yes and that the transparency and accountability remain in some fashion but will be dropped from the first strategy. He discussed maintaining and increasing transparency and accountability and stated that they have talked about this in detail over the past year and that this ties back to being a citizen-focused government. He asked if the Council would like this strategy to stay.

Councilmember Woestehoff asked if this could be merged with improving the City's communication.

Councilmember Musgrove stated that these seem to be two separate thoughts.

Councilmember Woestehoff explained that this is where action items come into plan as there are internal engagement and external engagement.

Councilmember Specht stated that transparency and accountability is more than just through communication.

Economic Development Manager Sullivan asked if adding this could be as simple as commitment to increase or promote transparency and accountability.

Councilmember Musgrove stated she liked the idea.

Councilmember Howell agreed and stated that it otherwise seems like a subset and is being lost so she would like to see it separated out to some degree.

Economic Development Manager Sullivan stated that the goal seems to be making sure that the citizens know what the City is doing and the City is being held accountable. He stated that having a commitment to this is a strong understanding as mistakes do happen.

Councilmember Olson stated that the transparency and accountability piece all come through one way or another. He stated that he would tie it to improving communication as it is cohesive.

City Administrator Hagen shared his thoughts of dropping the strategy of improving the City's communication as a subset and recognize action plans to improve the communication under increase transparency and accountability.

Councilmember Musgrove asked for clarification that improving the City's communication is more of an action versus a strategy.

City Administrator Hagen explained that if the objective is to have a citizen-focused government and connected and engaged community, this would accomplished by having good transparency and accountability, and in order to have this there are various communication efforts.

Councilmember Musgrove shared that other than separating this to address internal and external communication, she still thinks that these items are two separate strategies.

City Administrator Hagen argued that unless they feel as though the City's communication is still needing a lot of improvements, a lot of efforts have already been made to satisfy the statement of improving this and it becomes more of a question of how this can be expanded upon.

Councilmember Woestehoff stated that it relates to the item before it of strengthening and enhancing the City's identity, brand, and image.

Councilmember Specht asked if changing these words will change the day-to-day and what they do.

City Administrator Hagen said it would not but the uniqueness comes from the action plans.

Councilmember Woestehoff stated that if this is just thought about from a framework standpoint that this strategy is to maintain and increase transparency and accountability if there are specific action items that can relate to this.

City Administrator Hagen said that some can be identified.

Councilmember Woestehoff stated that overall it is mandatory that transparency and accountability are part of the City's strategies; however, he is not sure where they best fit. He does not want to see this dropped off. He thinks it makes a lot of sense to tag this onto communication; however, the communication could just be an action item if there are specific communication tasks.

Councilmember Musgrove suggested separating them and moving on to the rest of the strategies and then can come back to address this.

Mayor Kuzma stated that he likes this to be with the communication improvements as well.

City Administrator Hagen moved on to discuss promoting economic growth and development. He stated that this is generally a good strategy. He discussed the next strategy of creating a positive image for residential neighborhoods, business districts and key corridors. He shared that he wonders what else this could mean beyond the crime-free multi-family housing and proactive rental housing licenses and things that are already in Code. He argued that this framework has already been created to have this positive image. He asked if this should shift to a more reactionary item from a proactive item.

Councilmember Riley shared the opportunity with construction of the corridors.

Councilmember Musgrove shared background of when she was first on the Council that this was discussed in the area of Highway 10 and Highway 47 and the businesses in the area and how they can improve these business areas. She stated that they discussed street signage along Highway 47. She asked how they focus on some of the areas that have been neglected.

Mayor Kuzma stated that a lot of people thought that all of the City's energy was being focused on the COR.

Administrative Services Director Lasher shared that a former Councilmember wanted to look at Nowthen Boulevard and make it look nicer, which was attached to this strategy.

Mayor Kuzma stated that they are big on roads right now.

Councilmember Woestehoff suggested adding taking care of roads as an action item of the positive image for the City. He stated that having something like this staying in the plan is important. He noted that the Planning Commission is eager to talk about signage and the COR design framework

will need a review at some point. He stated that there are enough things like the corridors that will need to be adapted to when there are new intersections.

Councilmember Musgrove asked if there needs to be an action item under all of the strategies listed or if they can say that there are no action items recognized or acknowledged for this year and keep the strategy in place. She stated that this should be kept in as there is some potential for action items as the City grows.

City Administrator Hagen stated that could be fair to do if something pops up mid-year. He moved on to discuss improving the safety and mobility of transportation corridors. He stated that this is broad and includes work such as filling potholes. He noted connecting the community through parks and trails capital improvements along with recreational programming. He asked if the strategies are generally good to go. He stated that it is now the time in the schedule to move into small group discussion.

RECESS AND RECONVENE

The Council took a 15 minute break.

2.01: Annual Strategic Planning Session (continued)

Councilmember Howell suggested not going into small groups.

Councilmember Musgrove stated that she would like to hear everyone's opinions.

Councilmember Specht asked what will be discussed in the small groups.

City Administrator Hagen explained that the small groups would be to see if there are any other strategies and give a better opportunity for weighing in and diving into action plan items.

Mayor Kuzma said it seems like they should forgo the small groups and continue to discuss strategies.

City Administrator Hagen continued the discussion of connecting the community through parks and trails capital improvements along with recreational programming. He stated that this strategy should stay as there is still work to be done. He added that they just got into the replacement program and there are gaps in the trail system. He noted that they should hone in on finding funding sources for these.

Councilmember Musgrove asked if it would take away anything by just saying parks and trails capital improvements along with recreational funding.

Councilmember Woestehoff agreed and stated that he would also remove the part concerning capital improvements as well as that is already implied.

Parks and Assistant Public Works Director Riverblood shared that he likes using the word 'connect' as it speaks to something for everyone which is the goal of the Parks system.

Mayor Kuzma stated that there is still a lot of work that can be done on parks.

City Administrator Hagen recommended rewording it to say 'connect the community through parks, trails and recreational programming.'

Councilmember Howell supported this.

Councilmember Olson stated that this could be reduced even further to say 'connect the community through recreational programming and infrastructure' as the infrastructure would include the trails, parks, and playgrounds.

Parks and Assistant Public Works Director Riverblood noted that a large part of the parks are natural resources and the environment which is one of the many layers of value that the parks system has.

Councilmember Musgrove stated that she likes City Administrator Hagen's suggested language.

Administrative Services Director Lasher agreed that his language is more understandable.

City Administrator Hagen discussed the next strategy of spotlighting sustainability and efficiency through public facilities and infrastructure investments. He stated that there is only one action plan on this item.

Councilmember Woestehoff stated that this can be removed and if there are certain things that the City wants to communicate it can be put under the communication strategy.

Mayor Kuzma agreed.

City Administrator Hagen reviewed the next strategy of strengthening and enhancing the identity, brand, and image. He asked if this strategy is related to City communication.

Councilmember Specht stated that in general they are doing a great job with communication, consistency, and branding. He said this is important to who the City is.

Councilmember Riley agreed.

Mayor Kuzma explained that when this item was added, the City had the COR logo and the Ramsey logo which were conflicting and he wanted to focus on the City logo.

Economic Development Manager Sullivan added that with the Highway 10 improvements there will potentially be opportunities with signage and designs also on the frontage roads to enhance the brand.

City Administrator Hagen circled back to the strategy of improving the City's communication through transparency and accountability.

Councilmember Specht stated that they do not want to use the word 'improve' as that implies that a great job is not already being done. He suggested using the word 'maintain.'

Administrative Services Director Lasher added that there are always ways to improve.

Councilmember Specht clarified by saying that there was a time in the past that they realized they need to improve this and now they are on the right track and continue to grow.

Administrative Services Director Lasher stated that one strategy already starts with the word 'improve' and she recommended using a different word, such as, 'enhance.'

Mayor Kuzma stated that he likes this.

Councilmember Woestehoff shared that they are under utilizing a lot of GIS and map tools through LOGIS and he suggested making this more accessible.

City Administrator Hagen reviewed the last strategy of striving for organization morale and employee retention.

Councilmember Specht stated that this is important.

Administrative Services Director Lasher shared that she recently attended a League of Minnesota Cities workshop and shared that the city of Burnsville has something they call Burnsville University. She added that Burnsville is so committed to employee morale, growth, and retention that one of their strategies is organizational culture. She read the information from Burnsville's website that says that they want to create great experiences for their employees so that these employees will do the same for the community.

City Administrator Hagen asked if there was interest in broadening it to include organizational culture.

Councilmember Musgrove asked if the discussion was on changing what the strategy is.

City Administrator Hagen explained that Burnsville's strategy is broader and references the organization as a whole. He stated that if the City did this, a subset would be the action plan of focusing on the employees. He suggested the strategy be striving for high organizational morale and employee retention.

Mayor Kuzma shared his support for this.

City Administrator Hagen asked if there were any more strategies that there was interest in adding to meet the objectives.

Councilmember Riley asked again about the streets. He shared that in his mind, the streets are a crisis and until the streets are under control he does not care about anything else that is on the list. He stated that either the streets need to become imperative under each item or become its own. He reiterated that few of these things matter until the streets are under control.

Councilmember Musgrove stated that the roads seem to be an action item under improving safety and quality of the transportation corridors. She stated that working on the streets and getting them done are just an action item. She asked if Councilmember Riley wants this as a strategy as well as an action item.

Councilmember Riley stated that he does not know where it should go but until the roads are under control, not many other plans matter.

Councilmember Olson agreed with Councilmember Riley that roads need to be elevated, which may be an action plan at its core; however it needs elevation based on its importance and so that the residents see that the City is working on the roads and taking them seriously, which is critical. He added that fixing the roads feeds into a lot of the other items, such as improving the image and making the City more safe.

Councilmember Specht agreed that this needs to be a top priority. He stated that this could be an action plan under almost every strategy. He agreed that this is the number one issue facing the City. He stated that he does not think this needs to be a strategy.

Mayor Kuzma stated that this could go under the communication strategy by communicating to the public that work is getting done.

Economic Development Manager Sullivan stated that having the roads in more than one strategy is okay; however, he would just add it to the strategy concerning improving safety and mobility of transportation corridors by adding local streets to the end of this strategy.

Councilmember Olson shared his thoughts that rather than relegating this to action items, he would be more inclined to bring it up to an objective. He stated that this would be an on-going objective forever.

Mayor Kuzma noted that the residents give the City a hard time about how the roads are. He stated that they have been bringing this forward to work on and a lot has been getting done, proving that this is priority number one of the City.

City Administrator Hagen suggested adding an objective about high quality basic needs.

Councilmember Riley recommended high quality infrastructure.

City Administrator Hagen stated that water, roadways, emergency responses, and others are all the basic needs and core services of the City. He said there is not an objective that addresses these things. He noted that if there was an objective on core services with strategies on this that have a high focus on roads and the water treatment plant.

Councilmember Specht asked if infrastructure is considered a service.

City Administrator Hagen stated that this is generally recognized as a service.

Mayor Kuzma stated that was a good idea.

Councilmember Woestehoff suggested language to say ensure City infrastructure and core services meet the needs and demands of the residents through maintenance and implementations.

City Administrator Hagen said that is too wordy.

Councilmember Musgrove stated that if there are the basic objectives that are already in place, and under them there are action plans and better communication of what the action plans are, no new objective is needed because it does not add anything to what is already there. She added that they are doing a lot with roads already and she thinks that getting the communication out there about what is happening with the roads is more important than another objective.

Councilmember Specht agreed; however, still strongly agrees that there should be an objective on it as it shows that this is one of the main objectives to the City, it will show residents, or people or businesses wanting to move into the City, that Ramsey has a strong infrastructure and good services. He asked if they should be worrying about a new program when they still have the roads to deal with. He shared that he liked Councilmember Woestehoff's suggestion, although it is a little wordy.

Mayor Kuzma asked for a consensus to add this objective.

Councilmember Musgrove asked what the wording was.

City Administrator Hagen said that the wording was along the line of the core services that are provided.

Councilmember Woestehoff reiterated his suggestion of ensuring City infrastructure and core services meet the needs and demands of the residents through maintenance and implementations.

City Administrator Hagen asked if they wanted to use terminology like 'high quality' or just 'quality.'

Councilmember Specht said he likes the second option.

Councilmember Woestehoff suggested prioritizing the City infrastructure.

Councilmember Musgrove said she likes that suggestion.

City Administrator Hagen stated that we will work on the word to fit with the objectives. He suggested that the strategy under the objective would be to address aging infrastructure.

Councilmember Musgrove suggested prioritizing the infrastructure.

Administrative Service Director Lasher suggested the word 'expedite.'

Mayor Kuzma stated that he liked the word 'prioritize' and addressing the aged infrastructure in the strategy. He suggested moving this to the top of the list.

City Administrator Hagen moved on to discuss some of the action items. He reviewed the completed action items under each strategy. He stated that the lease with Anoka County is through June 30, 2025.

Administrative Services Director Lasher stated that Finance Director Lund had shared with her that the lease has a reup option in 2025 to go through 2030.

City Administrator Hagen suggested adding in new staffing support until 2030.

Finance Director Lund stated that they have the additional five years in the lease to bring it to 2030.

City Administrator Hagen asked about removing the five action plans.

Parks and Assistant Public Works Director Riverblood stated that he likes action item #3 and asked if everyone was open to retitling #3 to 'continue to analyze grounds maintenance on City properties for an appropriate return on investment.' He stated that they are mowing areas that do not need to be mowed. He added that 20 acres have been taken out of this already. He stated that by retitling this it will help Staff to focus on items that give an appropriate return on investment as direction from the Council.

Mayor Kuzma asked if there is a consensus to change this.

The Council was in agreement to change it.

Councilmember Riley asked Finance Director Lund if she sees any opportunities to save money.

Finance Director Lund said Happy Days.

Councilmember Woestehoff asked her to expand on this.

Finance Director Lund shared that she lives in Coon Rapids and they have a company that runs their event and the City does a donation to the event. She stated that there is a lot of money that goes into Happy Days, between Staff hours and everything else that goes into it.

Administrative Services Director Lasher said the cost was around $11,000.

Finance Director Lund stated that all in the City probably puts over $150,000 into this event.

Councilmember Musgrove stated that they talked about having vendors come in for Happy Days to save money.

Parks and Assistant Public Works Director Riverblood stated that this was discussed for food vendors. He stated that they would still have to provide power for the stage and lighting, but he thinks that those power packs can provide some additional power to save money. He added that every year that he has taken estimates of Happy Days it is always over $100,000 in estimation and when they run costs it is even higher. He shared concern with this being a one day event. He stated that Councils in the past have discussed maybe more events throughout the year and not just focusing on one big, one day festival. He noted that they have tried the carnival approach to this but it is still a lot of money and a lot of Staff time.

Administrative Service Director Lasher added that there are things that they have done in the past that will not be able to get done.

Parks and Assistant Public Works Director Riverblood stated that Recreation Specialist Martinez-Flynn has made a positive impact on the recreation programming; however, she is not doing anything else and is focusing on the recreational programming.

Mayor Kuzma stated that they are committed to Happy Days this year for sure and could be looked at closely in the future.

Councilmember Specht shared that he likes the ideas of having outside groups and partnering with organizations that can help. He stated that this event always has a good turn out and brings the community together and he would hate to see it go away. He stated that he would also prefer one large event over several smaller ones throughout the year. He noted that if they were to outsource the event it could save money.

Councilmember Woestehoff suggested a youth sports organization.

City Administrator Hagen suggested something along the lines of reviewing Happy Days sourcing more funding or outsourcing.

Mayor Kuzma suggested having options.

Parks and Assistant Public Works Director Riverblood suggested developing a menu of all options and alternatives for the execution of Happy Days. He stated that Staff will do the recap after the event to bring forward recommendations for the future. He said if there was an organization that the event could be handed off to they would; however, there are not any in the community presently. He stated that the Ramsey Lions focus on the threshing show and their revenue has plummeted with ARAA getting in the game.

City Administrator Hagen asked if there were other operational efficiencies or cost savings that anyone can think of. He shared the suggestion of reviewing efficiency and effectiveness of

advisory boards and committees and analyzing operations and develop plans/strategies to eliminate inefficiencies and streamline the organization.

Councilmember Musgrove suggested adding these. She shared that Andover has recently done away with their Public Works committee because of redundancy and that there were certain Councilmembers that felt like they were not getting information. She stated that this helped to minimize Staff time. She suggested this idea to City Administrator Hagen and asked for opinions on this.

Administrative Services Director Lasher stated that this is the line of thinking when they eliminated the personnel and finance committees.

Councilmember Musgrove stated that a lot of the information that the committee discusses, such as the roads, is important information that the Council should be discussing. She acknowledged that Ramsey is a bigger City than Andover. She suggested looking at all committees to see if there are any potential savings in these areas. She stated that Staff does a good job at canceling meetings when there is nothing to discuss.

Councilmember Specht agreed and shared that as they were looking at the boards and commissions they also looked at the EPB to see if that could be merged with another board. He stated that this would be a good thing to discuss and review as an action plan.

Mayor Kuzma disagreed as he believes that the Public Works committee does a lot to help guide the Public Works department. He stated that there is a lot of stuff that the committee is able to dive in depth into to bring out the areas that need to be focused on, especially when there is a resident that brings an issue forward. He said this is a valuable service that this committee is able to offer.

Councilmember Riley stated that he would be concerned that they would add this as another work session item to get the level of information needed. He said that this still needs to be discussed and if all that happens is they add the rest of the Council to these committees then no time has been saved at all.

Councilmember Woestehoff agreed that generically the Public Works committee is an interesting committee as it is Councilmembers only who review cases and advise Council on what to do. He stated that the level of detail and opportunity for feedback is something that he appreciates. He gave an example of this on 167th and shared that he thinks there should be a separate pedestrian facility. He stated that the Public Works committee was an opportunity to express that. He agreed with Councilmember Riley that if this goes to the whole Council then it is just taking more time. He wanted to hear City Engineer/Public Works Director Westby's perspective. He asked him if the committee gives him feedback that is otherwise not heard.

City Engineer/Public Works Director Westby shared his perspective that Staff finds great value in the Public Works committee as the committee acts as a sounding board to get perspective on what Council finds value in. He added that when the residents have requests for stop signs or other concerns of operations of the City, they come in and have that discussion that is less intimidating than sharing those concerns in the Council Chambers.

Councilmember Specht agreed that it is all great information but he does not have enough information on the Public Works committee to have a true opinion on it. He stated that there should be more of a discussion surrounding this and other boards and committees. He mentioned that when discussing if the EPB could be merged with something else, some people thought it was worth looking into. He suggested an action item of looking at ways to improve the community structure without making a decision this evening.

Councilmember Howell agreed with the idea of this being an action item to explore and evaluate the value of each board.

Councilmember Musgrove requested Staff's feedback on how the Council can get all of the information that is discussed at Public Works. She stated that Andover made this decision as they felt their Public Works committee information was relevant to the whole Council. She said her goal was to just gauge the appetite for this.

Councilmember Woestehoff noted to also explore other boards and commissions that the City should have but does not. He stated that at one point there was an HRA committee. He stated that other cities have other boards and commissions that he would like to potentially explore other opportunities that residents may be wanting the City to pay attention to.

City Administrator Hagen suggested leaving this on as an action item in the interest of time. He stated that Staff can go through this and can bring back information on what each board does. He noted that there was a discussion that the EPB and Planning Commission may be redundant. He added that they can also look at what other cities have that Ramsey is missing and they can have a discussion on this. He stated that it has been a number of years since a broader organizational study has been done. He asked if there was interest in something like this.

Councilmember Howell shared her idea of bringing on a consultant to the City. She asked if there was any value in bringing in someone as a consultant to figure out how to make the organization more efficient. She shared that she is more concerned with all of the tax increases and costs that will be going up.

Councilmember Specht asked if there has ever been a consultant hired to review these things.

City Administrator Hagen stated that this can be approached in two ways, as internally done or externally. He stated that it would depend on the depth that they were interested in. He shared that the City has just under 100 employees which is a lot to look at. He added that there are third party consultants that would look at Ramsey and provide insight on other cities comparable to the City to look at how the City might grow in the next few years. He stated that this would not necessarily look into the operational inefficiencies. He stated that outside organizational study would touch on different components of this.

Councilmember Specht stated that he would not be against this and stated that he would not want to spend a large amount of money to find a small amount of savings but if this would be beneficial he would be happy to get outside ideas.

City Administrator Hagen stated that he can ask if there are other cities that have ever done anything like this.

Mayor Kuzma emphasized keeping in mind that Ramsey is a growing community and they are not a City that is already built out. He stated that in Ramsey they are continually growing and the City already runs pretty efficiently and he does not see where this would pay off as there is not a lot of excess items in the budget that could be cut out.

Finance Director Lund stated that it comes down to more of being efficient than cost savings. She gave the example of the e-licensing permits and how this is more efficient for the residents but there is still a cost that went into this. She stated that there is now Tungsten in the accounts payable which saves a lot of Staff time as everything is now electronic, but there is a cost with this service.

Mayor Kuzma used the example of the body cameras for the police officers, which is a cost but good for the City.

Councilmember Woestehoff shared that he liked that they added an effective and efficient organization higher in the City's objectives as it ties into all of this. He stated that there are probably areas that could be looked at where there could be potential for long term investments. He stated that these things are worth exploring but having it as an overall objective helps guide the organization better.

Councilmember Specht asked if there needs to be an action plan along with this.

City Administrator Hagen stated that this can be approached one of two ways, either by looking at this as a growing community and seeing what they can expect, or looking internally to see where they can improve and finding costs savings that may require an upfront cost.

Councilmember Riley stated that something like this is likely done regularly anyway but he asked if they can analyze who the City purchases things from and how they decide what they purchase.

Councilmember Olson reiterated that there are important decisions that are made based on the growth of the City and how they are investing and accommodating that growth. He noted that things can be done cheap and quick and they will not last or they can invest more upfront for lasting value.

Councilmember Musgrove stated that the Lower Rum River is bringing all of their permits online. She asked if this has anything to do within the City and if there are other processes that could go online as well.

City Administrator Hagen stated that there is a lot of stuff that is done online, such as all building permits and development applications. He added that they are working on looking at more of an online tool to let the residents know about potholes. He stated that there are ways to eliminate phone calls and emails. He said that a lot of what they are already doing is all online. He asked if

there were any strategies that the Council wanted to focus more time on. He stated that Staff can work on identifying action plans to bring back for discussion.

Councilmember Specht shared that he thinks the largest one is being addressed by outsourcing some of the potholes with the roads and infrastructure. He stated that some action plans are already in place but this needs to be a top priority.

Councilmember Woestehoff agreed and shared that he would love a fresh copy of the strategies and take that as homework and return with action items. He stated that he would like to hear from Staff as to what they see as pertinent action items.

City Administrator Hagen asked if there needs to be a second special meeting to discuss this further or if it can be built into a work session. He added that Staff can go through and come up with a draft to bring back to Council for review, likely at the June meetings.

Mayor Kuzma suggested another special meeting.

City Administrator Hagen stated that the goal is likely not achievable with this special meeting and a regular work session meeting.

Councilmember Specht suggested adding a feature where residents could type in the name of their street and it would tell them when it would be fixed.

Councilmember Woestehoff agreed with this and suggested also having the history of the road along with this so that residents can know when the road was last serviced or resurfaced. He suggested making a spreadsheet.

Councilmember Specht stated that residents could also use this to enter where they are seeing potholes.

Mayor Kuzma stated in with the 2023 snowfall it has further damaged the roads. He stated that stronger communication would help the residents understand why the roads are in as bad of a shape that they are.

Councilmember Specht added that there has been good communication surrounding this.

City Administrator Hagen wrapped up the session and stated that Staff will work on the action items and prepare a draft for Council in a few weeks before the next special meeting. He stated that he will schedule the next special meeting for late May or early June to get this done.

Councilmember Olson stated that he will be out of town May 17-June 7.

Councilmember Musgrove stated that it seems like the action items for this year may be less than they have been in the past, which she is okay with as Staff has a lot to work on already. She stated that Staff has accomplished a lot over the last few years.

Councilmember Woestehoff added that if there are things that Council is forgetting about that need to be addressed it would be good for them to know and have Staff share that with them.

Parks and Assistant Public Works Director Riverblood noted that by the time they get to the next strategic planning session it would be useful for Staff to hear the Council's opinion on referencing the strategy plan when they are bringing forward significant initiatives for Council. He added that they made an effort to do this in past years and this will help signal to the public that these things were well thought out Council priorities and was not just Staff bringing things forward. He stated it would be helpful to get a consensus of the Council on this in terms of significant projects.

3. ADJOURNMENT

The Special Work Session of the City Council was adjourned at 8:38 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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 25, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak
Streets Supervisor Shane Turner

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: Attorney-Client Privileged Discussion of Litigation: PSD Holdings, LLC v. City of Ramsey - Closed to the Public

City Administrator Hagen stated that they will be moving to closed session to discuss the litigation of PSD Holdings, LLC v. City of Ramsey.

The City Council Work Session moved to closed session at 5:31 p.m.

The City Council Work Session moved to open session at 5:53 p.m.

2.02: Discuss New Personnel Request for Full-Time Public Works Administrative Assistant

City Engineer/Public Works Director Westby reviewed the Staff report concerning the request for a new full-time public works administrative assistant. He highlighted the need for this administrative assistant and discussed the budgetary impact of this position. He stated that he would like to start recruiting for this position right away.

Mayor Kuzma stated that when they removed the interim part of his role it seemed as though everything was going well and being managed well. He thanked City Engineer/Public Works Director Westby for coming forward with this request.

Councilmember Specht said that he sees the need for this role. He asked if the City will be adding a lot of other positions this year and how all of these things will fit into the budget.

City Administrator Hagen stated that this is the only new 2023 Staff addition that is expected to happen. He added that there might be new positions needed in Community Development and finance next year. He guessed that there would be, at most, five new positions next year.

Councilmember Specht reiterated that he is for this new role but wants to make sure it will fit into the budget.

Councilmember Riley stated that there was an overall savings in Public Works when City Engineer/Public Works Director Westby took over. He clarified that they would be building in this increase for next year.

Councilmember Musgrove appreciated that City Engineer/Public Works Director Westby was looking at different departments where these funds could come from. She added that there is a built in increase for the water treatment plant. She noted that looking at the job description she is not sure how one person will be able to handle all of the responsibilities. She asked where this person would be throughout the day to do all of this work.

City Engineer/Public Works Director Westby explained that there are a lot of duties for this position and that he would like for this person to sit at the front desk at Public Works. He stated that all onboarding and training would be introduced on the job.

Councilmember Specht stated that the grant could bring in some funds as well.

Councilmember Woestehoff asked what the year two costs will be.

City Engineer/Public Works Director Westby stated that the costs are in the packet and they do include insurance.

Councilmember Howell stated that she would be curious what the added expense would be to house this person at Public Works.

City Engineer/Public Works Director Westby explained that they have been looking at options for where this person would work from without adding much of a cost. He stated that the desk where the current Administrative Assistant sits is open to everything and where people walk by which is not the most efficient for work.

The consensus of the Council was to move forward with hiring for a new full-time Public Works Administrative Assistant.

2.03: Considering Public Art Opportunities

Parks and Assistant Public Works Director Riverblood reviewed the Staff report concerning pursuing more opportunities for informed public art. He stated that there are aspects of this that was discussed at the Strategic Planning meeting. He asked Council for feedback and direction on the Public Art Plan and Policy, Whimsical Sculptural Carving of Two Oaks at Sunfish Lake Park, and the Women Veterans Memorial.

Mayor Kuzma stated that we would like to talk about the Ramsey Foundation.

Parks and Assistant Public Works Director Riverblood stated that there was an $8,000 pledge for public art.

Jill Johns stated that she was the treasurer of the Foundation and the $8,000 has been reserved for public art and the Foundation is ready to help fund this. She stated that a big tie in for this is working with Economic Development and the Foundation came up with the focus of the next few years to be public art. She noted the importance of creating beautiful art pieces, not only for residents, but also for businesses. She shared that she has done some traveling to other cities and has found beautiful examples of the type of art that they are wishing to bring to Ramsey. She added that the Foundation is prepared to help with the community engagement side of this and would love to have a booth at Happy Days and at the Art Fair. She emphasized the importance of these art features within the City. She stated that this can also help set up for grant opportunities in the future. She added that the Foundation is committed and have the funds available to assist.

Councilmember Howell asked if they are considering this public art to be more sculptures or if they are open to anything that would enhance the City.

Ms. Johns stated that it will depend on how the plan shakes out, as this will be a City plan.

Mayor Kuzma asked if there was someone in mind to do this art.

Parks and Assistant Public Works Director Riverblood stated that for the public engagement aspect of this it is important to hear from the public on what kind of art they would like to see in the City. He added that there is not a capacity to develop this at the Staff level, which is why they would be utilizing the funds from the Foundation. He stated that this would align with Council's desire to have a policy in place for some of these decisions before they arise.

Councilmember Howell asked the tax revenue of St. Paul and how much they are investing in the arts program.

Parks and Assistant Public Works Director Riverblood stated that he was not sure but assumes it is a large amount.

Councilmember Howell noted that she loves art and sees the importance. She added that she does not see a huge call from residents for more public art. She stated she would not want this to

become publicly funded art, she would prefer to see privately funded art where the City provides space for this.

Ms. Johns agreed and stated that other cities do this and there are many examples of this. She reiterated the importance of putting a plan in place for this and then the City can look at requests that come forward on a case-by-case basis.

Councilmember Specht brought up when the snow plows were painted and how much kids in the community enjoyed that.. He agreed that the aesthetics of the City are important. He stated that he would not like to see money from the budget used to fund the art.

Mayor Kuzma stated that if the Foundation can provide the funds then they can look for opportunities and can fundraise for particular projects.

Ms. Johns shared that she attends the Elmcrest Art Fair every year and every year it continues to grow and the turnout is great at the event.

Councilmember Musgrove thanked Ms. Johns for coming out and sharing this with the Council. She reiterated what she shared at the Strategic Planning meeting, that roads need to be emphasized. She stated that art is good for the City; however, there are other things that could use City time and funds at the current time.

Mayor Kuzma clarified that this would not be something that would fall on City Staff, it would be outsourced.

Councilmember Riley shared that every time something is built or rebuilt there is an opportunity to add some art features.

Councilmember Howell shared that she loves art but the City has been far behind with roads that she would rather see this program start slow rather than bringing in the plan right away to be spending revenue and Staff time.

Councilmember Musgrove stated that Parks and Assistant Public Works Director Riverblood mentioned that there would be some Staff time involved in this.

Parks and Assistant Public Works Director Riverblood shared that one way to move forward is for the Foundation to have a booth at the art fair or at other community events to get feedback from the community on their thoughts on public art.

Councilmember Musgrove said that is a good idea; however, it would get a biased outcome by asking people at an art fair if they value art. She asked if there could be a booth at other City events. She shared that she appreciates art but the City currently has other priorities.

Councilmember Howell suggested soliciting wealthier members of the City to help fund some of these projects.

Ms. Johns stated that they will be doing fundraising but the plan and the support of the City are needed priority to going out to fundraise.

Councilmember Olson expressed the importance of art in a society. He agreed that the City can support the plan but have it funded by private parties or business. He stated that he would be in favor of supporting a plan if it was more of a plan of seeing how this would develop while not committing time and money to the plan as a City.

Ms. Johns stated that this is why they need a plan as it would be more difficult to seek outside funding without the support of the City.

Mayor Kuzma asked if there was a consensus to continue with the $8,000 donation.

Councilmember Howell stated that she is concerned with this dollar amount as it is a very small amount. She said she would like to see more structure surrounding this before they move forward with the donation.

Councilmember Musgrove asked if someone comes to the City now wishing to donate a bench or a sign at a park, what does the City do now if there is no plan in place. She agreed with Councilmember Howell that this seems slightly premature considering the other priorities of the City.

Parks and Assistant Public Works Director Riverblood explained the current process and that there was a recent request for a bench and Parks and Recreation Specialist Martinez-Flynn worked on this. He shared that, from Staff's perspective, it is acceptable to put a pause on this, although it is a very nice opportunity for public engagement.

Councilmember Specht shared that his only concern is with timing. He stated that Staff is overwhelmed at this time and would not want to throw this on Staff.

Councilmember Riley suggested putting a reasonable timeline on this.

Councilmember Woestehoff asked Parks and Assistant Public Works Director Riverblood to discuss the desired timeline.

Parks and Assistant Public Works Director Riverblood shared he anticipated that this would stretch out over the next year. He said that Council could respectfully tell the Foundation that they are interested in public art but would like to see this develop further.

The consensus of the Council was to move forward.

Parks and Assistant Public Works Director Riverblood requested direction on the two oak trees at Sunfish Lake Park, which died a few years ago. He stated the Parks and Recreation Commission recommended to Council that they consider authorizing that there be the subject of two chainsaw sculptures. He stated that the cost for removing the trees would be $5,000 and the cost for chainsaw art is $8,400.

Mayor Kuzma asked if there was a funding source for this.

Parks and Assistant Public Works Director Riverblood stated that the funding source would be in the park trust fund.

Councilmember Specht asked what the sculptures would be of.

Parks and Assistant Public Works Director Riverblood stated that the sketches are in the packet.

Councilmember Musgrove asked Parks and Assistant Public Works Director Riverblood if there were still four different options for this as was presented to the Parks and Recreation Commission.

Parks and Assistant Public Works Director Riverblood stated that the sculpture will have different things on each side.

Councilmember Musgrove stated that she would like to have more discussion on what options could be for the sculptures. She asked if the sculpture would be blue.

Parks and Assistant Public Works Director Riverblood said yes.

Councilmember Musgrove added that naturally coloring would blend more in the park.

Councilmember Howell stated that she is not in favor of publicly funded art and would prefer a more naturally colored sculpture.

Councilmember Specht stated that he would like to see different designs in the sculptures.

Councilmember Musgrove added that the natural colorings would endure more over time. She stated that she is undecided with her support.

The consensus of the Council was to table this discussion.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Tuesday, April 25, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 5:31 p.m.

2. COUNCIL BUSINESS

2.01: Attorney-Client Privileged Discussion of Litigation: PSD Holdings, LLC v. City of Ramsey - Closed to the Public

Hoff Barry Attorney Justin Templin discussed the lawsuit being brought against the City by PSD Holdings.

3. ADJOURNMENT

The Closed Session was adjourned at 5:53 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 25, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
City Clerk Katie Schmidt
City Engineer/Public Works Director Bruce Westby
City Attorney Fritz Knaak
Assistant City Engineer Joe Feriancek
Streets Supervisor Shane Turner

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

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated 4/11/2023
2) City Council Regular Session dated 4/11/2023

5.02: Approve Business Licenses

5.03: Approve Rental Licenses

5.04: Initiate Playground Development for Neighborhood Park in the Riverstone South Subdivision

5.05: 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.

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

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

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

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

5:10: 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

5:11: Adopt Resolution #23-083 Amending Scope of Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements

5:12: Adopt Resolution #23-085 Authorizing Request for Quotation for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

5:13: Adopt Resolution #23-086, Suspending Grass Height Enforcement of Section 30.3 of City Code in Support of No-Mow-May

5:14: Adopt Resolution #23-087 Approving 2023 Construction Materials Testing Services Proposal

5:15: Adopt Resolution #23-088 Approving Purchase of Vactor Trailer

5:16: Adopt Resolution #23-091 Approving Change Order #3 for Improvement Project #23-03, Armstrong Boulevard and Alpine Drive Roundabout Improvements

5:17: Adopt Resolution #23-093 Installing Boulevard Trees for the Barren Side of Sunwood Drive in The COR

5:18: Adopt Resolution #23-094 Approving Plans and Specifications and Authorizing Bids for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

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

City Clerk Schmidt reviewed the Staff report concerning the recommended Charter updates to clean up language to coincide with State law in regards to nominations and elections. She stated that if the Charter amendments are accepted they will go into effect 90 days after publication.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, 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.

Further discussion:

Councilmember Specht thanked the Charter Commission and Staff for their work on this and updating the Charter with State law.

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

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

City Clerk Schmidt reviewed the Staff report concerning the recommended Charter updates in regard to Council appointments when vacancies occur. She stated that if the Charter amendments are accepted they will go into effect 90 days after publication.

Councilmember Musgrove asked for clarification on Section 4.5.6, which stated that the appointed individual would serve the remainder of the term or until a special election where a new successor is elected. She asked if this would be considered a special election if it was coming up to a regular election.

City Clerk Schmidt stated that it would be considered a special election if the term was not set to be expired.

Councilmember Musgrove asked if there was no one who wanted to run in the special election, if it would still be considered a special election at the time of the next regular election.

City Clerk Schmidt said that was correct.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, 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.

Further discussion:

Councilmember Specht stated that he is personally against this as he does not believe that the Council should be appointing replacements when vacancies occur and they should be voted on by the residents.

Councilmember Howell asked if the Council currently appoints individuals when vacancies occur, but only when there is less than 365 days left in the term.

City Clerk Schmidt stated that if an individual resigns within their last 365 days then the City is to appoint an individual.

Councilmember Howell asked if this consists of longer appointments with the proposed changes.

City Clerk Schmidt explained that it would possibly prolong the appointment until the special election would take place.

Councilmember Woestehoff asked what happens if this motion fails.

City Administrator Hagen stated that this would not go into effect and the Charter could choose to get input from Council to redraft the language.

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

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

Assistant City Engineer Feriancek reviewed the Staff report and recommendation to award the contract for the 161st Avenue reconstruction project to North Lines Contracting Inc.

Mayor Kuzma shared that in years past there have been some issues with contractors not doing a full four inches of bituminous on the pavement. He asked if there will be core samples after the roads are done to ensure that the full four inches are being done.

Assistant City Engineer Feriancek explained that there will be inspectors on site that will be spot checking as the pavement is being done to verify depth. He added that they will also compare the tonnage to correlate how many tons will be put down. He stated that with all State aid projects there is a requirement to take cores of the road and there are incentives and decentives if the contract does not meet the requirements.

Councilmember Woestehoff thanked Staff for their work and dedication to this project. He stated that he liked the addition of the off-road trail as this will help neighbors get to Central Park. He added that Staff has done a great job working with residents in regard to the infiltration pond. He shared his appreciation for the concrete curb as it should discourage people from parking in the park. He also thanked Staff for the addition of the south parking lot to the project as it is well needed.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to adopt Resolution #23-081 accepting bids and awarding contracts for 161st Avenue reconstruction, Improvement Project #23-01

Further discussion:

Councilmember Musgrove thanked Staff for their work on this and stated that she is glad to see this come in under bid.

Councilmember Riley added that this is the first of many projects that will come forward in the near future that attempt to get a handle on the roads within the City.

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

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

Assistant City Engineer Feriancek reviewed the Staff report and recommendation to award the contract for the 2023 neighborhood pavement overlay improvements to North Valley Inc.

Councilmember Riley asked if the overlay would be going the entire distance on Alpine Drive.

Assistant City Engineer Feriancek shared the intent to start and stop within the pot areas on the drive aisles only in order to keep the ride quality of the road up to par.

Councilmember Olson asked why they would not add the full two inches when the overlay is done in this project.

Assistant City Engineer Feriancek explained that when it is raised two inches the aggregate becomes exposed on the edge of the bituminous, which has a tendency to weather and not hold up.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to adopt Resolution #23-084 accepting bids and awarding contracts for 2023 neighborhood pavement overlay improvements, Improvement Project #23-07.

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

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

City Engineer/Public Works Director Westby reviewed the Staff report and recommendation to approve plans and authorizing bids for the critical mill and overlay improvements, concerning pothole complaints. He explained that these are areas that the Council had previously approved spray patching for; however, with this winter they now require more attention. He stated that 14 times the amount of cold patch was used this winter as compared to other winters.

Councilmember Riley thanked City Engineer/Public Works Director Westby for his work on this and shared that this has been talked about in detail lately and the roads are an 'emergency' that needs to be addressed. He stated that this cannot wait and that stopping work after the budget of $750,000 has been met is not a possibility. He added that hiring contractors seems to be necessary as City Staff will not be able to get this all done on their own and this matter cannot wait. He suggested starting the work on these roads immediately where possible, that would fall in line with bidding laws. He noted that he would like to approve going out with other plans at the next meeting. He mentioned discussing the possibility of overtime or additional seasonal Staff at the next meeting.

Councilmember Specht agreed with Councilmember Riley and shared that he hears from residents, almost daily, about their concerns with the roads and potholes. He encouraged residents to continue to reach out with their concerns. He shared his appreciation for Staff and their hard work.

Councilmember Musgrove asked City Engineer/Public Works Director Westby to explain the State Statute of not having to go out for bids under $175,000.

City Engineer/Public Works Director Westby explained that State Statute allows for solicitation of quotes for projects with costs not in excess of $175,000 which the City typically tries to obtain two or three quotes for and they have the legal right to do this.

Councilmember Musgrove asked if a motion is needed for this.

City Engineer/Public Works Director Westby stated that he would appreciate a motion as to the scope of the project and dollar amount that they would be looking for to maximize a quote.

Councilmember Musgrove stated that she struggled to make a motion with a total that is over the State Statute bid mark. She agreed that these projects need to get moving as quickly as possible.

Mayor Kuzma suggested moving forward with a two part phase, first spending up to the $175,000 and in addition to that, they would be looking for additional quotes for the balance of the project.

City Engineer/Public Works Director Westby stated that when they receive the quotes back, if they are in excess of $175,000 they cannot accept those quotes.

City Attorney Knaak said that is correct.

City Engineer/Public Works Director Westby recommended getting quotes for spray patching that would not exceed $175,000.

Councilmember Woestehoff asked if project areas A, B, C, and D on the site map were considered one project if that would likely fall under $175,000.

City Engineer/Public Works Director Westby explained that a lot of calls are taken from residents concerning roads and when work is prioritized in one area and not others, this will yield more calls and pushback from residents. He stated he did not know how a portion of the work could be pulled out and prioritized over others.

Councilmember Woestehoff shared his perspective that all of these project areas are priorities and these areas would just be the first that are gotten too. He asked if there is a set of project areas that they would like to get done first while the City goes through the bid process with the rest. He stated that he does not see this as favoritism as every project is part of the goal and starting some of these projects during the bid process will help get things moving and not delay the process for all streets.

City Engineer/Public Works Director Westby asked if the intent that Councilmember Woestehoff is alluding to is to get some work done in each of the three different project types. He stated that the different project types should not be mixed as there will be many contract companies working on this.

Councilmember Woestehoff stated that his point is not specific around the mill and overlay projects, rather focusing on areas in town that should be a priority that can successfully be done under the budget of $175,000.

Councilmember Riley suggested getting a quote for deep pothole patching that is a certain dollar amount per ton and they are limited to $175,000. He stated that pothole patching should be a higher priority than water mains.

City Engineer/Public Works Director Westby shared that most companies quote based off of time and materials. He shared he was not sure if they would be able to request a quote for the amount of work that could be done under $175,000.

City Attorney Knaak explained that something like this cannot be done just to evade the bidding requirements. He shared that what makes this unique is that there is an overall bidding project that has to be done, but in the short term there is availability on the part of contractor crews over and beyond what the City has available. He added that as much of this should be done up front and looked at as a different project. He suggested looking for a quote around $150,000.

Councilmember Howell asked if an option for this would be to pick a smaller section that would not come close to the dollar amount to try out the contractor and see if the City likes their work before moving on to a bigger project.

City Attorney Knaak stated that when this is done during the bid process it appears that they would be avoiding the bid.

Councilmember Woestehoff asked if bituminous is the right solution to the lead up of intersections that have heavy tree cover with stones. He asked if these areas would be better served by concrete.

City Engineer/Public Works Director Westby stated that the biggest problem in these areas is water standing on the roads. He stated that he would not recommend concrete in these areas.

Councilmember Olson asked for clarification on the spray patching, as he thought he heard that this performed poorly.

City Engineer/Public Works Director Westby explained that spray patching performs well for a short period of time as it does seal the pavement and keeps water from penetrating the pavement for a few years. He stated that it is very thin and moves with heat. He said this is a temporary patch for one to three years.

Motion by Councilmember Riley, seconded by Councilmember Specht, to adopt Resolution #23-089 approving plans and authorizing bids for Improvement Project #23-14, 2023 critical mill and overlay improvements, and authorizing Staff, due to the unique nature of the situation with labor availability of contractors, to solicit quotes of up to $150,000 for special projects that Public Works sees fit, and direct Staff to come back at the May 9, 2023 meeting to bring plans and bid specs for spray patching and pothole filling, for all streets.

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

Further discussion:

Mayor Kuzma asked if authorized are they going out for the maximum bids for the rest of the reconstruction.

City Engineer/Public Works Director Westby said yes and that the plans will come back to the next meeting.

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

City Engineer/Public Works Director Westby reviewed the Staff report and recommendation to award contract for the Highway 10 Ramsey improvements to Douglas Kerr.

Councilmember Musgrove shared that she is glad that the property owner has agreed to allow the road to be extended up to Bunker Lake Boulevard.

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to adopt Resolution #23-078 accepting bids and awarding contract for Improvement Project #23-12, HY-10 Ramsey Improvements.

Further discussion:

Councilmember Woestehoff pointed out that between this case and the previous case, the costs came in over $400,000 below the estimates.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events, including the EDA Business Expo at Adrenaline Sports and Kite and Bites at Elmcrest Park. He stated that registration for the City Wide Garage Sale has closed and the sales will be held on May 5 and 6, 2023.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 8:11 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. 4.**

Meeting Date: 05/09/2023

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 or groups 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	05/03/2023 04:24 PM
Brian Hagen	Brian Hagen	05/04/2023 11:43 AM
Form Started By: Wendy Schlueter		Started On: 05/03/2023 01:14 PM
Final Approval Date: 05/04/2023		

Report Name: License Report - License Types
Council Dates: 5/9/2023 to 5/9/2023
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, 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, Pawnbroker

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Mobile Food Unit–Annual						
Chili Lime Truck LLC	Robert Johnson			12/31/2023	5/9/2023	A
				Mobile Food Unit–Annual License Count: 1		
Special Events						
Druk Auto, LLC		8000 Highway 10 NW	Druk Auto, LLC	6/19/2023	5/9/2023	A
New Life Church Farmer's Market	Ken Snyder	5900 167th Ave NW	Rum River Retail/Fa	9/30/2023	5/9/2023	A
				Special Events License Count: 2		
Temporary Intoxicating						
Ramsey Lions	Steve Welch	7550 Sunwood Dr NW	Happy Days	9/10/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	6/16/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	6/23/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	6/30/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	7/7/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	7/14/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	7/21/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	7/28/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	8/4/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	8/11/2023	5/9/2023	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy	The Draw	8/18/2023	5/9/2023	A
				Temporary Intoxicating License Count: 11		
Transient Merchant/Peddler/Solicitor						
Realty ONE Group Choice	Wendy Hanson			12/31/2023	5/9/2023	A
Ramsey Garden Club	Sharon Keuper	7550 Sunwood Dr NW	City Hall/Plant Sale	5/14/2023	5/9/2023	A
				Transient Merchant/Peddler/Solicitor License Count: 2		

Total Licenses: 16

CC Regular Session **5. 5.**

Meeting Date: 05/09/2023

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

May Rental Licenses

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/02/2023 01:26 PM
Form Started By: Dana Verbeek		Started On: 05/02/2023 08:45 AM
Final Approval Date: 05/02/2023		

Report Name: License Report - License Types
Council Dates: 5/1/2023 to 5/10/2023
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Radysyuk	Nikolay Radysyuk	7351 147th La NW		5/12/2026	5/9/2023	I
David King	David King	4890 155th La NW		5/12/2026	5/9/2023	I

Rental License Count: 2

Total Licenses: 2

CC Regular Session **5. 6.**

Meeting Date: 05/09/2023

By: Jennifer Morrison, Finance

Information

Title

Adopt Resolution #23-106 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 20, 2023 through May 3, 2023.

Purpose/Background:

Adopt Resolution #23-106 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 20, 2023 through May 3, 2023.

Recommendation:

Staff Recommends to Adopt Resolution #23-106 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 20, 2023 through May 3, 2023.

Action:

Motion to Adopt Resolution #23-106 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 20, 2023 through May 3, 2023.

Attachments

Bills List 5/9/2023

Resolution 23-106

Form Review

Inbox	Reviewed By	Date
Diana Lund	Kathy Schmitz	05/04/2023 09:11 AM
Brian Hagen	Brian Hagen	05/04/2023 11:44 AM
Diana Lund	Kathy Schmitz	05/04/2023 03:34 PM
Form Started By: Jennifer Morrison		Started On: 05/03/2023 02:21 PM
Final Approval Date: 05/04/2023		

CITY OF RAMSEY - FINANCE OFFICE PRINTED 5/4/2023

RAMSEY CITY COUNCIL MEETING

5.9.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 4.20.23 - 5.3.23		$ 224,655.17
Accounts Payable 4.20.23 - 5.3.23		170,538.42
Payroll	4.28.23	242,585.95
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 637,779.54**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 384,537.52	$ 3,135,945.12
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	411,554.70	2,590,126.67
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	221,116.03	1,802,569.08
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		9,197.09
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,017,208.25**	**$ 7,537,837.96**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116765	**4/20/2023**		**111377 ANOKA MUNICIPAL UTILITY**						
		40.28	TRAFFIC SIGNALS		118528	22-612000-01 MAR 2023	0260.6371		ELECTRIC UTILITIES
		69.89	TRAFFIC SIGNALS		118535	22-613120-01 MAR 2023	0260.6371		ELECTRIC UTILITIES
		38.52	STREET LIGHTING		118536	22-610280-00 MAR 2023	9603.6371		ELECTRIC UTILITIES
		78.80	STREET LIGHTING		118537	22-990005-01 MAR 2023	9603.6371		ELECTRIC UTILITIES
		227.49							
116766	**4/20/2023**		**100297 CENTERPOINT ENERGY**						
		754.86	GAS UTILITIES STATION 2		118529	5961540-1 MAR 2023	0220.6373		GAS
		705.30	GAS UTILITIES STATION 1		118530	5914352-9 MAR 2023	0220.6373		GAS
		3,755.27	C/H GAS		118531	6702493-5 MAR 2023	0194.6373		GAS
		76.73	NATURAL GAS PH 3		118532	8782239-1 MAR 2023	9601.6373		GAS
		303.08	3/8-4/6/23 NATURAL GAS		118533	6011580-5 MAR 2023	9410.6373	00041012	GAS
		5,595.24							
116767	**4/20/2023**		**117287 GARLING CONSTRUCTION INC**						
		24,427.50	REFUND CASEY'S SURETY		118540	A115065	9804.6433	00115065	REFUNDS
		24,427.50							
116768	**4/20/2023**		**119215 HERO HOME SERVICES**						
		25.00	CANCEL PERMIT		118524	4102023	9101.4206		PLUMBING PERMIT
		1.00	CANCEL PERMIT		118524	4102023	9101.2081		SURCHARGES-PERM
		26.00							
116769	**4/20/2023**		**120021 NORTHLAND MECHANICAL CONTRACTORS INC**						
		25.00	PERMIT ISSUED BY THE STATE		118523	04/13/2023	9101.4206		PLUMBING PERMIT
		25.00							
116770	**4/20/2023**		**100391 POSTMASTER**						
		2,135.50	2023 MAY/JUNE RR POSTAGE		118527	04172023	0195.6322		POSTAGE
		2,135.50							
116771	**4/20/2023**		**120001 RAY, ANDREW**						
		226.73	ACCT 731778		118521	04202023	9601.4651		WATER REVENUE
		226.73							
116813	**4/27/2023**		**117922 ADAM PRICE INC**						
		1,500.00	REFUND EROSION ESCROW		118569	A118525	9804.6433	00118525	REFUNDS
		1,500.00							
116814	**4/27/2023**		**110734 CITY OF RAMSEY**						
		182.29	ACCT 719178		118564	04272023	9601.4651		WATER REVENUE
		2.25	ACCT 726472		118564	04272023	9601.4651		WATER REVENUE
		184.54							
116815	**4/27/2023**		**117330 FRONT LINE BUSINESS BUILDERS**						
		100.00	DAMAGE DEPOSIT 3.24.21		118565	04272023	9101.2201		DEPOSITS PAYABLE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116815	**4/27/2023**		**117330 FRONT LINE BUSINESS BUILDERS**						**Contin**
		100.00							
116816	**4/27/2023**		**118783 PERFORMANCE POOL AND SPA INC**						
		100.00	REF ESC/15890 ST ANDREWS LA		118570	A118565	9804.6433	00118565	REFUNDS
		100.00							
116817	**4/27/2023**		**103646 SEWER WORKS**						
		233.95	REFUND ESCROW BALANCE		118571	A119665	9804.6433	00119665	REFUNDS
		233.95							
116818	**4/27/2023**		**120036 WILLET REMODELING & CONSTRUCTION INC**						
		1,500.00	REFUND EROSION ESCROW		118568	A119622	9804.6433	00119622	REFUNDS
		1,500.00							
116819	**4/27/2023**		**101209 A TOUCH OF MAGIC INC**						
		605.50	2ND HALF PMT FOR EXPO		118543	42923A	9230.6249	00923001	MISCELLANEOUS OP
		605.50							
116820	**4/27/2023**		**115887 DVS RENEWAL**						
		14.25	UNMARKED TZD SQUAD 313 TABS		118544	C122548	0211.6249		MISCELLANEOUS OP
		14.25							
116821	**4/27/2023**		**120028 NORSE ELECTRIC LLC**						
		100.75	OVERPAYMENT		118542	041223	9101.4214		ELECTRICAL INSPEC
		100.75							
1004949	**4/21/2023**		**100880 KATERS, JEFF**						
		30.00	CONF. PARKING 4.12.23-4.14.23		118522	04202023	0211.6331		TRAVEL & LODGING
		30.00							
1004950	**4/21/2023**		**116846 MC TOOL AND SAFETY SALES**						
		1.92-	EARLY PAY DISCOUNT		118525	015984	0452.6281		SMALL TOOLS & MIN
		192.00	22" LEAF RAKES		118525	015984	0452.6281		SMALL TOOLS & MIN
		1.23-	EARLY PAY DISCOUNT		118538	016069	9601.6231		UNIFORMS & TURN-C
		123.00	MC TOOLS RAINCOATS		118538	016069	9601.6231		UNIFORMS & TURN-C
		311.85							
1004951	**4/21/2023**		**119638 O'REILLY AUTO PARTS**						
		.79-	EARLY PAY DISCOUNT		118214	6193-117852	0311.6257		OTHER VEHICLE PAR
		39.56	TRK.#601		118214	6193-117852	0311.6257		OTHER VEHICLE PAR
		.70-	EARLY PAY DISCOUNT		118526	6193-118841	0311.6257		OTHER VEHICLE PAR
		35.21	POLICE #305		118526	6193-118841	0311.6257		OTHER VEHICLE PAR
		8.89-	RETURN		118534	6193-119431	0311.6257		OTHER VEHICLE PAR
		2.46-	EARLY PAY DISCOUNT		118539	6193-119421	0311.6257		OTHER VEHICLE PAR
		131.77	POLICE #366		118539	6193-119421	0311.6257		OTHER VEHICLE PAR
		193.70							
1005008	**4/28/2023**		**110402 ADVANCE AUTO PARTS**						
		961.57	MARCH 2023 PURCHASES		118563	04272023	0311.6257		OTHER VEHICLE PAR
		961.57							
1005009	**4/28/2023**		**119332 CARAHSOFT TECHNOLOGY CORPORATION**						
		976.00	SIGNCAD SOFTWARE SUB.		118572	37625793INV	0192.6405		OFFICE & DATA PRO
		976.00							

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

4/19/2023 -- 5/3/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1005010	**4/28/2023**		**116893 GRAF, MATT**						**Contin**
		120.52	4.19-4.20.23 TRAINING-MILEAGE		118566	04272023	9601.6334		MILEAGE REIMBURSI
		6.00	PARKING FOR TRAINING		118566	04272023	9601.6335		TRAINING
		126.52							
1005011	**4/28/2023**		**119638 O'REILLY AUTO PARTS**						
		.57-	EARLY PAY DISCOUNT		118573	6193-119550	0311.6257		OTHER VEHICLE PAR
		28.59	ENGINEERING #411		118573	6193-119550	0311.6257		OTHER VEHICLE PAR
		.18-	EARLY PAY DISCOUNT		118574	6193-119999	0311.6257		OTHER VEHICLE PAR
		8.99	LADDER TRK. #11		118574	6193-119999	0311.6257		OTHER VEHICLE PAR
		.24-	EARLY PAY DISCOUNT		118575	6193-120348	0311.6229		SHOP MATERIALS
		11.99	PAINT THINNER		118575	6193-120348	0311.6229		SHOP MATERIALS
		48.58							
1005012	**4/28/2023**		**100459 STANDARD INSURANCE COMPANY**						
		2,369.80	APRIL 2023 LIFE PREM		118576	7725960001 APR 2023	9101.2176		LIFE/HEALTH-EMPLO
		2,369.80							
1005013	**4/28/2023**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						
		416.52	APR 2023 NON-VOL LTD		118577	237724 APR 2023	9101.2170		DENTAL/DISABILITY/L
		479.69	APR 2023 VOL LTD		118577	237724 APR 2023	9101.2170		DENTAL/DISABILITY/L
		896.21							
1005014	**4/28/2023**		**100510 VERIZON WIRELESS**						
		2,749.43	CITY HALL CELL PHONES		118567	9932095441 MAR 2023	0192.6323		CELLULAR PHONES
		2,749.43							
1005015	**5/2/2023**		**100257 LAW ENFORCEMENT LABOR SRV INC**						
		911.25			118403	0413231213342	9101.2177		UNION DUES
		911.25			118583	0427231404552	9101.2177		UNION DUES
		1,822.50							
1005016	**5/2/2023**		**100298 MN AFSCME COUNCIL 5**						
		419.25			118404	0413231213343	9101.2177		UNION DUES
		391.30			118584	0427231404553	9101.2177		UNION DUES
		810.55							
98042823	**4/28/2023**		**115568 ALERUS FINANCIAL NA**						
		6,977.63			118582	04272314045513	9101.2176		LIFE/HEALTH-EMPLO
		6,977.63							
99041923	**4/19/2023**		**100629 MN DEPT OF REV SALES TX**						
		232.92	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9101.4305		RENTAL FEES
		10.81	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9101.4328		ACCIDENT REPORTS
		1.43	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9101.4308		SALES OF MAPS & PL
		.54-	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9101.4609		OTHER MISCELLANE
		152.81	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9601.2082		SALES/USE TAX PAYA
		13.10	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9601.2082		SALES/USE TAX PAYA
		.47	MAR 2023 SALES, TRAN, USE TAX		118541	04192023	9601.2085		ANOKA COUNTY TRA
		411.00							
99042823	**4/28/2023**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**						
		970.00			118579	04272314045510	9101.2176		LIFE/HEALTH-EMPLO
		96.00	bonine		118579	04272314045510	0211.6131		GROUP INSURANCE

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

4/19/2023 -- 5/3/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99042823	4/28/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)						Contin
		1,066.00							
99050123	5/1/2023		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		215.40	MISC SM TOOLS STATION 1		118652	05012023	0220.6281		SMALL TOOLS & MIN(
		147.21	MISC SUPPLIES STATION 1		118652	05012023	0220.6249		MISCELLANEOUS OP
		2.94-	EP DISC $2.94		118652	05012023	0220.6249		MISCELLANEOUS OP
		359.67							
99104992	4/28/2023		100601 MN DEPT OF REV WH						
		350.42			118546	0424231034142	9101.2172		STATE WITHHOLDING
		50.00			118552	042523813483	9101.2172		STATE WITHHOLDING
		13,547.57			118587	0427231404556	9101.2172		STATE WITHHOLDING
		13,947.99							
99195962	4/28/2023		101306 IRS						
		482.93			118547	0424231034143	9101.2171		FEDERAL WITHHOLD
		1,672.90			118548	0424231034144	9101.2173		FICA & MEDICARE-EM
		1,672.90			118549	0424231034145	9101.2182		FICA & MEDICARE-EM
		375.00			118553	042523813484	9101.2171		FEDERAL WITHHOLD
		312.63			118554	042523813485	9101.2173		FICA & MEDICARE-EM
		312.63			118555	042523813486	9101.2182		FICA & MEDICARE-EM
		27,910.97			118588	0427231404557	9101.2171		FEDERAL WITHHOLD
		17,517.18			118589	0427231404558	9101.2173		FICA & MEDICARE-EM
		17,517.18			118590	0427231404559	9101.2182		FICA & MEDICARE-EM
		67,774.32							
99230251	4/28/2023		100301 MN CHILD SUPPORT PAYMENT CNTR						
		153.08			118545	0424231034141	9101.2185		GARNISHMENTS/SUF
		153.08							
99408702	4/28/2023		100223 ICMA RETIREMENT TRUST 457						
		780.00			118578	0427231404551	9101.2175		DEFERRED COMPEN
		780.00							
99698779	4/28/2023		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		133.33			118550	042523813481	9101.2174		PERA-EMPLOYEE
		133.33			118551	042523813482	9101.2183		PERA-EMPLOYER
		27,739.02			118585	0427231404554	9101.2174		PERA-EMPLOYEE
		37,038.98			118586	0427231404555	9101.2183		PERA-EMPLOYER
		65,044.66							
99792413	4/28/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		13,213.74			118580	04272314045511	9101.2175		DEFERRED COMPEN
		13,213.74							
99794851	4/28/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		6,627.92			118581	04272314045512	9101.2176		LIFE/HEALTH-EMPLO
		6,627.92							
		224,655.17	Grand Total						

Payment Instrument Totals

Checks	37,002.45
EFT Payments	176,356.01
A/P ACH Payment	11,296.71
Total Payments	224,655.17

R04570

CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3619		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/10/2023		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
120029	QUADIENT, INC	Quadient Postage Machine	PV	118597	001	00999	4/13/2023	40206069	30.00
	QUADIENT, INC DEPT 3689 PO BOX 123689 DALLAS TX 75312-3689					Summary Total			30.00
						Payment Amount			30.00
120040	TANGENT FILMS INC		PV	118701	001	00999	4/26/2023	000038	120.00
	TANGENT FILMS INC 714 HIGHWAY 55 E STE 2 BUFFALO MN 55313					Summary Total			120.00
						Payment Amount			120.00
114151	TASC (FEES)		PV	118599	001	00999	4/19/2023	IN2730031	141.94
	TASC					Summary Total			141.94
	CLIENT INVOICES		PV	118680	001	00999	4/19/2023	IN2730030	234.75
	P O BOX 88278 MILWAUKEE WI 53288-0001					Summary Total			234.75
						Payment Amount			376.69
114958	TENNANT SALES AND SERVICE COMPANY		PV	118556	001	00999	4/13/2023	919508581	1,592.11
	TENNANT SALES AND SERVICE COMPANY P O BOX 71414 CHICAGO IL 60694-1414					Summary Total			1,592.11
						Payment Amount			1,592.11
106402	ZEP MANUFACTURING COMPANY		PV	118635	001	00999	4/18/2023	9008477270	853.11
	ZEP SALES & SERVICE 13237 COLLECTIONS CENTER DRIVE CHICAGO IL 60693					Summary Total			853.11
						Payment Amount			853.11
						Total Amount to be Processed			35,026.10
						Total Number of Payments to be Processed			30

Payment Group Control Number	3619		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/10/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
108208	METRO PRODUCTS INC		PV	118627	001	00999	4/20/2023	173474	5.88
	METRO PRODUCTS INC				Summary Total				5.88
	7401 CENTRAL AVENUE NE		PV	118699	001	00999	4/20/2023	173473	153.54
	FRIDLEY MN 55432				Summary Total				153.54
					Payment Amount				159.42
100345	NAPA AUTO PARTS ELK RIVER		PV	118610	001	00999	4/21/2023	202633	14.29
	NAPA AUTO PARTS ELK RIVER				Summary Total				14.29
	17137 YALE STREET NW		PV	118639	001	00999	4/20/2023	202351	46.44
	P O BOX 1041				Summary Total				46.44
	ELK RIVER MN 55330		PV	118700	001	00999	4/19/2023	202189	33.07
					Summary Total				33.07
					Payment Amount				93.80
120042	NEW DAWN YOGA & WELLNESS / DAWN PERRA	1 YOGA CLASS	PV	118693	001	00999	5/1/2023	050123	50.00
	NEW DAWN YOGA & WELLNESS / DAWN PERRA				Summary Total				50.00
	1335 167TH AVE NW								
	ANDOVER MN 55304								
					Payment Amount				50.00
119687	PROFESSIONAL MECHANICAL SERVICES LLC	CANCEL PERMIT	PV	118649	001	00999	4/25/2023	4/25/2023	26.00
	PROFESSIONAL MECHANICAL SERVICES LLC				Summary Total				26.00
	19640 - 200TH AVE NW STE 9								
	BIG LAKE MN 55309								
					Payment Amount				26.00
117544	QUADIENT FINANCE USA INC	Quadient Postage Machine	PV	118688	001	00999	4/14/2023	INV16974442	153.90
	QUADIENT FINANCE USA INC				Summary Total				153.90
	P O BOX 6813								
	CAROL STREAM IL 60197-6813								
					Payment Amount				153.90

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3619		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/10/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	DEPT CH 10241		PV	118683	001	00999	4/11/2023	36122869	228.18
	PALATINE IL 60055-0241					Summary Total			228.18
						Payment Amount			465.74
120030	K&S HEATING AIR CONDTIONING & PLUMBING	CANCELLED PERMIT	PV	118604	001	00999	4/21/2023	4212023	21.00
	K&S HEATING AIR CONDTIONING & PLUMBING 4205 HIGHWAY 14 W ROCHESTER MN 55901					Summary Total			21.00
						Payment Amount			21.00
100256	LANO EQUIPMENT INC		PV	118651	001	00999	4/12/2023	02-985878	47.28
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW					Summary Total			47.28
			PV	118696	001	00999	4/14/2023	02-986302	59.09
	ANOKA MN 55303					Summary Total			59.09
						Payment Amount			106.37
120035	LEO, MICHAEL	WATER EFFICIENCY REBATE 2024	PV	118648	001	00999	4/24/2023	04/24/23	199.00
	MICHAEL LEO 15280 TONTO STREET NW RAMSEY MN 55303					Summary Total			199.00
						Payment Amount			199.00
117918	MACQUEEN EMERGENCY		PV	118616	001	00999	4/20/2023	P14428	261.06
	MACQUEEN EMERGENCY 1125 7TH STREET E					Summary Total			261.06
			PV	118619	001	00999	4/21/2023	P14494	240.00
	ST PAUL MN 55106					Summary Total			240.00
			PV	118682	001	00999	4/26/2023	P14625	74.62
						Summary Total			74.62
						Payment Amount			575.68
100270	MACQUEEN EQUIPMENT INC		PV	118636	001	00999	4/18/2023	P49148	58.64
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106					Summary Total			58.64
						Payment Amount			58.64

Payment Group Control Number	3619		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/10/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	LINO LAKES MN 55014			Summary Total					712.76
			PV	118622	001	00999	4/21/2023	126414	1,822.37
				Summary Total					1,822.37
			PV	118623	001	00999	4/20/2023	126412	762.94
				Summary Total					762.94
			PV	118686	001	00999	4/27/2023	127317	1,518.13
				Summary Total					1,518.13
				Payment Amount					5,576.51
119765	EMERGENCY TECHNICAL DECON		PV	118613	001	00999	4/18/2023	646	472.90
	EMERGENCY TECHNICAL DECON 3711 KENNEBEC DR STE 100 EAGAN MN 55122			Summary Total					472.90
				Payment Amount					472.90
107101	FIRE LOSS MANAGEMENT LLC		PV	118614	001	00999	4/6/2023	23-009	450.00
	FIRE LOSS MANAGEMENT LLC 678 PINEWOOD DRIVE SHOREVIEW MN 55126			Summary Total					450.00
				Payment Amount					450.00
113711	FOSTER TRUCKING AND EXCAVATING		PV	118629	001	00999	4/17/2023	5734	607.50
	FOSTER TRUCKING AND EXCAVATING 1561 BUNKER LAKE BLVD NE HAM LAKE MN 55304			Summary Total					607.50
				Payment Amount					607.50
100814	HACH COMPANY		PV	118560	001	00999	4/10/2023	13537113	912.31
	HACH COMPANY			Summary Total					912.31
	2207 COLLECTIONS CENTER DR		PV	118561	001	00999	4/12/2023	13540212	546.50
	CHICAGO IL 60693			Summary Total					546.50
				Payment Amount					1,458.81
115760	HENRY SCHEIN INC		PV	118612	001	00999	3/29/2023	36122865	237.56
	HENRY SCHEIN INC			Summary Total					237.56

Payment Group Control Number	3619		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/10/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CHARTER RENOVATIONS LLC 7478 54TH STREET N OAKDALE MN 55128			Summary Total					81.00
				Payment Amount					81.00
119134	CINTAS (FIRST AID VENDOR)		PV	118640	001	00999	4/20/2023	5154832104	73.50
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					73.50
				Payment Amount					73.50
119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC		PV	118637	001	00999	4/19/2023	59718	9.66
	CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER) 14885 191ST AVENUE NW ELK RIVER MN 55330			Summary Total					9.66
				Payment Amount					9.66
114117	CRAWFORD'S EQUIPMENT INC		PV	118631	001	00999	4/17/2023	01-76308	80.01
	CRAWFORD'S EQUIPMENT INC			Summary Total					80.01
	4898 HIGHWAY 95 NW		PV	118632	001	00999	4/17/2023	01-76302	196.94
	CAMBRIDGE MN 55008			Summary Total					196.94
				Payment Amount					276.95
107691	DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT		PV	118598	001	00999	4/10/2023	16193521 QTR 1 2023	107.96
	DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT ATTN: EMPLOYER PAYMENTS: MN UI PO BOX 4629 SAINT PAUL MN 55101-4629			Summary Total					107.96
				Payment Amount					107.96
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	118620	001	00999	4/20/2023	126411	760.31
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					760.31
	7512 4TH AVENUE		PV	118621	001	00999	4/21/2023	126413	712.76

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3619
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/10/2023

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
117922	ADAM PRICE INC	CANCELLED PERMIT	PV	118591	001	00999	4/20/2023	4202023	8,843.54
	ADAM PRICE INC 11110 INDUSTRIAL CIRCLE NW ELK RIVER MN 55330				Summary Total				8,843.54
					Payment Amount				8,843.54
100041	ANOKA COUNTY HIGHWAY DEPARTMENT		PV	118690	001	00999	4/25/2023	5987	120.00
	ANOKA COUNTY HIGHWAY DEPARTMENT 1440 BUNKER LAKE BLVD NW ANDOVER MN 55304				Summary Total				120.00
					Payment Amount				120.00
100063	ASPEN MILLS		PV	118606	001	00999	4/17/2023	312262	185.95
	ASPEN MILLS				Summary Total				185.95
	8201 C CENTRAL AVE NE		PV	118607	001	00999	4/20/2023	312507	1,416.95
	SPRING LAKE PARK MN 55432				Summary Total				1,416.95
			PV	118624	001	00999	4/24/2023	312695	79.99
					Summary Total				79.99
			PV	118645	001	00999	4/24/2023	312683	12.50
					Summary Total				12.50
			PV	118646	001	00999	4/24/2023	312723	5.95
					Summary Total				5.95
			PV	118647	001	00999	4/24/2023	312688	35.98
					Summary Total				35.98
			PV	118681	001	00999	4/25/2023	312767	79.99
					Summary Total				79.99
			PV	118692	001	00999	4/26/2023	312856	24.00
					Summary Total				24.00
					Payment Amount				1,841.31
117919	CENTURY COLLEGE		PV	118615	001	00999	4/6/2023	1150543	10,225.00
	CENTURY COLLEGE BUSINESS OFFICE 3300 CENTURY AVENUE N WHITE BEAR LAKE MN 55110				Summary Total				10,225.00
					Payment Amount				10,225.00
120034	CHARTER RENOVATIONS LLC	CANCEL PERMIT	PV	118650	001	00999	4/24/2023	04242023	81.00

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Create Payment Control Groups

Payment Group Control Number	3620		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/10/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
117343	AMAZON CAPITAL SERVICES INC		PV	118558	001	00999	4/17/2023	1GYG-1DF9-MY7N	242.89
	AMAZON CAPITAL SERVICES INC				Summary Total				242.89
	PO BOX 035184		PV	118592	001	00999	4/17/2023	1QDL-RHL7-N496	673.77
	SEATTLE WA 98124-5184				Summary Total				673.77
			PV	118605	001	00999	4/17/2023	1QYP-XX7Q-KM19	377.29
					Summary Total				377.29
			PV	118628	001	00999	4/17/2023	1NQ6-NW6M-MWPF	347.00
					Summary Total				347.00
			PV	118703	001	00999	4/17/2023	1V4T-YXDQ-MXMQ	660.56
					Summary Total				660.56
					Payment Amount				2,301.51
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	118593	001	00999	4/18/2023	B230417M	492.00
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029				Summary Total				492.00
					Payment Amount				492.00
100647	BOLTON AND MENK INC	Parcel 46 Site Prep Zeolite St	PV	118602	001	00999	4/13/2023	0310194	345.50
	BOLTON AND MENK INC				Summary Total				345.50
	1960 PREMIER DRIVE		PV	118694	001	00999	4/13/2023	0310196	13,523.50
	MANKATO MN 56001-5900				Summary Total				13,523.50
			PV	118695	001	00999	4/13/2023	0310193	30,734.50
					Summary Total				30,734.50
			PV	118704	001	00999	4/13/2023	0310195	3,416.00
					Summary Total				3,416.00
					Payment Amount				48,019.50
103975	BROZAK, LUANN	LBrozak 04/11/23 Spring Recycl	PV	118594	001	00999	4/11/2023	2045	3,520.95
	LUANN BROZAK 23900 CTY RD 4 #21 NISSWA MN 56468				Summary Total				3,520.95
					Payment Amount				3,520.95
116197	CINTAS CORPORATION		PV	118633	001	00999	4/14/2023	4152505049	88.15

Payment Group Control Number	3620		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/10/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CINTAS CORPORATION			Summary Total					88.15
	CINTAS LOC #4K		PV	118643	001	00999	4/21/2023	4153209661	37.90
	P O BOX 650838			Summary Total					37.90
	DALLAS TX 75265-0838								
				Payment Amount					126.05
100120	CONTINENTAL RESEARCH CORP		PV	118557	001	00999	3/23/2023	0043233	228.00
	CONTINENTAL RESEARCH CORP			Summary Total					228.00
	PO BOX 15204								
	ST LOUIS MO 63110								
				Payment Amount					228.00
111818	DEANO'S COLLISION SPECIALISTS INC		PV	118625	001	00999	1/6/2023	62733	16,625.76
	DEANO'S COLLISION SPECIALISTS INC			Summary Total					16,625.76
	11063 173RD AVENUE								
	ELK RIVER MN 55330								
				Payment Amount					16,625.76
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	118626	001	00999	4/22/2023	INV253155	812.74
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					812.74
	9401 JAMES AVENUE SOUTH SUITE 162								
	BLOOMINGTON MN 55431-2549								
				Payment Amount					812.74
100144	DEHN OIL COMPANY		PV	118641	001	00999	4/20/2023	25209018	3,112.93
	DEHN OIL COMPANY			Summary Total					3,112.93
	6735 141ST AVENUE NW		PV	118644	001	00999	4/24/2023	25209136	197.50
	RAMSEY MN 55303			Summary Total					197.50
			PV	118698	001	00999	4/27/2023	25209369	2,929.18
				Summary Total					2,929.18
				Payment Amount					6,239.61
100158	ECM PUBLISHERS INC		PV	118600	001	00999	4/14/2023	942651	86.00
	ECM PUBLISHERS INC			Summary Total					86.00
	4095 COON RAPIDS BLVD		PV	118603	001	00999	4/16/2023	942927	139.00

Payment Group Control Number	3620		
Bank Account	999.1010	CASH IN BANK	00002224
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Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/10/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	COON RAPIDS MN 55433							Summary Total	139.00
								Payment Amount	225.00
107099	FASTENAL		PV	118617	001	00999	4/19/2023	MNTC8208484	5.70
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987							Summary Total	5.70
								Payment Amount	5.70
107737	FINANCE AND COMMERCE INC		PV	118702	001	00999	4/7/2023	745120164	193.60
	FINANCE AND COMMERCE INC PO BOX 745929 ATLANTA GA 30374-5929							Summary Total	193.60
								Payment Amount	193.60
119872	GENERAL PATTERN CO. INC		PV	118618	001	00999	4/20/2023	693393	1,100.00
	GENERAL PATTERN CO. INC 3075 84TH LANE NE BLAINE MN 55449							Summary Total	1,100.00
			PV	118685	001	00999	4/21/2023	693461	330.00
								Summary Total	330.00
								Payment Amount	1,430.00
100650	GRAINGER		PV	118630	001	00999	4/24/2023	9685019813	81.90
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001							Summary Total	81.90
								Payment Amount	81.90
116933	GREAT PLAINS FIRE INC		PV	118684	001	00999	4/26/2023	7472	287.38
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537							Summary Total	287.38
								Payment Amount	287.38
100211	HAWKINS INC		PV	118559	001	00999	4/14/2023	6446531	11,318.39
	HAWKINS INC P O BOX 860263							Summary Total	11,318.39

Payment Group Control Number	3620		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/10/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNEAPOLIS MN 55486-0263								
				Payment Amount					11,318.39
100266	LOGIS		PV	118687	001	00999	4/28/2023	53681	21,387.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS 5750 DULUTH STREET GOLDEN VALLEY MN 55422-4036			Summary Total					21,387.00
				Payment Amount					21,387.00
100284	MENARDS ELK RIVER		PV	118611	001	00999	4/11/2023	71685	159.23
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077			Summary Total					159.23
				Payment Amount					159.23
115167	NET TRANSCRIPTS INC		PV	118609	001	00999	4/15/2023	NT15278	165.88
	NET TRANSCRIPTS INC PO BOX 95777 CHICAGO IL 60694-5777			Summary Total					165.88
				Payment Amount					165.88
100988	NORTHERN SAFETY TECHNOLOGY		PV	118562	001	00999	4/20/2023	55693	290.00
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124			Summary Total					290.00
				Payment Amount					290.00
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	118595	001	00999	4/18/2023	18098	100.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					100.00
				Payment Amount					100.00
112421	PERRILL		PV	118638	001	00999	4/1/2023	259796	200.00
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00

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Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/10/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					200.00
114134	PHASOR ELECTRIC COMPANY		PV	118642	001	00999	4/21/2023	049624	415.00
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					415.00
				Payment Amount					415.00
113444	PRECISE		PV	118697	001	00999	4/26/2023	200-1042288	825.00
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					825.00
				Payment Amount					825.00
107978	PREMIER COMMERCIAL PROPERTIES INC	Prop Mgmt 6781 Hwy 10	PV	118601	001	00999	4/20/2023	8766	600.00
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00
				Payment Amount					600.00
100469	STREICHER'S POLICE EQUIPMENT		PV	118608	001	00999	3/17/2023	I1622771	464.00
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					464.00
				Payment Amount					464.00
119474	THE MPX GROUP & MINUTEMA		PV	118691	001	00999	4/26/2023	180306	331.82
	THE MPX GROUP 7105 MEDICINE LAKE ROAD GOLDEN VALLEY MN 55427			Summary Total					331.82
				Payment Amount					331.82
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	118596	001	00999	4/16/2023	M28155	989.50
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					989.50

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CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3620		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/10/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	21021 KAROLINE COURT N		PV	118689	001	00999	4/28/2023	M28195	749.25
	FOREST LAKE MN 55025						Summary Total		749.25
							Payment Amount		1,738.75
100529	WENDELL'S INC		PV	118679	001	00999	4/26/2023	2817474	6.45
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458						Summary Total		6.45
							Payment Amount		6.45
112318	WINTER EQUIPMENT COMPANY		PV	118634	001	00999	4/17/2023	IV55794	16,921.10
	WINTER EQUIPMENT COMPANY 1900 JOSEPH LLOYD PARKWAY WILLOUGHBY OH 44094						Summary Total		16,921.10
							Payment Amount		16,921.10
							Total Amount to be Processed		135,512.32
							Total Number of Payments to be Processed		30

Checks - 35,026.10

ACHs - 135,512.32

170,538.42

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-106

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 20, 2023 THROUGH MAY 3, 2023.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 20, 2023 through May 3, 2023 in the amount of $637,779.54 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 20, 2023 through May 3, 2023, in the amount of $637,779.54.

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 9th day of May, 2023.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **5. 7.**

Meeting Date: 05/09/2023

By: Brian McCann, Community Development

Information

Title

Adopt Resolution #23-068 Approving Final Plat and Development Agreement for Riverstone South Third Addition

Purpose/Background:

The purpose of this case is to consider approval for the Final Plat and Development Agreement of Riverstone South Third Addition by Capstone Homes (the "Applicant") on the property generally south of Highway 10 and east of Bowers Drive (the "Subject Property"). The City Council approved the preliminary plat for the overall project in April 2021 contingent upon the developer finalizing the final plat, a Cost Share Agreement, Park Dedication, Tree Preservation, and final approval of plans, subject to current Staff Review comments, and approval by the City Engineer. This nine-lot 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 attached development agreement is the City's standard template, with revisions similar to the first and second additions of Riverstone South. 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.

Observations/Alternatives:

The Final Plat for Riverstone South Third Addition is consistent with the approved Riverstone South Preliminary Plat.

Funding Source:

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

Recommendation:

Recommend adopting Resolution #23-068 approving Final Plat and Development Agreement for Riverstone South Third Addition

Action:

Motion to adopt Resolution #23-068 Approving Final Plat and Development Agreement for Riverstone South Third Addition

Attachments

Site Location Map

Final Plat - Riverstone South 3rd Addition

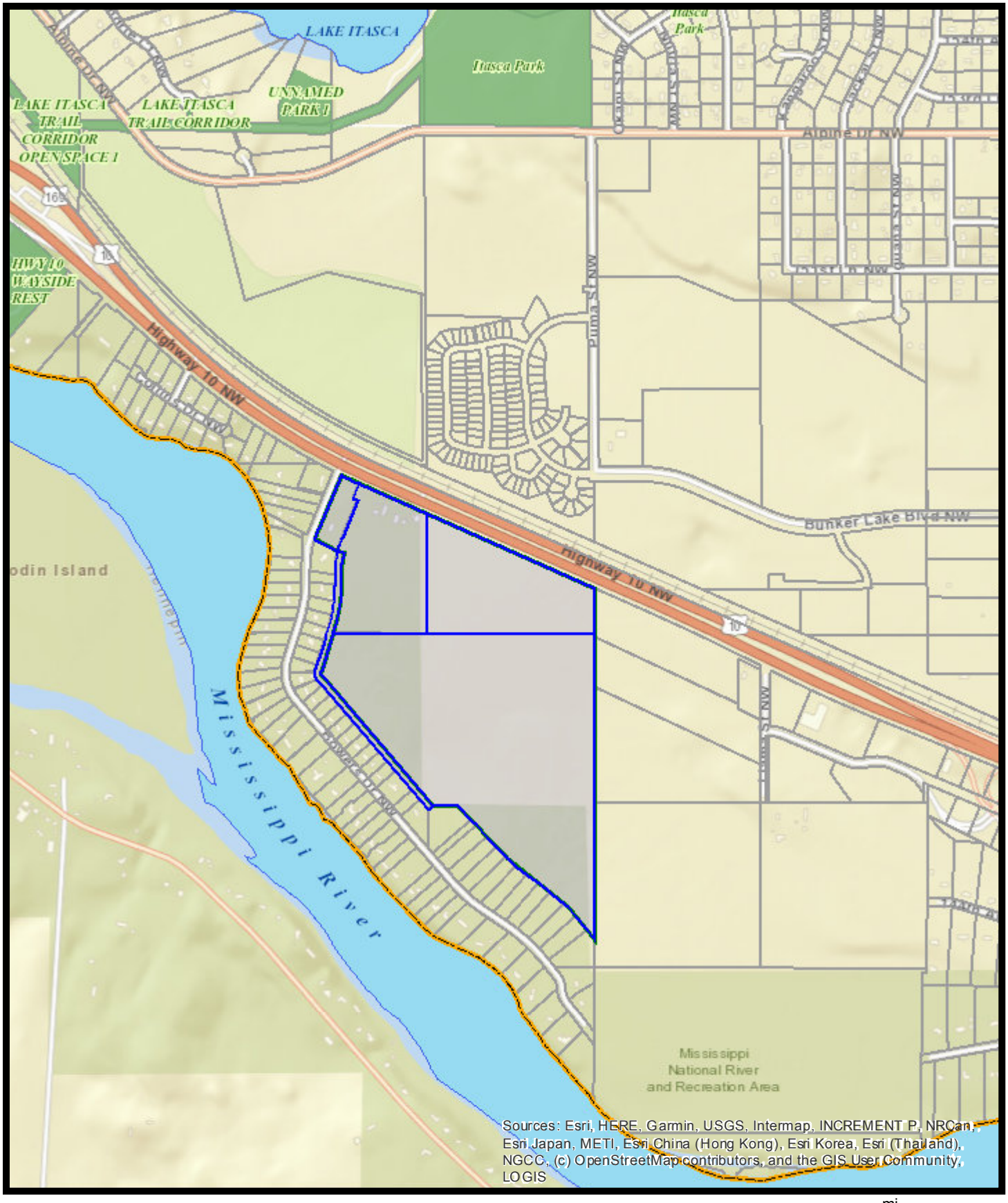
Riverstone South 3rd Addition - Development Agreement

ACTION - Resolution #23-068 Final Plat and DA

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 11:03 AM
Form Started By: Brian McCann		Started On: 04/04/2023 01:32 PM
Final Approval Date: 05/04/2023		

Site Location Map



RIVERSTONE SOUTH THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Riverstone Development, LLC, a Minnesota limited liability company , owner of the following described property:

Outlot M, RIVERSTONE SOUTH, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE SOUTH THIRD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. In witness whereof said Riverstone Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this _____ day of _____ , 20 ____ .

RIVERSTONE DEVELOPMENT, LLC

_____
Stephen A. Bona, Vice President of Land

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on_____ by Stephen A. Bona, Vice President of Land of Riverstone Development, LLC, a Minnesota limited liability company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____, 20____.

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

STATE OF_____
COUNTY OF_____

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

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statures, Section 505.03, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
David M. Zieglmeier
Anoka County Surveyor

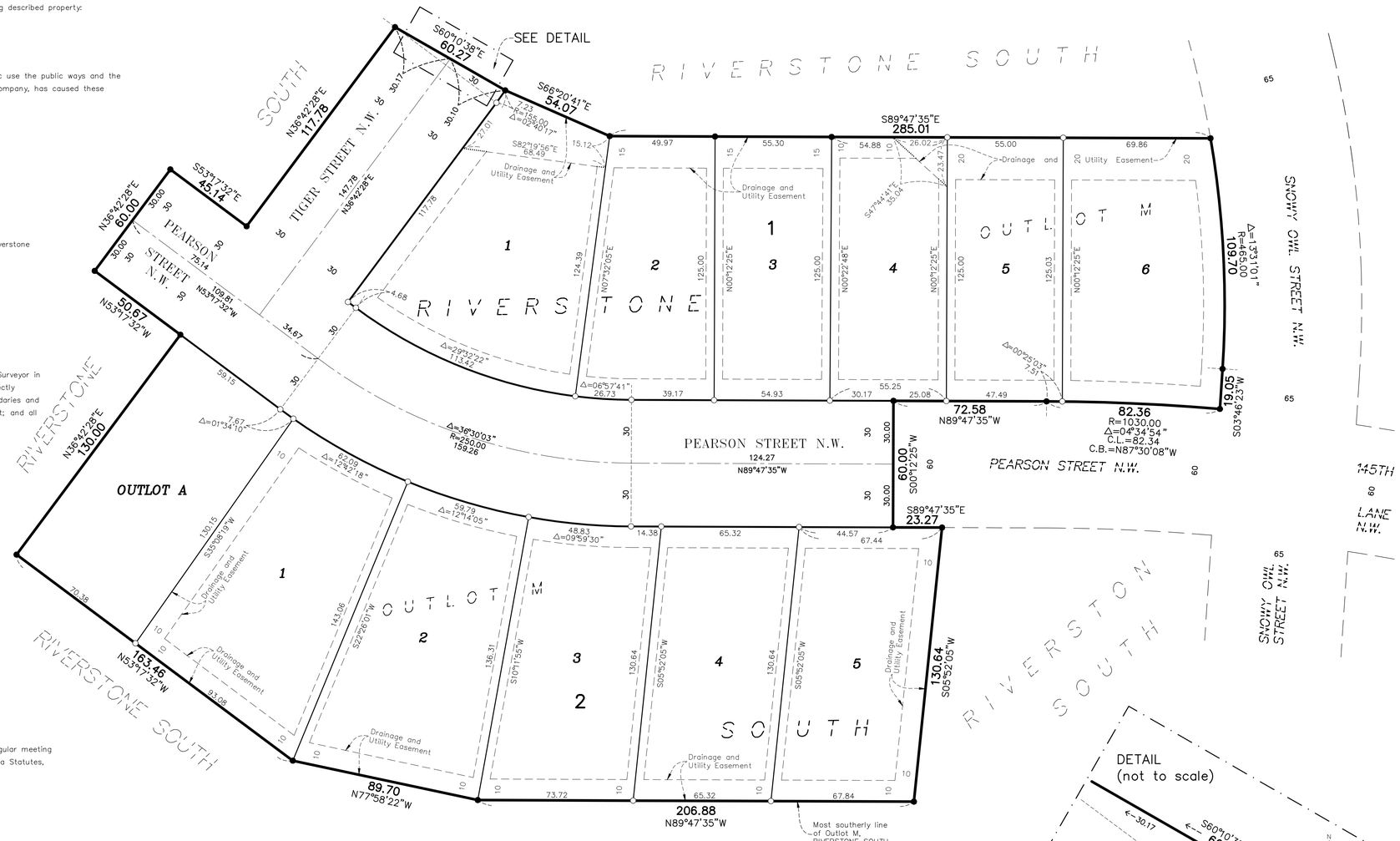
By: _____, Deputy

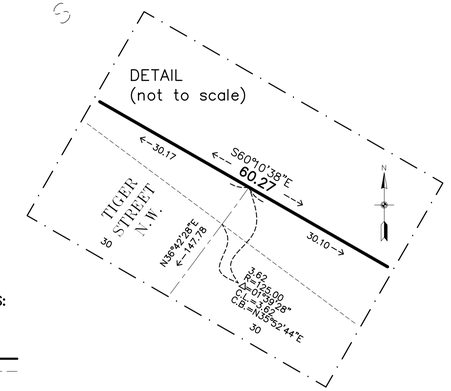
COUNTY AUDITOR/TREASURER

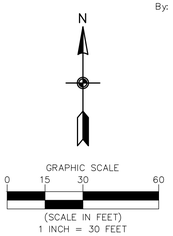
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this_____ day of _____, 20____.

_____
Property Tax Administrator

By: _____, Deputy







COUNTY RECORDER/REGISTRAR OF TITLES

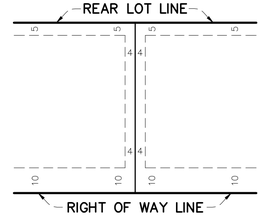
County of Anoka, State of Minnesota

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

_____
County Recorder/Registrar of Title

By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width and adjoining side lot lines, and 10 feet in width and adjoining right of way lines, and 5 feet in width and adjoining rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the most southerly line of Outlot M, RIVERSTONE SOUTH, is assumed to have a bearing of South 89 degrees 47 minutes 35 seconds East.

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

● Denotes Found Iron Monument marked with RLS 40361

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RIVERSTONE SOUTH THIRD ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this 9th day of May, 2023 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **RIVERSTONE DEVELOPMENT, LLC**, a Minnesota Corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as RIVERSTONE SOUTH THIRD ADDITION (the "Plat").

C. The Plat re-subdivides the Subject Property into:

Lots 1-6, Block 1(inclusive); and
Lots 1-5, Block 2 (inclusive); and
Outlot A (inclusive), Anoka County, Minnesota.

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 Carlson McCain, Inc., dated April 11, 2023. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

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

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Sidewalks.
j. Electricity (within one-fourth mile).
k. Phone (within one-fourth mile).
l. Natural gas (within one-fourth mile).
m. Boulevard sodding.
n. Water shut off boxes.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format 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. Street lights per agreement with Connexus Energy
    c. Street and traffic control signs.
        (i) **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
    d. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must 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. Sanitary sewer
    b. Water
    c. Storm drainage facilities
    d. Stormwater maintenance
    e. Concrete curb and gutter

f. Lot grading
g. 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 **($434,202.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I and Stage II 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 **($17,368.00)**, 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 **$86,840.00**, 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 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**; 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 and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by

the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

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

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

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

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

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

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

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

TO PERMITTEE:
Riverstone Development, LLC
Attn: Stephen Bona, Vice President
14015 Sunfish Lake Blvd NW
Ramsey, MN 55303

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

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

THE PERMITTEE:

RIVERSTONE DEVELOPMENT, LLC

By:_____, Stephen Bona
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Stephen Bona, Vice President of **RIVERSTONE DEVELOPMENT, LLC**, a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

EXHIBIT A
Legal Description of the Subject Property

Outlot M, RIVERSTONE SOUTH, Anoka County, Minnesota.

Or Upon Recording:

Lots 1-6, Block 1(inclusive); and
Lots 1-5, Block 2 (inclusive); and
Outlot A (inclusive), Riverstone South Third Addition, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	[redacted]	per unit	*$4,500*	$0	Fees satisfied in first addition for entire subdivision
Trail Development					
Residentail	11	per unit	*$1,500*	$16,500	
Subtotal Park and Trail Development				***$16,500***	
Water and Sewer Fees					
Water Trunk (Connection)	11	per unit	*$2,009*	$22,099	
Sanitary Sewer Trunk (Connection)	11	per unit	*$1,349*	$14,839	
Subtotal Water and Sewer Fees				***$36,938***	
Stormwater Management Fees					
Stormwater Management	11	per unit	*$534*	$5,874	
Subtotal Stormwater Management				***$5,874***	
Street Signs					
Street Signs	5	per sign	$245	***$1,225***	
Street Sign Subtotal				***$1,225***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$60,537**	
Sureties and Inspection Fees					
Performance Surety (returned when complete)	$347,361.45	cost of improvement	*125%*	$434,202	Cash or Letter of Credit
Engineering Inspection Fee	$347,361.45	cost of improvement	*5%*	$17,368	Cash Escrow
Warranty for Stage I and II Improvements	$347,361.45	cost of improvement	*25%*	$86,840	Cash or Letter of Credit Reduction
Sewer Accessibility Charges (SAC) & Water Accessibility Charges (WAC) - Collected with Building Permit					
Accessibility Charge (WAC)		per SAC Unit	*$1,481*	$0	Collected with Building Permit
Accessibility Charge (SAC)		per SAC Unit	*$2,485*	$0	Collected with Building Permit
GRAND TOTAL FOR SAC & WAC				**$0**	

1. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$16,500.00** (11 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.

2. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$14,839.00** (11 units x $1,349.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$22,099.00** (11 units x $2,009.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

(continued on the next page)

4. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$5,874.00** (11 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.

5. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of **$245** per sign. **PERMITTEE** must pay a Street Sign Fee of **$1,225.00** ($245 x 1 street name signs; $245 x 3 no parking signs; $245 x 1 stop signs).

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

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

RESOLUTION #23-068

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR RIVERSTONE SOUTH THIRD ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as "**Developer**", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Outlot M, Riverstone South, Anoka County, Minnesota

(the '**Subject Property**'); and

WHEREAS, the City Council reviewed the Final Plat of Riverstone South Third Addition on May 9, 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 Riverstone South Third Addition, 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 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 8.**

Meeting Date: 05/09/2023

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #23-072 Approving Easement Agreement on Outlot A, Casey's Addition

Purpose/Background:

The purpose of this case is to consider granting a non-exclusive easement over Outlot A, Casey's Addition to 100 Flocchini Circle LLC (The Owner of the O'Reilly's Auto Parts) and/or its assigns. The City owns Outlot A, Casey's Addition and currently has granted an easement for Casey's to use this as access for its business. As part of the approved site plan for the O'Reilly Project, access was shown to be granted to the Developer (Java). Java has recently sold the O'Reilly Auto Parts Building to 100 Flocchini Circle LLC and the new owner is requesting that this easement be formalized and recorded at Anoka County Recorder's Office. Staff has worked with the Owner and the City Attorney to draft the attached easement. Staff contemplates that Outlot A, Casey's Addition will be sold at a later date to the developer south of the O'Reilly and Casey's projects and that it will become a privately owned and maintained internal roadway.

Notification:

None Required

Observations/Alternatives:

The City Attorney has reviewed and has "approved as to form" the non-exclusive Easement Agreement attached to this Council Case. The new Owner has reviewed the easement and is amenable to the stated terms. Staff is asking the CIty Council to consider the following action:

1) Adopt Resolution #23-072 Approving Easement Agreement on Outlot A Casey's Addition (as presented) ; subject to City Attorney review (Staff Recommendation)
2) Adopt Resolution #23-072 Approving Easement Agreement on Outlot A Casey's Addition (with changes) ; subject to City Attorney review
3) Something else

Funding Source:

It will be the responsibility of the Owner of O'Reilly to provide the filing fees for the recording of this easement. Recording fees are anticipated to be $46.00.

Recommendation:

Staff recommends adoption of Resolution #23-072 Approving Easement Agreement on Outlot A Casey's Addition (as presented) ; subject to City Attorney review

Action:

Motion to Adopt Resolution #23-072 Approving Easement Agreement on Outlot A Casey's Addition (as presented) ; subject to City Attorney review

Attachments

Site Location Map
ACTION - Resolution #23-072
ACTION - Easement - Flocchini - O'Reilly
Easement Graphic

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 11:03 AM
Form Started By: Sean Sullivan		Started On: 04/03/2023 09:28 AM
Final Approval Date: 05/04/2023		

Site Location Map - Easement



Parcel Information:
28-32-25-41-0018

RAMSEY
MN 55303
Plat: CASEYS ADDITION

Approx. Acres: 0.25368586
Commissioner: MATT LOOK

Owner Information:
RAMSEY CITY OF
7550 SUNWOOD DRIVE
RAMSEY
MN
55303

Sean Sullivan	1:1,200	Date: 4/3/2023

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

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

RESOLUTION #23-072

RESOLUTION APPROVING EASEMENT AGREEMENT ON OUTLOT A, CASEY'S ADDITION

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City is the owner of Outlot A, Casey's Addition, Anoka County Minnesota (the "Property"); and

WHEREAS, 100 Flocchini Circle LLC is the new owner of Lot 1, Block 1, Java Auto Parts, Anoka County Minnesota and has asked the City to grant a non-exclusive easement for access over the Property; and

WHEREAS, the City Attorney has reviewed the draft easement agreement and has approved it to form; and

WHEREAS, 100 Flocchini Circle LLC is in Good Standing in the Secretary of State for the State of Minnesota for as of May 4, 2023.

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

1) That the City Council authorizes the Mayor and City Administrator to execute Easement Agreement over the Property with 100 Flocchini Circle LLC and to provide for recording of this instrument at the Anoka County Recorder's Office.

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 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this ___ day of May, 2023, by and between 100 Flocchini Circle LLC, a Delaware limited liability company or its assigns (hereinafter referred to as "Owner") and the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, with offices at 7550 Sunwood Drive NW, Ramsey, Minnesota (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, Owner is the owner of certain real estate (the "Owner Property") located in Ramsey, Anoka County, Minnesota, legally described as follows:

Lot 1, Block 1, JAVA AUTO PARTS, according to the recorded plat thereof, Anoka County, Minnesota,

which property Owner has developed as a retail auto parts sales store.

WHEREAS, City is the owner of certain real estate (the "City Property") located East and adjacent to the Owner Property also located in Ramsey, Anoka County, Minnesota, legally described as follows:

OUTLOT A, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

WHEREAS, the parties wish to create for themselves, their heirs, successors and assigns, a driveway easement and maintenance agreement upon a parcel of the City Property, upon the terms and conditions herein contained.

NOW THEREFORE, in consideration of the premises and the mutual covenants herein set forth the parties agree as follows:

1. ACCESS EASEMENT. For and in consideration the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City hereby grants and conveys unto Owner a non-exclusive easement over and across a portion of the City Property described as follows:

OUTLOT A, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

which said parcel of real estate is herein referred to as the "Easement Area."

2. PURPOSE. The parties agree that the easement is given for the purpose of allowing ingress and egress to and from the Owner Property and the City Property and the adjoining public roadway known as Sunwood Drive by Owner and City and their respective employees and business invitees.

3. MAINTENANCE AND CONSTRUCTION. City or its assigns shall be responsible for the maintenance and repair costs of the Easement Area, subject to any agreement as to maintenance costs with other easement holders.

4. INDEMNIFICATION. To the extent allowed by law, each party hereto shall protect, defend, hold harmless and indemnify the other from and against any and all claims, losses, damage or liability arising out of its use of the Easement Area hereinabove described. Each party agrees to add the Easement Area hereinabove described to the premises covered by any policy of "Premises Liability" insurance which it maintains with respect to its property served by this easement.

5. BENEFIT. The easement rights herein granted and the obligations herein set forth shall be a covenant running with the land and shall be binding upon, and inure to the benefit of, the parties hereto and their assignees and successors in interest of their respective properties.

\

WHEREFORE, the parties have executed this Agreement on the date and year first written above.

CITY OF RAMSEY

By: _____
Mark E. Kuzma
Its: Mayor

By: _____
Brian Hagen
It: City Administrator

100 Flocchini Circle LLC

By: _____
Dave Finkelstein
Its: Manager

STATE OF MINNESOTA)
)
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me this ___ day of May, 2023 by Mark E. Kuzma and Brian Hagen, the Mayor and City Administrator, respectively of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF _____)
)
COUNTY OF _____)

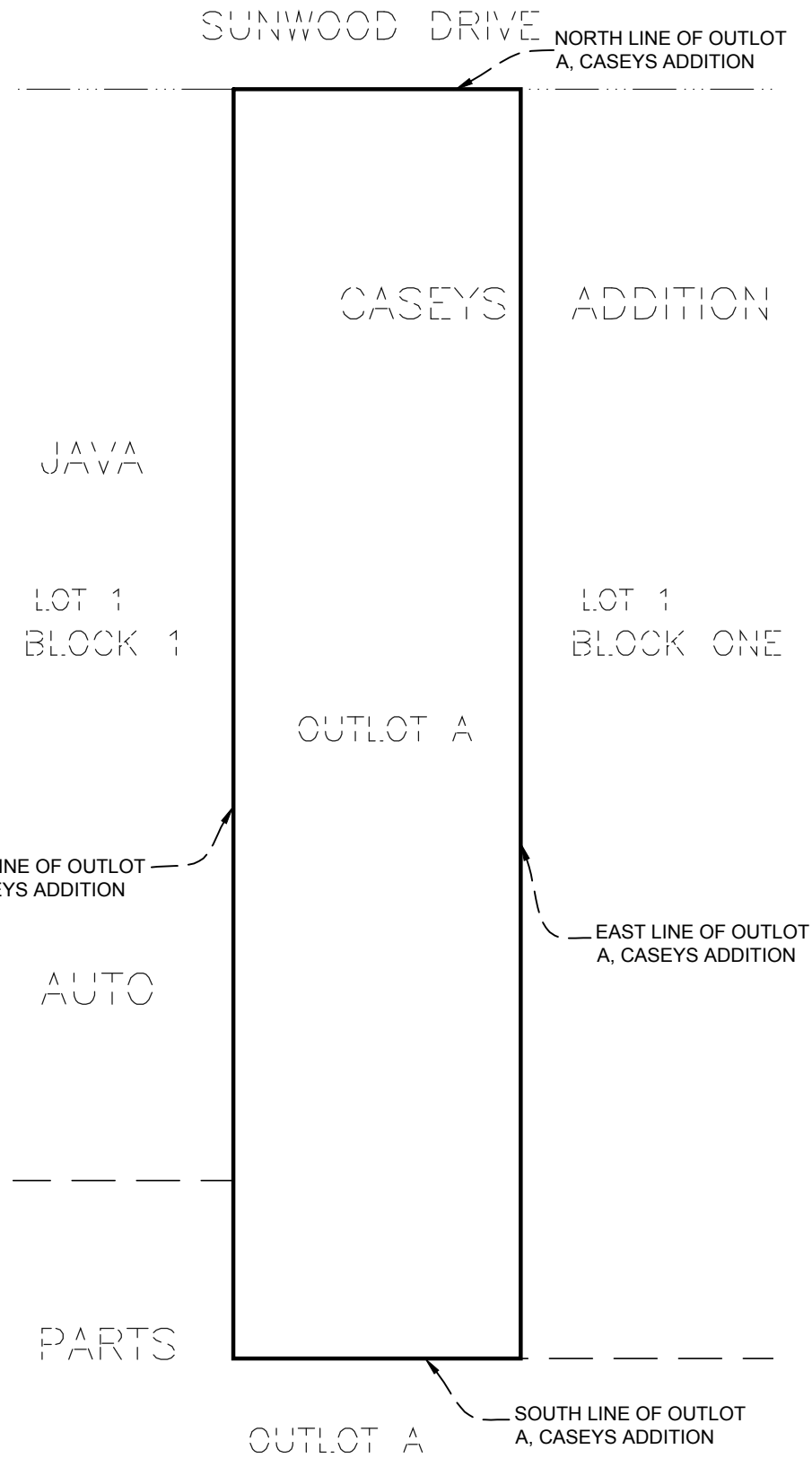
The forgoing instrument was acknowledged before me this ___ day of May, 2023 by Dave Finkelstein, the Manager of 100 Flocchini Circle LLC, a Delaware limited liability company on behalf of the company.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

EASEMENT EXHIBIT



PROPOSED EASEMENT DESCRIPTION:

Outlot A, CASEYS ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

0 30' 60'

1 INCH = 30 FEET

NO.	DATE	DESCRIPTION

COPYRIGHT @ 2023
BY DESIGN TREE ENGINEERING INCORPORATED

DATE:	3/2/23
SCALE:	AS SHOWN
DRAWN BY:	JDS
CHECKED BY:	CWK
PROJECT NO.	10923003

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jonathan D. Schuette 45352 DATE: 03/06/23

PREPARED FOR:

JAVA RAMSEY
CASEY'S OUT LOT LLC

DESIGN TREE
engineering + land surveying
St. Cloud | Alexandria | Rogers
320-217-5557

CC Regular Session **5. 9.**

Meeting Date: 05/09/2023

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #23-076 Approving a Site Plan and Stormwater Management Agreement for a Proposed Building Expansion by Soderholm & Associates at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

Purpose/Background:

The City has received an application from Soderholm & Associates (the "Applicant") for a proposed expansion of their existing facility located at 7150 143rd Avenue NW (the "Subject Property"). The proposed building expansion and associated improvements appear to meet all minimum standards. If not for the size of the proposed expansion as it relates to the existing building footprint, this would have qualified for an Administrative Site Plan review (meaning the Applicant could have proceeded directly to an application for a Building Permit rather than Site Plan review). The Planning Commission reviewed the Site Plan at their regular meeting on April 27, 2023.

Notification:

Site Plan review does not require a public hearing. However, Staff did attempt to notify property owners within 350 feet of the Subject Property, via standard U.S. mail, of the proposed building expansion and of the Planning Commission meeting date and time.

Observations/Alternatives:

Project Summary

The Subject Property is located south of 143rd Avenue, between Ramsey Boulevard and Limonite Street. The Applicant's existing building is approximately 14,560 square feet in size and has ten (10) striped parking spaces. The Applicant is proposing an expansion of approximately 43,000 square feet along with sixty-nine (69) additional parking stalls. As part of this project, the Applicant will be abandoning the septic system and connecting to both sanitary sewer and municipal water. The project will also provide on-site stormwater management, including both infiltration and retention, in various locations across the Subject Property.

Zoning and Land Use

The Subject Property is zoned E-2 Employment and is guided as Business Park in the Comprehensive Plan. Manufacturing, warehousing, and offices are permitted uses in this zoning district.

Building Coverage and Architecture

The proposed addition will result in a building footprint of 57,543 square feet. The total building coverage on the Subject Property will be approximately thirty-four percent (34%), well under the maximum allowable building coverage of forty-five percent (45%). The exterior finish of the proposed addition will consist of precast concrete walls with exposed aggregate panels at the top and random ribs and score lines below. It also includes some prefinished vertical seam metal siding as an accent. The building height is approximately twenty-five (25) feet, well below the sixty-five (65) feet that is allowed in this zoning district.

Access, Parking, and Maneuverability

The Subject Property currently has a single access off of 143rd Avenue. The proposed improvements include two (2) additional access points, both off of Limonite Street. The new accesses would be for shipping and receiving, as well as for additional employee parking. All proposed parking and maneuvering areas meet the twenty (20) foot setback from rights-of-way. There are currently ten (10) striped parking stalls on site. The Applicant is

proposing to add an additional sixty-nine (69) stalls, all of which appear to meet the dimensional standards (18' deep x 9' wide). The combination of existing and proposed parking stalls satisfies the minimum standards of City Code.

Utilities

The building is currently served by a private well and septic system. As part of the expansion project, the septic system will be abandoned and the building will be connected to the municipal sanitary sewer system. The Applicant is proposing to retain the private well on site for irrigation purposes only. The building will be connected to the municipal water system. A fire hydrant will also be installed as part of the site improvements. The Fire Department is requesting the hydrant be moved from the proposed location (southwest corner of the southern parking lot) out to Limonite Street, just south of the southern access point, which is right where the water line enters the Subject Property.

Stormwater Management

As part of the site improvements, multiple stormwater basins will be constructed. These basins will only handle stormwater from the Subject Property and will not include stormwater from public rights-of-way or other properties. Thus, the Applicant will be responsible for long-term maintenance of these basins. A Stormwater Treatment and Ponding Maintenance Agreement will need to be executed and recorded. The agreement is attached to this case.

Landscaping and Tree Preservation

The project will result in removal of essentially all existing trees, with the exception of three (3) trees along 143rd Avenue. While the proposed landscaping appears to comply with the planting requirements, because of the extent of tree removal, additional reforestation and/or restitution (payment into the Community Forestry fund) is required. Aside from that, the landscaping plan is generally acceptable.

The Planning Commission reviewed the Site Plan at their April 27, 2023, meeting and unanimously recommended approval (note that one Planning Commissioner recused himself from the discussion due to a conflict of interest). There were no public comments received on the request (either written or verbal).

Alternatives

Alternative 1: Approve the Site Plan. The proposed building expansion meets all setbacks and performance standards, with just minor plan corrections still needed. Staff supports this alternative.

Alternative 2: Approve the Site Plan with modifications.

Alternative 3: Deny the Site Plan. The City Council would need to identify specific findings that would support this action. Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommended approving the Site Plan.

Action:

Motion to Resolution #23-076 approving the Site Plan and Stormwater Maintenance Agreement.

Attachments

Site Location Map

Site Plan

Building Elevations
Color Elevations
Staff's Plan Review Comments
Draft Planning Commission Meeting Minutes Dated April 27, 2023
Stormwater Maintenance Agreement
Resolution #23-076: Site Plan and Stormwater Maintenance Agreement

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Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 11:19 AM
Form Started By: Chris Anderson		Started On: 04/28/2023 08:26 AM
Final Approval Date: 05/04/2023		

PID: 27-32-25-33-0004

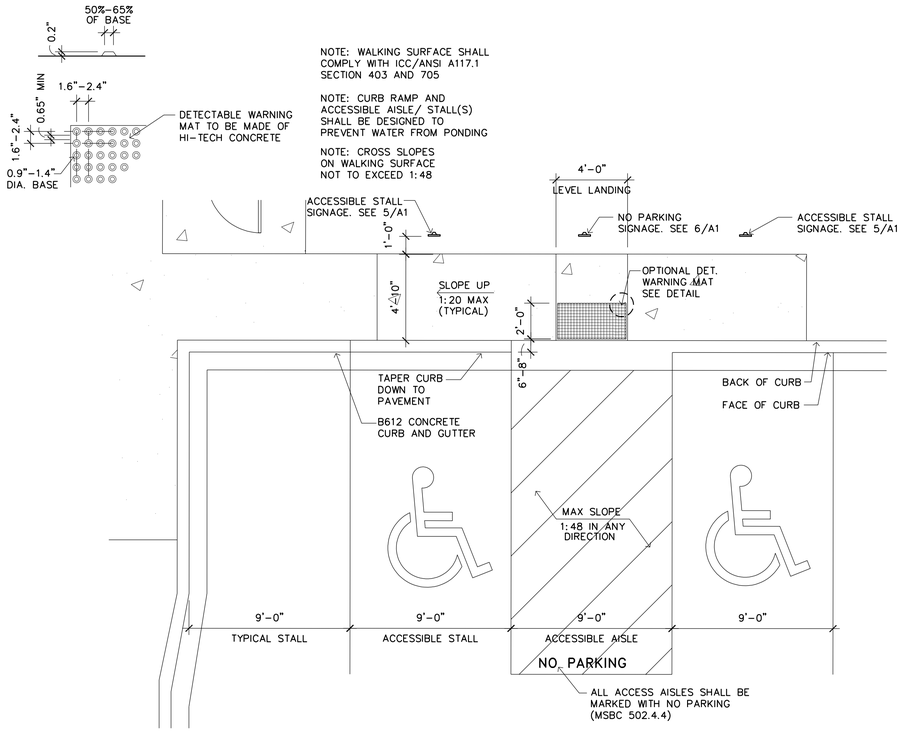
7150 143RD AVE NW

SODERHOLM & ASSOCIATES

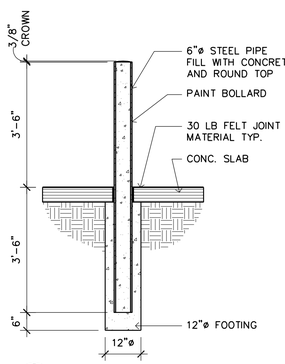


Print Date: March 10, 2023

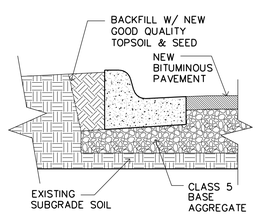
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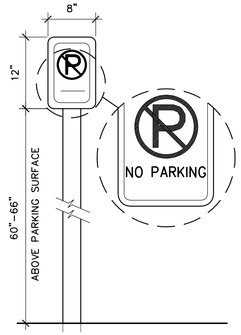
4 A1 ACCESSIBLE CURB CUT
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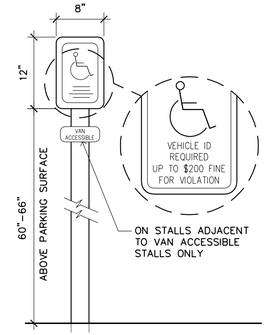
3 A1 PROTECTIVE BOLLARD
SCALE: 1/2" = 1'-0"



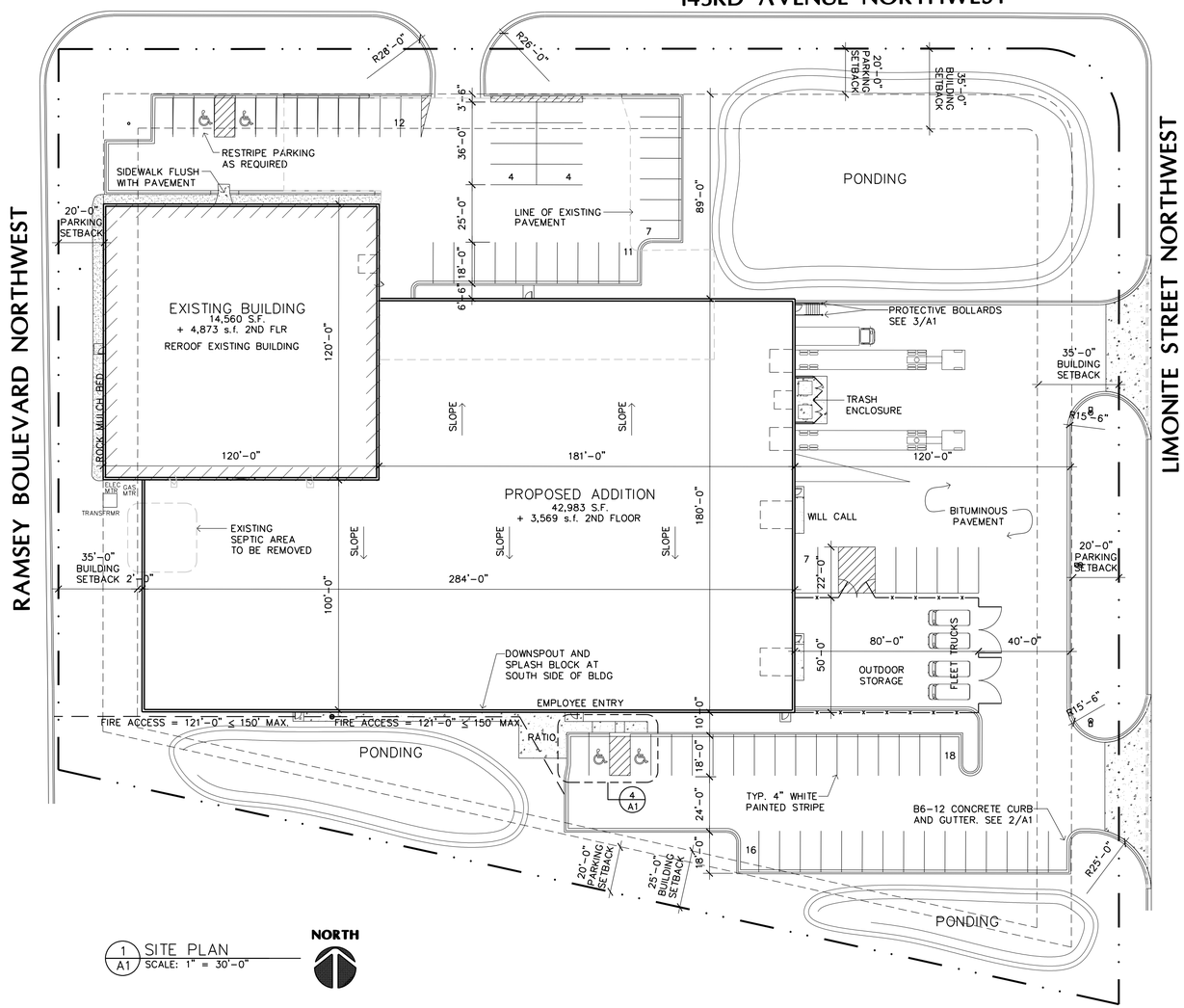
2 A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"



6 A1 NO PARKING SIGN
SCALE: 1" = 1'-0"



5 A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



1 A1 SITE PLAN
SCALE: 1" = 30'-0"

NORTH

Filename: SODERHOLM AND ASSOC\SODERHOLM AND ASSOCIATES-A1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
3/29/23
DATE

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

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Leonard Lampert Architects Inc.

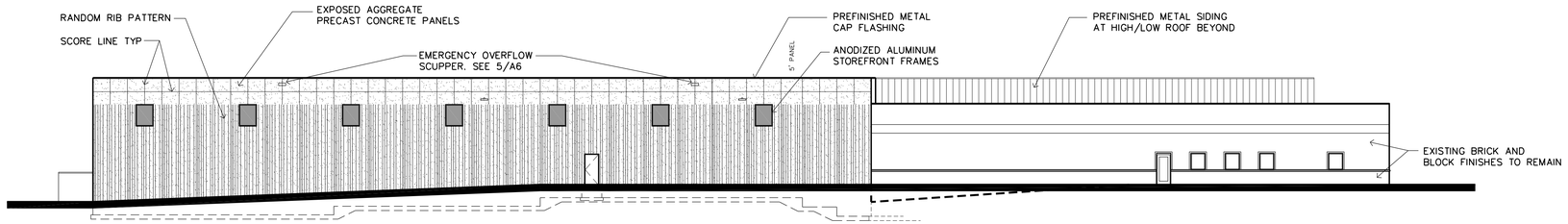
Project Designer: JAMES B
Drawn By: ALE
Checked By: LL
Revisions

3/1/23	PRELIMINARY
3/9/23	CITY SUBMITTAL
3/29/23	ISSUE FOR PERMIT

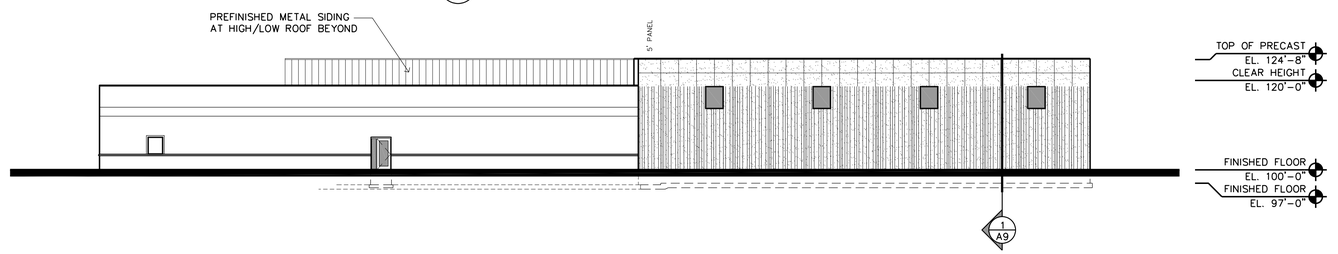
SITE PLAN

Sheet Number
A1

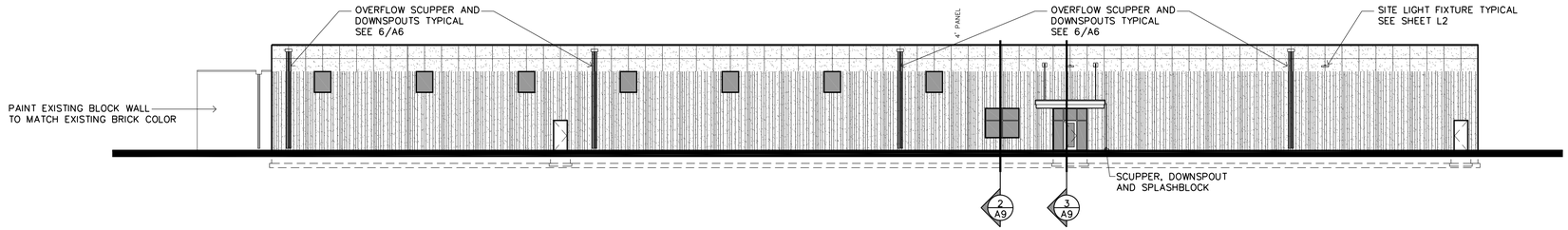
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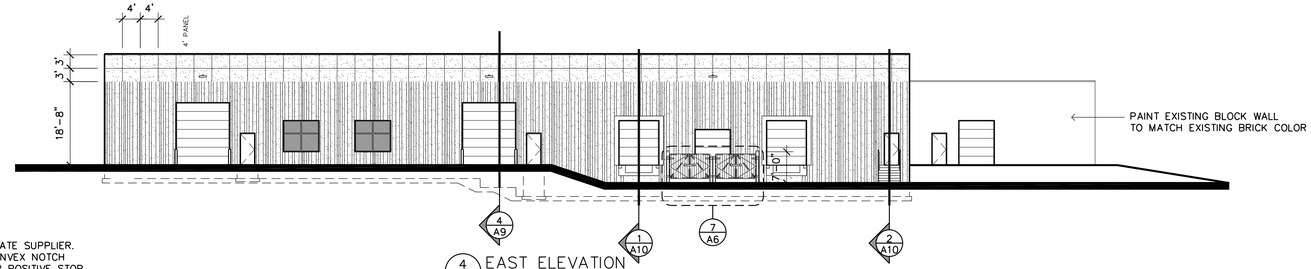
1 A6 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



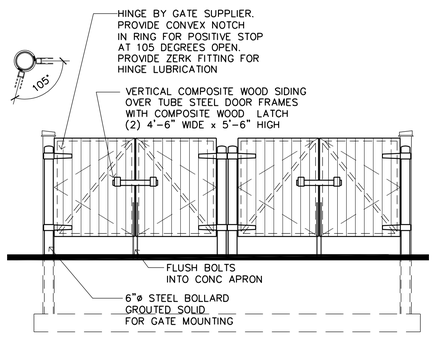
2 A6 WEST ELEVATION
SCALE: 1/16" = 1'-0"



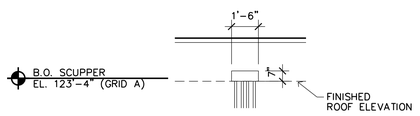
3 A6 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 A6 EAST ELEVATION
SCALE: 1/16" = 1'-0"

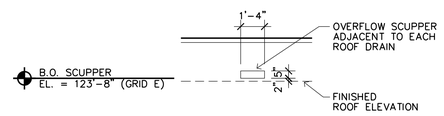


7 A6 TRASH ENCLOSURE GATE DETAIL
SCALE: 1/4" = 1'-0"



NOTE: SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

6 A6 SCUPPER DETAIL
SCALE: 1/4" = 1'-0"



NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A6 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"

Filename: SODERHOLM AND ASSOC\SODERHOLM AND ASSOCIATES-A6

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
3/29/23
DATE

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

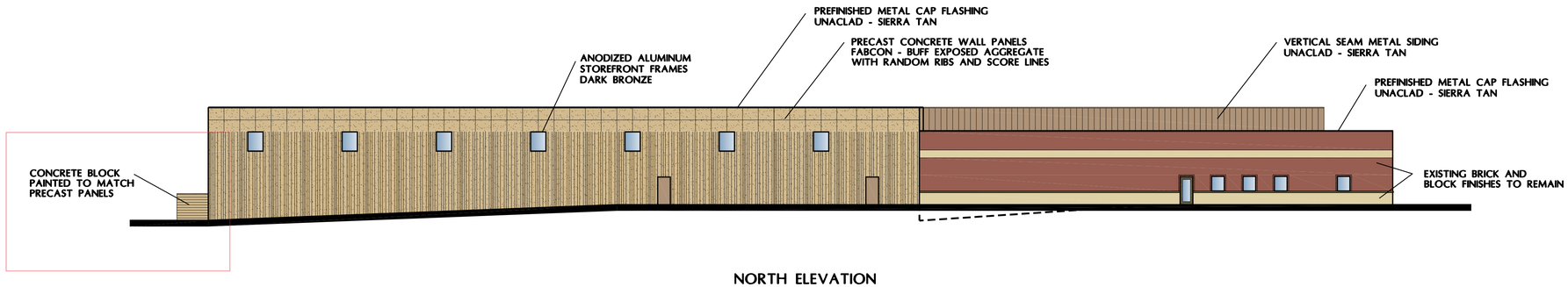
3/1/23	PRELIMINARY
3/9/23	CITY SUBMITTAL
3/29/23	ISSUE FOR PERMIT

BUILDING ELEVATIONS

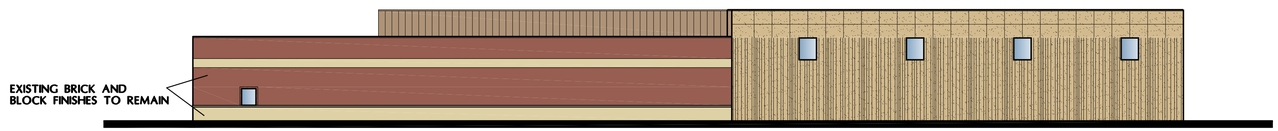
Sheet Number

A6

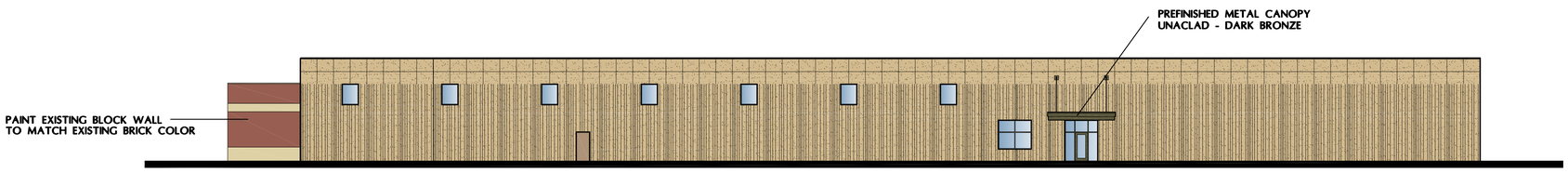
Project No. 220427-3



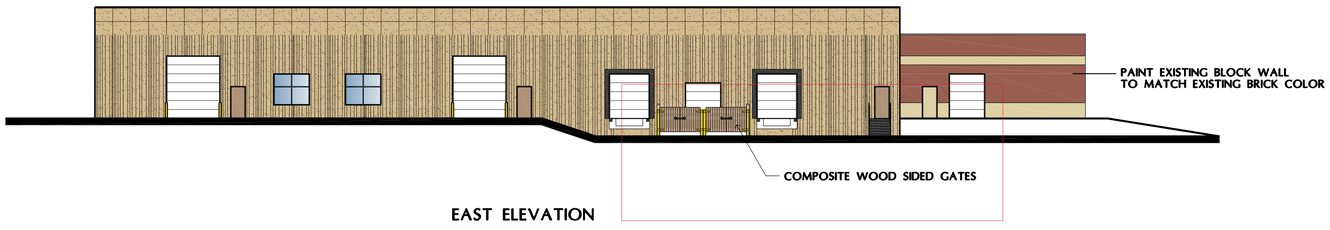
NORTH ELEVATION



WEST ELEVATION



WOUTH ELEVATION



EAST ELEVATION

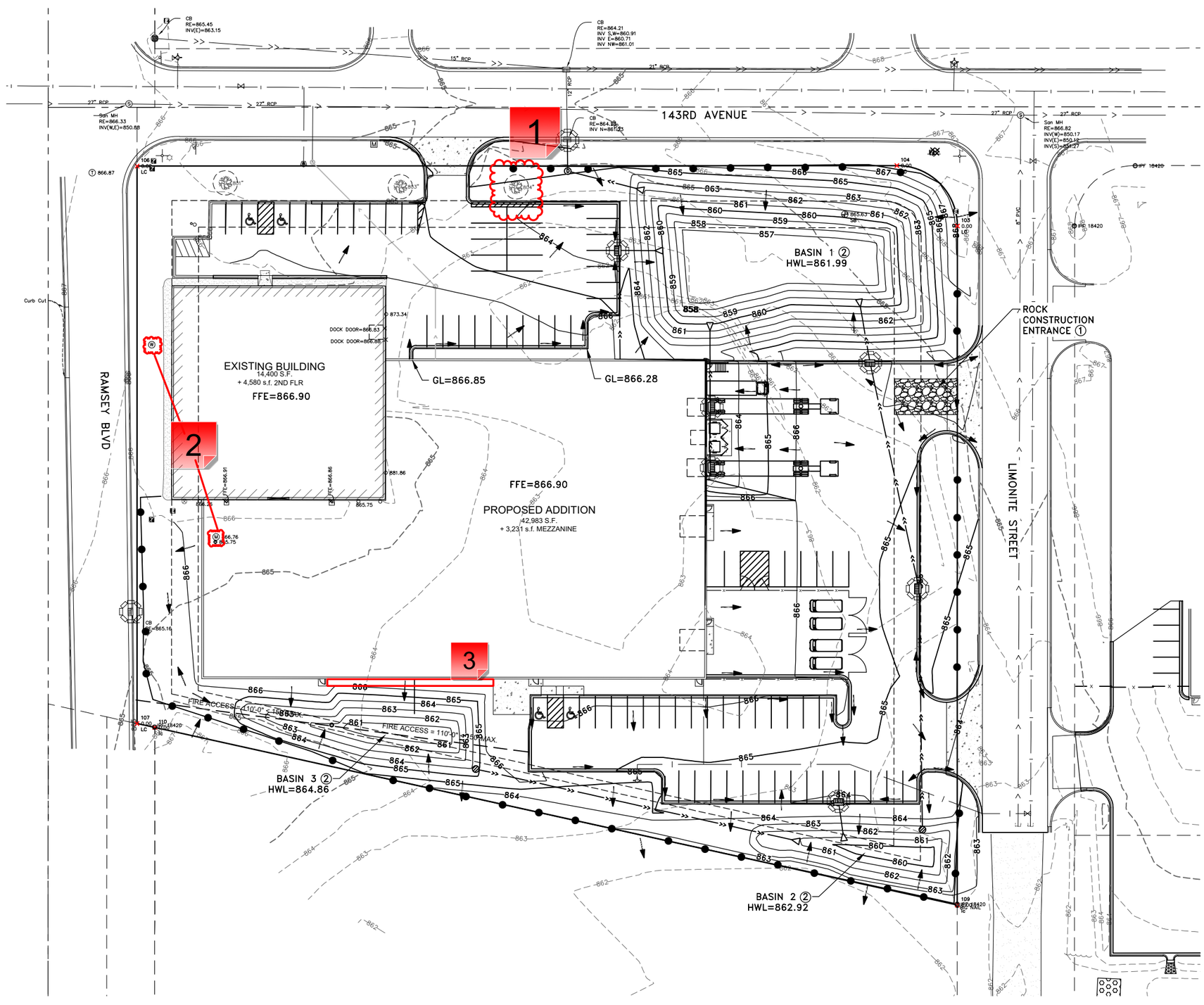
SODERHOLM AND ASSOCIATES

7150 143rd Avenue N.W., Ramsey, Minnesota

L A M P E R C T S

A

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.



LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR (XXX)
- PROPOSED CONTOUR (XXX)
- BURIED GAS MAIN (G)
- BURIED TELEPHONE LINE (T-BUR)
- OVERHEAD UTILITY LINE (P-OH)
- BURIED ELECTRIC LINE (P-BUR)
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SAFETY FENCE FOR TREE PROTECTION
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- EXISTING UTILITY POLE
- DETAIL NUMBER (X/X)
- SHEET NUMBER
- STORM DRAIN INLET PROTECTION DEVICE PER 5/2, 6/2, AND, 1/3
- TIPOUT CURB PER 4/2
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
4. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.

REFERENCE NOTES:

① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

② CONSTRUCT INFILTRATION BASIN PER 2/3. CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

N

SCALE: 30 0 30 60 IN FEET

DATE	REVISION
4/5/23	CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

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

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

SODERHOLM AND ASSOCIATES BUILDING ADDITION SITE PLAN

GRADING AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 13 SHEETS

3244.16

Apr 05, 2023 - 11:02am
K:\PRIVATE\3244.16\ENGINEERING\PLAN DWG\3244.16_GRADING AND ERO CONTR.dwg

GRADING.pdf V2 - Changemark Notes (3 Notes)

1 - Grading

Created by: Chris Anderson
On: 04/06/2023 02:22 PM

No grading can occur within the tree save fencing. Tree save fencing shall be installed no closer to the trunk of the tree than the dripline.

--------- 0 Replies ---------

2 - Add to Legend

Created by: Chris Anderson
On: 04/06/2023 02:24 PM

Add these symbols to the legend of each plan sheet.

--------- 0 Replies ---------

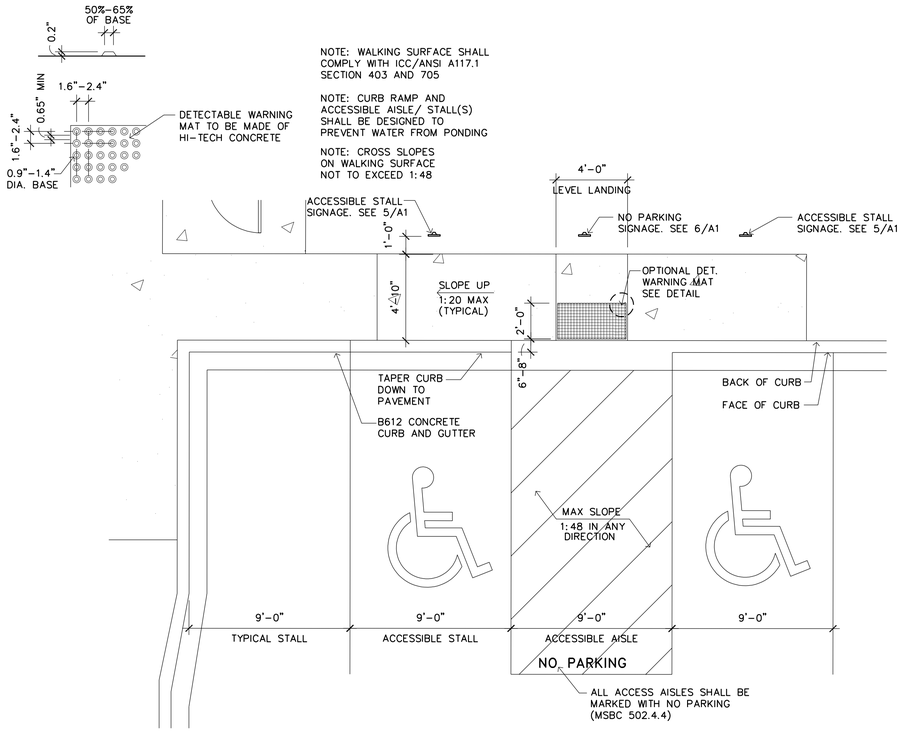
3 - Fire Access

Created by: Chris Anderson
On: 04/06/2023 02:26 PM

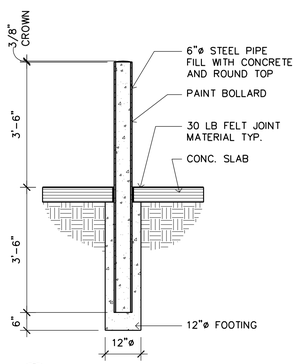
Show the proposed paved walkway on all plan sheets as it's shown on Sheet A1.

--------- 0 Replies ---------

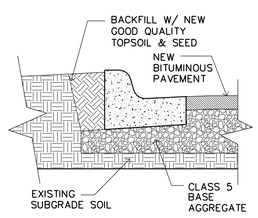
1



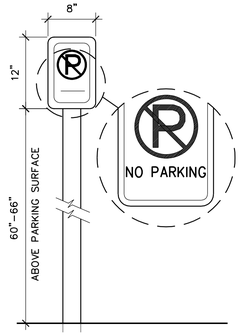
4 / A1 ACCESSIBLE CURB CUT
SCALE: 1/4" = 1'-0"



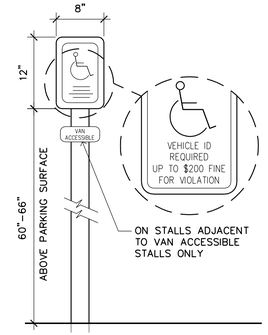
3 / A1 PROTECTIVE BOLLARD
SCALE: 1/2" = 1'-0"



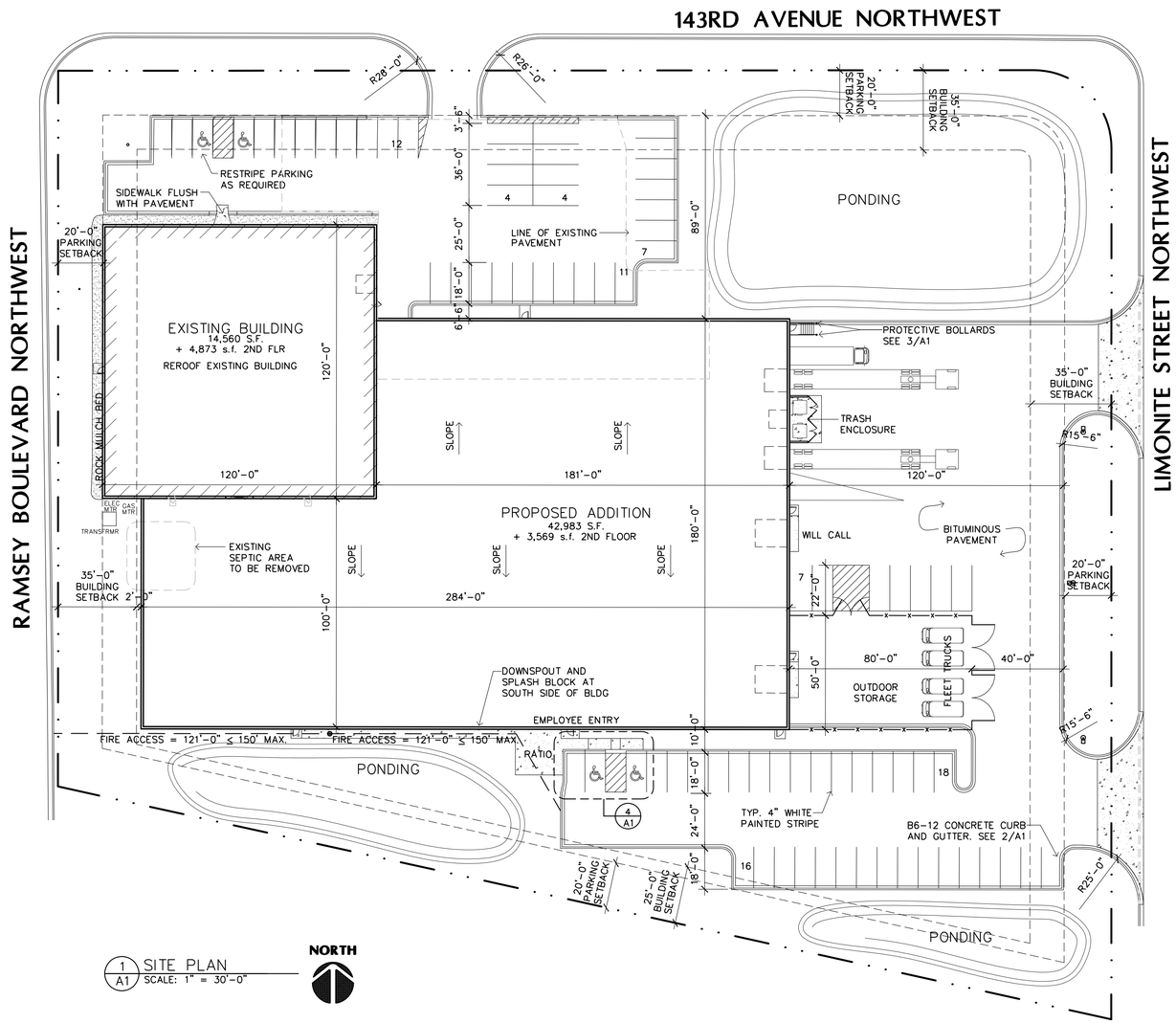
2 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"



6 / A1 NO PARKING SIGN
SCALE: 1" = 1'-0"



5 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



1 / A1 SITE PLAN
SCALE: 1" = 30'-0"

NORTH

Filename: SODERHOLM AND ASSOC\SODERHOLM AND ASSOCIATES-A1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
3/29/23
DATE

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: ALE
Checked By: LL
Revisions

3/1/23	PRELIMINARY
3/9/23	CITY SUBMITTAL
3/29/23	ISSUE FOR PERMIT

SITE PLAN

Sheet Number
A1

Project No. 220427-3

SODERHOLM AND ASSOCIATES-A1 24x36.pdf V2 - Changemark Notes (1 Note)

1 - Site Data and Parking Data

Created by: Chris Anderson
On: 04/06/2023 02:08 PM

Please add back the parking and site data that were included on the initial submittal. The zoning designation for this property is E-2 Employment District.

--------- 0 Replies ---------

1

	QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	CANOPY COVER
PLANTING SCHEDULE							
ACCEPTABLE	4	AB	AUTUMN BLAZE MAPLE	ACER FREEMANII	2.5" CAL.	BB	628 S.F. X 4 = 2,512 S.F.
PREFERRED	3	AE	AMERICAN ELM	ULMUS AMERICANA	2.5" CAL.	BB	3,909 S.F. X 3 = 11,727 S.F.
ACCEPTABLE	3	CT	COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	BB	628 S.F. X 3 = 1,884 S.F.
PREFERRED	3	WO	WHITE OAK	QUERCUS ALBA	2.5" CAL.	BB	3,909 S.F. X 3 = 11,727 S.F.
PREFERRED	6	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	386 S.F. X 6 = 2,316 S.F.
PREFERRED	6	WP	WHITE PINE	PINUS STROBUS	6' TALL	BB	1,994 S.F. X 6 = 11,964 .F.
EXISTING	1	GA	GREEN ASH	FRAXINUS PENNSYLVANICA			710 S.F. X 1 = 710 .F.
EXISTING	2	SM	SILVER MAPLE	ACER SACCHARINUM			796 S.F. X 2 = 1,592 .F.
							44,432 .F.
ACCEPTABLE	18	GS	GOLDMOUND SPIREA	SPIREA X BUMALDA 'GOLDMOUND'	24" TALL	CONT.	18 S.F. X 6 = 108 .F.
ACCEPTABLE	8	LL	COMMON PURPLE LILAC	SYRINGA VULGARIS	24" TALL	CONT.	8 S.F. X 32 = 256 .F.
	24	AC	AMERICAN CRANBERRY BUSH VIBURNUM	VIBUNUM TRILOBUM	24" TALL	CONT.	24 S.F. X 51 = 1,224 .F.
							1,588 .F.

LANDSCAPE NOTES:

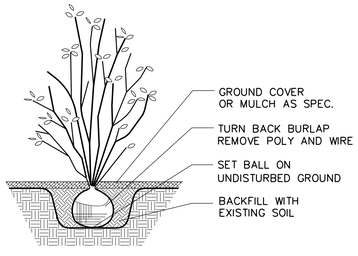
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. PROVIDE ONE OR MORE ADDITIONAL WATER EFFICIENT TECHNOLOGIES, SUCH AS WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPORATION (ET) SENSORS.
4. SEE PLAN FOR EXISTING TREES TO BE SAVED OR REMOVED
5. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE APPROVAL BY THE CITY PRIOR TO INSTALLATION.

LANDSCAPE CALCULATION:

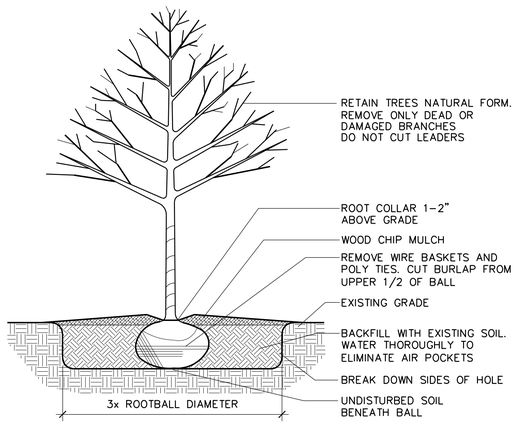
IMPERVIOUS AREA – 110,222 S.F.
PERVIOUS AREA – 57,861 S.F.
TOTAL LOT AREA – 168,083 S.F.

CANOPY COVER REQUIRED
110,222/ 168,083 = 0.656 X 57,861 S.F. = 37,943 S.F.
(69) NEW PARKING STALLS AT
1 TREE/10 STALL (MIN. 162 S.F.) = 1,134 S.F.
TOTAL CANOPY COVER REQUIRED = 39,077 S.F.
TOTAL CANOPY COVER PROVIDED = 44,432 S.F.

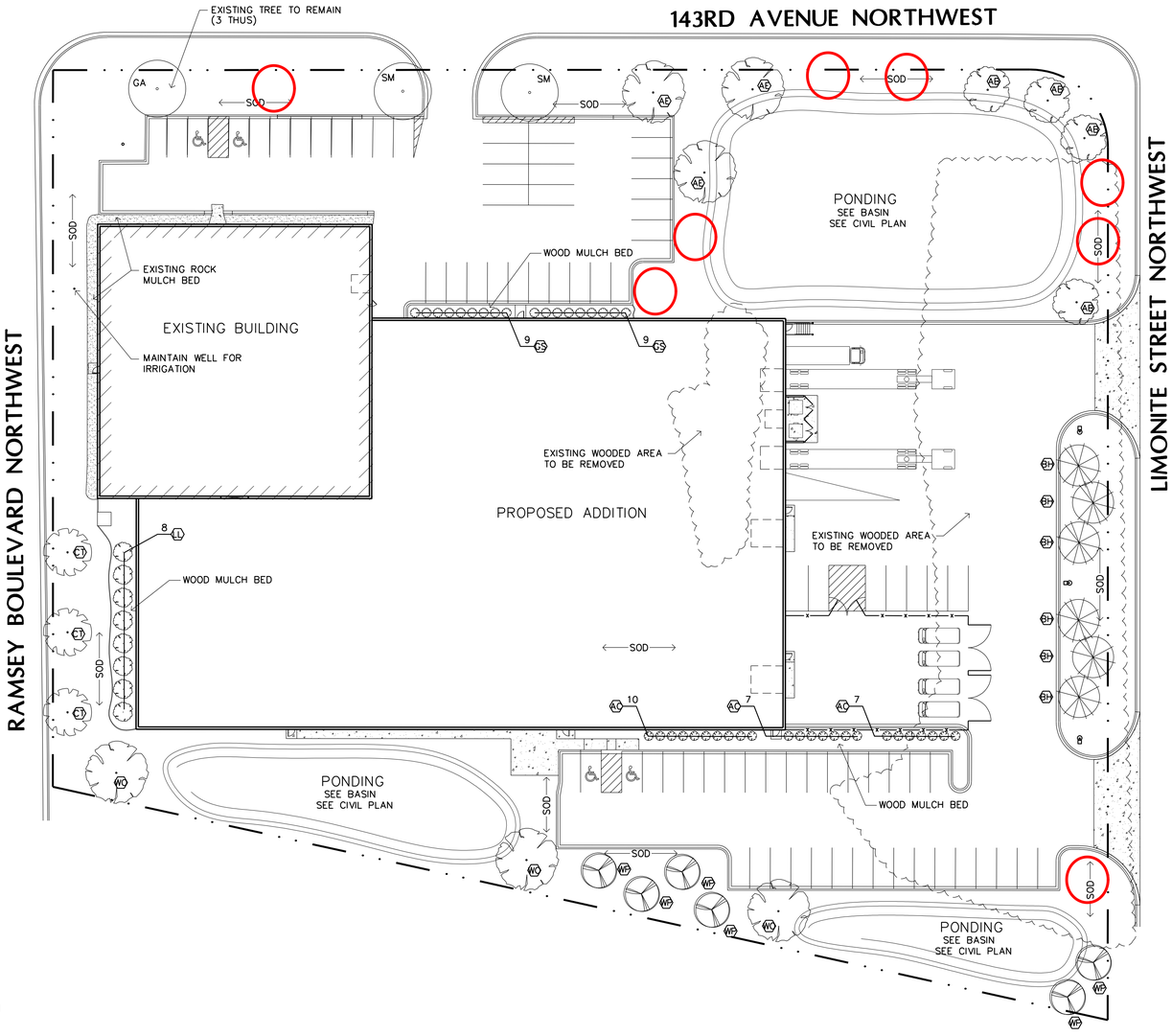
CANOPY COVER CALCULATION
(MIN SPREAD + MAX SPREAD / 4)^2 X 3.14 X .65 (PREFERRED)
X 3.14 X .50 (ACCEPTABLE)



3 L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



2 L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1 L1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

NORTH

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

3/9/23	CITY SUBMITTAL
3/29/23	ISSUE FOR PERMIT

LANDSCAPE PLAN

Sheet Number

L1

Project No. 220427-3

Filename: SODERHOLM AND ASSOC.\SODERHOLM AND ASSOCIATES-L1

SODERHOLM AND ASSOCIATES-L1 24x36.pdf V2 - Changemark Notes (1 Note)

1 - Reforestation

Created by: Chris Anderson
On: 04/06/2023 02:37 PM

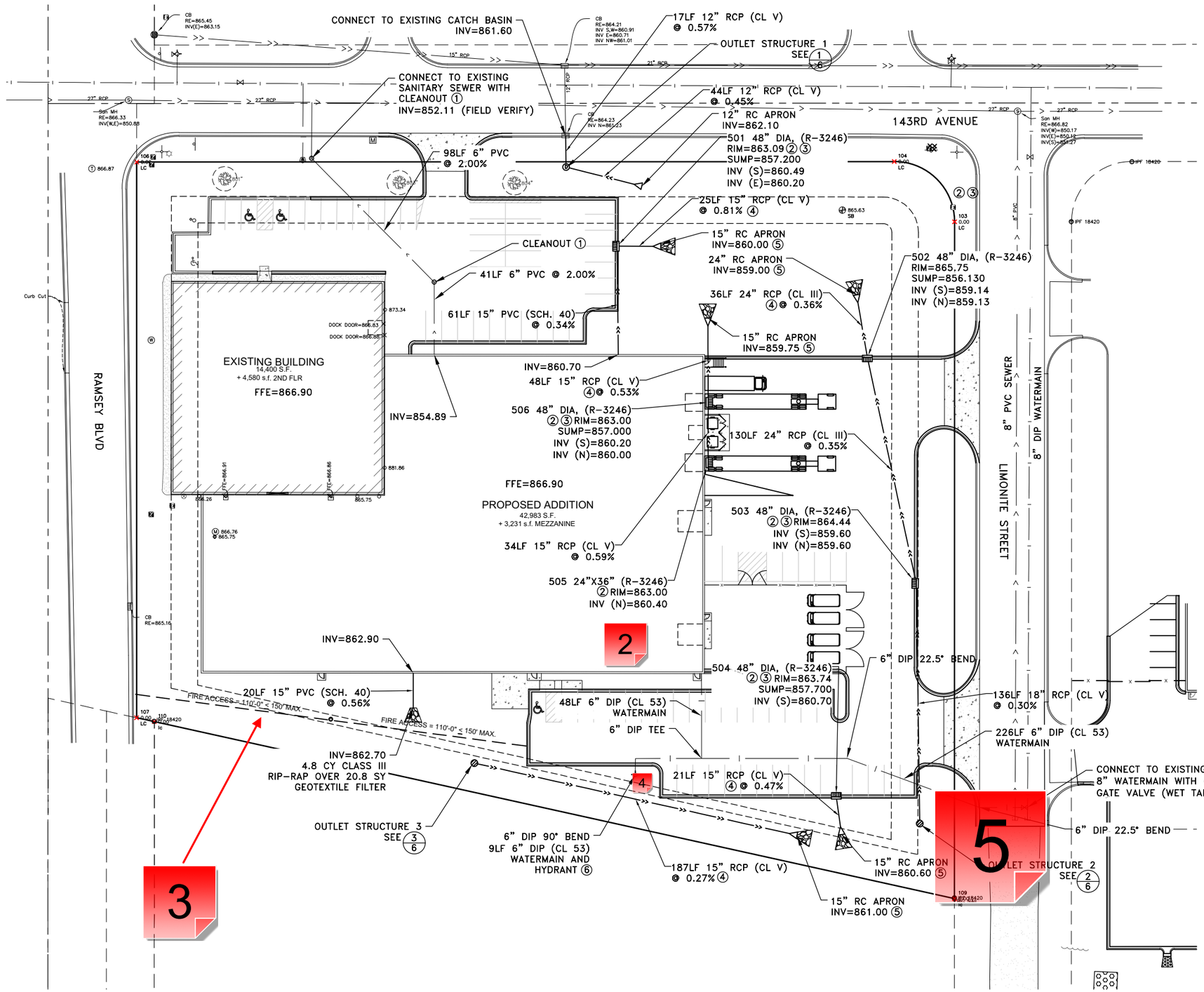
Based on the tree preservation standards of preserving or reforesting 30% of the existing significant tree DBH inches, a minimum of 112 inches must be planted (579 inches x 30%).

This plan only provides for 62.5 inches of new plantings. Additional trees should be strategically added to the plan as indicated by red circles. Assuming these additional plantings are each 2.5", that is an additional 20 inches, for a total of 82.5 inches of reforestation.

That would mean a payment into the community forestry fund of $3,625 (112-82.5= 29 x $125), which will be addressed in the Development Agreement.

Additional plantings could be added to the plan (for example, spacing between proposed trees could be reduced to accommodate more plantings), which would further reduce or potentially eliminate the 'restitution' payment.

--------- 0 Replies ---------



LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- SOIL BORING LOCATION
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SAFETY FENCE FOR TREE PROTECTION
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
- PROPOSED APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE

GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.
3. LOCATION AND INVERT OF EXISTING STORM SEWER AND SANITARY SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
5. CONSTRUCT SANITARY SEWER SERVICE PER CITY PLATE NO. SEW-3.
6. CONCRETE APRONS SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

REFERENCE NOTES:

① SANITARY SEWER CLEANOUTS SHALL BE CONSTRUCTED PER 1/5.
② CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
③ MANHOLE COVER SHALL BE PER CITY PLATE NO. STO-5.
④ TIE ALL PIPE JOINTS. PIPE LENGTH INCLUDES THE APRON.
⑤ CONSTRUCT RIP-RAP PER CITY PLATE NO. ERO-3.
⑥ CONSTRUCT HYDRANT PER CITY PLATE NO. WAT-1.

N

SCALE: 30 0 30 60 IN FEET

DATE	REVISION
4/5/23	CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

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

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

SODERHOLM AND ASSOCIATES BUILDING ADDITION SITE PLAN

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 13 SHEETS

3244.16

Apr 05, 2023 - 11:02am
K:\PRIVATE\3244.16\ENGINEERING\PLAN DWG\3244.16_UTILITY.dwg

UTILITY.pdf V2 - Changemark Notes (5 Notes)

1 - coonect 6' wm to ex 8" wm

Status as of 04/06/2023 01:58 PM
Type: Action
State: For Discussion

Created by: Aaron Madsen
On: 04/06/2023 01:58 PM
Type: Action
State: For Discussion

8 X 8 X 6 tee instead of wet tap. bolt on 8" plug

--------- 0 Replies ---------

2 - storm pipe and storm pipe labels

Status as of 04/06/2023 02:00 PM
Type: Action
State: For Discussion

Created by: Aaron Madsen
On: 04/06/2023 02:00 PM
Type: Action
State: For Discussion

storm is hard to see through trucks on plan, also not all storm pipes are labeled with what they are.

--------- 0 Replies ---------

3 - Fire Access

Created by: Chris Anderson
On: 04/06/2023 02:17 PM

For consistency purposes, modify fire access line on plan sheets to match how it is drawn on Sheet A1.

--------- 0 Replies ---------

4 - D&U Easement for hydrant access

Status as of 04/07/2023 08:01 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 04/07/2023 08:01 AM
Type: Action
State: For Discussion

since the City will need to maintain/exercise this hydrant, D&U easement should be provided over the watermain leading to the hydrant and the hydrant itself.

--------- 0 Replies ---------

5 - Hydrant Location

Status as of 04/11/2023 03:12 PM
Type: Action
State: For Discussion

Created by: Carey Schiferli
On: 04/11/2023 03:12 PM
Type: Action
State: For Discussion

Move Hydrant to this location

--------- 0 Replies ---------

7.01: Consider Site Plan for Proposed Building Expansion at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

Public Hearing

Chairperson Gengler called the public hearing to order at 7:04 p.m.

Presentation

Senior Planner Anderson presented the staff report stating staff recommends approval of the Site Plan, contingent upon compliance with staff's review comments.

Commissioner Peters recused himself from the discussion noting that he is a former employee of this company and current stockholder.

Citizen Input

Brian Soderholm, COO of Soderholm and Associates, commented that they are excited about the project as the company is on a growth trajectory. He hoped that they would bring more jobs and opportunities to the area.

Commissioner Heineman asked what the business does.

Mr. Soderholm replied that they operate with three divisions and provided more details on each division.

Commissioner Bauer commented that the business has been a good neighbor to the church. He stated that the new building expansion will be three times the size of the existing business. He asked for more details on the number of employees.

Mr. Soderholm replied that they currently have 30 to 40 employees at the Ramsey location and an additional 20 or so employees in other areas. He stated that eventually over time he could see them reaching 70 to 90 employees. He stated that they are currently renting two additional facilities. He noted that much of the new space will be used for inventory.

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

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

Chairperson Gengler closed the public hearing closed at 7:14 p.m.

Commission Business

Commissioner Anderson asked what would be done with the septic system that will be abandoned.

DRAFT

Monte Helget, Sharp and Associates, commented that it will be crushed and buried per the required process.

Senior Planner Anderson replied that a specific permit will be required for that process that identifies the required steps and crushing and burying is one of the options.

Motion by Commissioner VanScoy, seconded by Commissioner Heineman, to recommend that City Council adopt Resolution #23-076 Approving the Site Plan.

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

Commissioner Peters rejoined the Commission.

DRAFT

(Reserved for Recording Data)

STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT

THIS STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT (this "**Agreement**") is made this Click or tap here to enter text. day of Click or tap here to enter text., 2023, by and between the **City of Ramsey,** a Minnesota municipal corporation (hereinafter referred to as the "**City**") and **Representative Investments, LLC**, a Minnesota Limited Liability Company (Domestic) (hereinafter referred to as the "**Developer**").

WHEREAS, the **Developer** is the fee owner of certain real property situated in the City of Ramsey, County of Anoka, State of Minnesota legally described as:

That part of the West 31 rods of the Southwest quarter of the Southwest quarter of Section 27, Township 32, Range 25, described as follows: Commencing at the Northwest corner thereof, then East along the North line thereof a distance of 511.5 feet to the East line of said West 31 rods, then South along the East line thereof a distance of 448.92 feet, then Northwesterly in a straight line to point on the West line thereof a distance of 335.51 feet South from the Northwest corner thereof as measured along said West line, then North along said West line a distance of 335.51 feet to the point of beginning (except that part platted as Gateway North Industrial Park) excluding road; subject to easements of record.

(the "Property"); and

WHEREAS, a building addition and associated site improvements have been proposed on the **Property** and the **City** has required that the **Developer** make provisions for the construction, maintenance and repair of a storm water management system that utilizes (among other things) infiltration areas, sump manholes, storm sewer pipes, and ponding facilities ("Storm Water Management Practices") located within the **Property**, as shown on **Exhibit "A"** attached hereto and as the same are described and depicted in those certain construction plans drawn by Hakanson Anderson, dated March 8, 2023 and revised XXXXXXXX, 2023 (the "Plans"); and

WHEREAS, the **Storm Water Management Practices** are sufficient to serve the **Property**; and

WHEREAS, the **City** approved the **Plans** conditioned on the requirement that the **Developer** enter into an agreement for the maintenance of the **Storm Water Management Practices** within the **Property**; and

WHEREAS, the **City** and **Developer** desire to set forth their understanding with respect to the

construction, repair and maintenance of the **Storm Water Management Practices** and the responsibility relating to the costs of the repair and maintenance of the **Storm Water Management Practices**; and

NOW THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Construction of the Storm Water Management Practices. The **Developer** shall construct the **Storm Water Management Practices** according to the **Plans**.

2. Maintenance of the Storm Water Management Practices. The **Developer** shall repair and maintain the **Storm Water Management Practices** at no expense to the **City**. The **Developer** shall be solely responsible for such repair and maintenance and the costs thereof. Maintenance of the **Storm Water Management Practices** shall include, but not be limited to:

a. Semi-annual inspections of all sump manholes and pond outfalls (flared end sections), with one in each spring (to remove debris, winter salt and sand deposits, etc.), and autumn (to. remove vegetation, sediment, debris, leaves, etc.). If necessary, corrective actions, including removal of all litter and debris, and replacement of mulch, vegetation, and eroded areas to ensure establishment of healthy functioning plant-life therein, shall be executed. Such inspections and corrective actions shall be documented in a maintenance log retained by the **Developer** and submitted to the **City** upon request; and

b. Bi-annual inspections and certifications by a professional engineer (provided by the **Developer**) that the **Storm Water Management Practices** are functioning in accordance with the **Plans**, and the ponding facilities have maintained the proper operation of storm water treatment in accordance with **City** and Lower Rum River Watershed Management Organization standards. Copies of the bi-annual inspection reports shall be provided to the **City** within 30 days of their preparation.

If, as a result of any inspection by the **Developer** or **City** staff, it is determined that the **Storm Water Management Practices** (i) have not been maintained, or (ii) are not functioning as originally designed and intended, or (iii) are in need of repair, the **Developer** shall restore the **Storm Water Management Practices** so that they function as they were originally designed and intended pursuant to the Plans.

The **Developer** agrees to be solely responsible for the repair and maintenance of the **Storm Water Management Practices** and the **Developer** shall bear all costs of such maintenance. If the **Developer** does not undertake the necessary maintenance within thirty (30) days of notification by the **City**, the **City** may contract such maintenance, and the costs reasonably incurred by the **City** for contracting such maintenance shall be reimbursed to the **City** by the **Developer**.

3. Assessment. The **Developer** hereby waives any statutory right to contest any assessment by the **City** for its costs of maintenance/repair as permitted herein, on the basis of the benefit to the **Property**.

4. Future City Policy. Notwithstanding anything contained in this **Agreement** to the contrary, in the event the **City** shall, in the future, establish a policy for repair and maintenance by the **City** of storm water management practices owned by private parties located elsewhere in the **City** under which policy the costs of such repair and maintenance are to be paid either out of general **City**

revenues or by collection of utility or service fees or charges, the **Developer** shall be entitled to petition the **City** for the inclusion of the **Storm Water Management Practices** under such repair and maintenance program. The recording of a certified copy of the resolution of the City Council of the **City** which sets forth the consent and authorization described in the foregoing sentence shall serve to terminate this Agreement, without further action on the part of any party hereto.

5. Terms and Conditions. The terms and conditions of this Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. This Agreement shall be recorded in the Anoka County, Minnesota Recorder's office at Developer's expense.

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

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF RAMSEY:

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ of _____, 2023, by Mark E. Kuzma and by Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

.

Representative Investments, LLC:

By:_____
Chris Soderholm

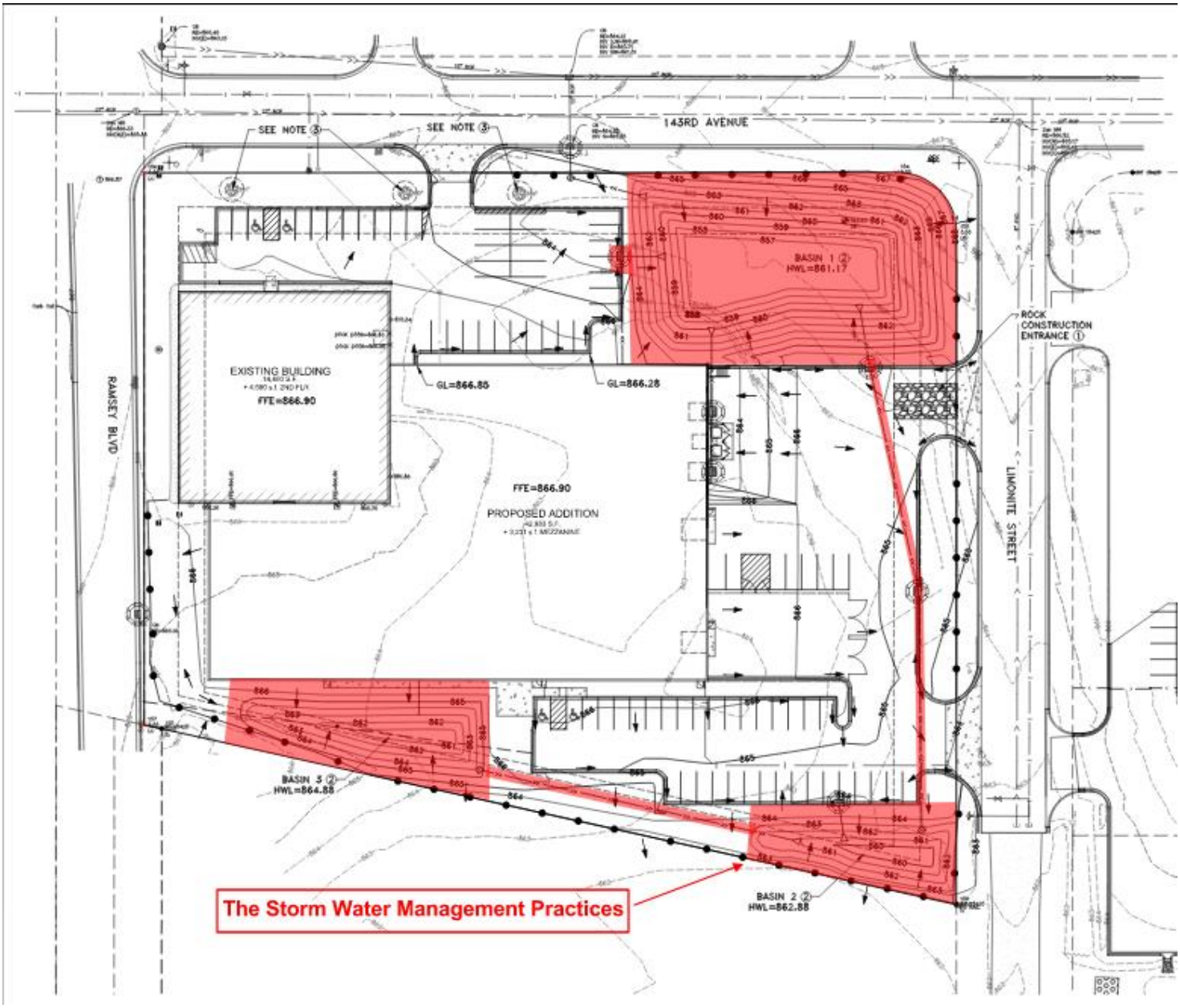
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me this ____ day of _____, 2023, by Chris Soderholm, the Manager of Representative Investments, LLC, a Minnesota Limited Liability Company (Domestic), on behalf of each company.

_____
Notary Public

EXHIBIT "A"


143RD AVENUE
SEE NOTE ③
SEE NOTE ③
BASIN 1 ②
HWL=861.17
ROCK CONSTRUCTION ENTRANCE ①
EXISTING BUILDING
FFE=866.90
GL=866.85
GL=866.28
RAMSEY BLVD
FFE=866.90
PROPOSED ADDITION
LIMONITE STREET
BASIN 3 ②
HWL=864.88
BASIN 2 ②
HWL=862.88
The Storm Water Management Practices

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

RESOLUTION #23-076

A RESOLUTION APPROVING A SITE PLAN AND STORMWATER MAINTENANCE AGREEMENT RELATED TO A BUILDING AND PARKING LOT EXPANSION AT 7150 143RD AVENUE NORTHWEST

WHEREAS, Soderholm & Associates Inc., hereinafter referred to as the "**Applicant**", has properly applied for a Site Plan review for a building expansion and associated site improvements on the property legally described as follows:

> TH PT OF THE W 31 RODS OF THE SW1/4 OF SW1/4 OF SEC 27-32-25 DESC AS FOL, COM AT THE NW COR THEREOF, TH E ALONG THE N LINE THEREOF A DIST OF 511.5 FT TO E LINE OF SD W 31 RODS, TH S ALONG THE E LINE T HEREOF A DIST OF 448.92 FT, TH NWLY IN A STRAIGHT LINE TO PT ON W LINE THEREOF DIST 335.51 FT S FROM THE NW COR THEREOF AS MEAS ALONG SD W LINE, TH N ALONG SD W LINE A DIST OF 335.51 FT TO THE PT OF B EG (EX PRT PLATTED AS GATEWAY NORTH IN D PARK) EX RD; SUBJ TO EASE OF REC
>
> ("**Subject Property**"); and

WHEREAS, the **Applicant** appeared before the Planning Commission for the Site Plan review on April 27, 2023 and that the minutes of said Planning Commission meeting are hereby incorporated by reference; and

WHEREAS, the Planning Commission reviewed the Site Plan and recommended approval of the request.

WHEREAS, the City Council reviewed the request at a regular meeting on May 9th, 2023.

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

1. That the Ramsey City Council hereby approves the Stormwater Maintenance Agreement related to the building expansion and site improvements (including stormwater basins), contingent upon review as to legal form by the City Attorney.

2. That the Ramsey City Council hereby approves the Site Plan for the proposed building expansion and associated site improvements on the **Subject Property** contingent upon the following conditions:

    a. That the **Permittee** enter into a Development Agreement with the City.
    b. Plan revisions in accordance with Staff's review comments.

c. That a separate building permit is required.
d. Review and approval of the plans by the Lower Rum River Watershed Management Organization.
e. That Site Plan approval shall automatically expire if the use is not initiated within twelve (12) months of approval (May 9th, 2024), and issuance of a building permit for the building expansion shall constitute initiation.

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 adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 10.**

Meeting Date: 05/09/2023

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #23-077 Granting an Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

Purpose/Background:

In May of 2022, the City Council adopted Resolution #22-093, granting an Amended Conditional Use Permit to CenterPoint Energy Minnesota Gas (the "Permittee") for an expansion of an existing natural gas substation at 7607 173rd Avenue NW (the "Subject Property"). In accordance with City Code Section 117-51 (Conditional Use Permits), the approved resolution included a condition that the use must be initiated no later than May 10, 2023 (within one year of approval), unless the Permittee files a written request, with facts supporting a good faith effort to initiate the use, at least thirty (30) days prior to the expiration date. On April 10, 2023, the Permittee submitted a written request seeking an extension of twelve (12) months to initiate the use granted by Resolution #22-093. The Planning Commission considered the extension request at their regular meeting on April 27, 2023.

Notification:

Notification is not required when considering a request for an extension of time to initiate an approved Amended Conditional Use Permit.

Observations/Alternatives:

The Amended Conditional Use Permit (the "Permit") granted the Permittee the ability to expand their existing natural gas substation with a 12,000-gallon odorant tank and associated equipment.. However, due to multiple circumstances that were outside of their control, the Permittee has not been able to initiate the Permit (written request from Permittee is attached to this case). The stated reasons for the project delay are reasonable and were out of the control of the Permittee. A twelve (12) month extension to initiate the use (issuance of a Building Permit for the installation of the odorant tank 'locks' in the Amended Conditional Use Permit) also seems reasonable.

On April 27, 2023, the Planning Commission unanimously recommended approving the request for an extension to initiate the Amended Conditional Use Permit.

Alternatives

Alternative 1: Approve a twelve (12) month extension to initiate the use. The tank manufacturer experienced work force issues delaying the completion of design drawings. Furthermore, material shortages would have prohibited tank delivery in 2022. Neither of these issues were a result of actions by the Permittee. Staff supports this alternative.

Alternative 2: Deny the requested extension. This action would result in the approved Permit becoming null and void if the Permittee does not obtain the necessary building permit for the tank installation by May 10, 2023. The issuance of a building permit requires the design drawings for review, which the Permittee does not have due to the aforementioned reasons. Staff does not support this alternative.

Funding Source:

The Permittee is responsible for all costs associated with this request.

Recommendation:

The Planning Commission recommends approving the requested twelve (12) month extension to initiate the Permit.

Action:

Motion to adopt Resolution #23-077 granting a twelve (12) month extension to initiate the Permit.

Attachments

Site Location Map

Written Request for Extension

May 10, 2022 City Council Case and Attachments

Executed Resolution #22-093 Granting the Amended Conditional Use Permit

May 10, 2022 City Council Meeting Minutes

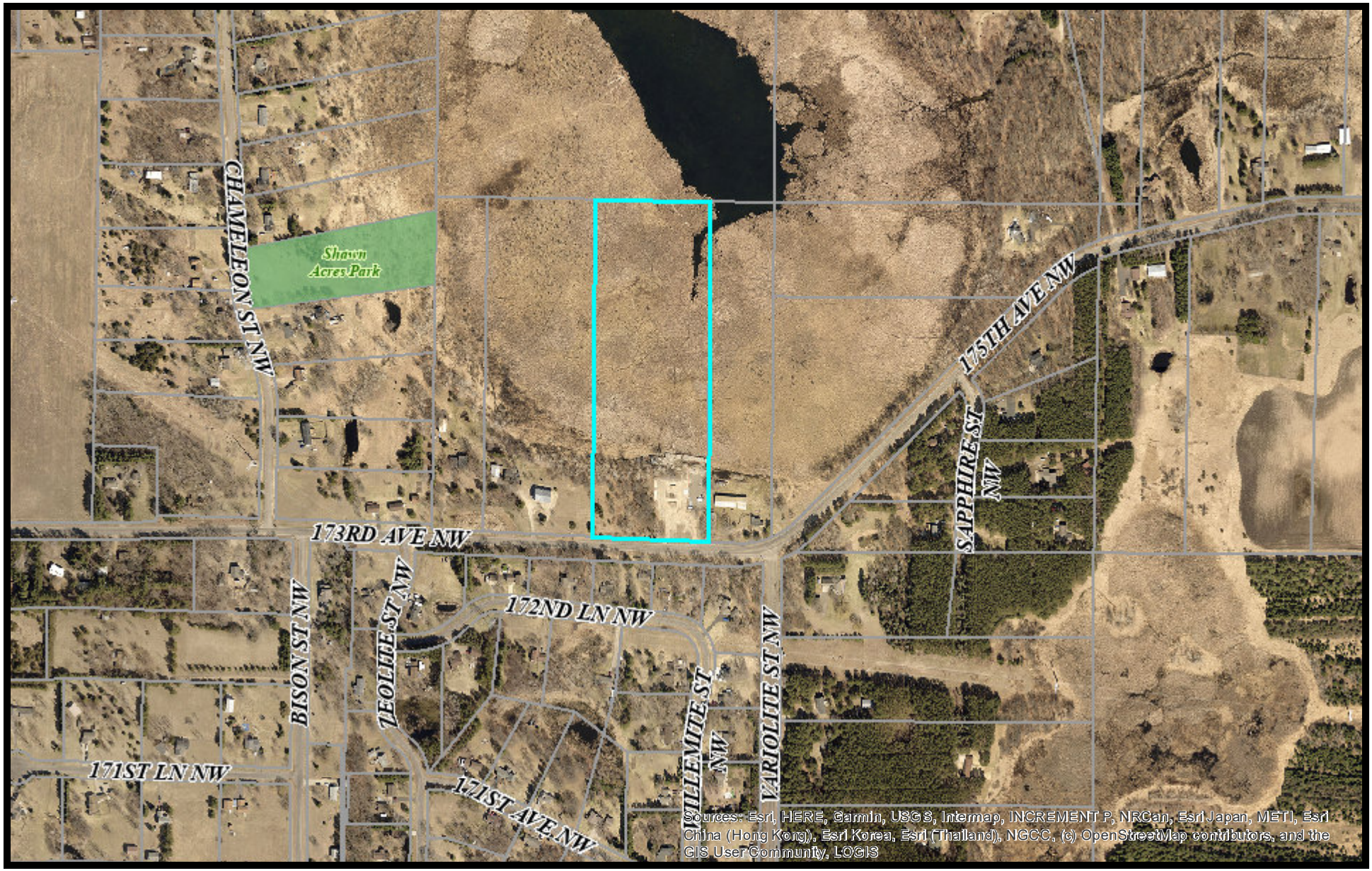
Resolution #23-077: Approving Extension

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/02/2023 01:26 PM
Form Started By: Chris Anderson		Started On: 04/28/2023 08:09 AM
Final Approval Date: 05/02/2023		

Site Location Map

7607 173rd Ave NW



Print Date: April 12, 2022

0 0.0375 0.075 0.15 0.225 0.3 mi

From: Daniels, Dustin J
To: Chris Anderson
Cc: Goetz, Joshua M
Subject: Extension Request - CenterPoint Energy CUP - 7607 173rd Ave NW
Date: Monday, April 10, 2023 11:37:11 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image007.png

Chris –

Hello and happy Spring!

This email is being written to formally request a 12 month extension to CenterPoint Energy's approved Conditional Use Permit (CUP) at 7607 173rd Ave NW, in the City of Ramsey.

The CUP at this site was approved on May 10th of 2022 and allowed for CenterPoint Energy to complete site improvements, including a new above ground bulk storage odorant tank.

Due to the below complications CenterPoint Energy was unable to begin construction of this project in 2022

1. Our tank manufacture, Arrow Tank & Engineering Co., was unable to meet our design timeline due to work force issues which led to significant delays in design drawings being completed for the bulk storage tank.
2. Additional to the delay in completion of design drawings for the tank, material shortages would not have allowed for the tank to be delivered in 2022.
3. Once CenterPoint Energy determined the project could not be completed in 2022 it decided to shift the budget for this project to 2023.
4. At this time, I am in the process of reviewing the final design drawings from our tank manufacturer, however they have not been able to provide to me a delivery date for the tank yet.
5. Due to the uncertainty of the completion and delivery of the tank CenterPoint Energy has shifted this budget to 2024 to ensure the capital expenditure is available when the material is ready for installation.

If this extension is approved, we intend to begin site improvements at the end of winter or beginning of spring in 2024.

I apologize for these delays, it was never my intent to have the project delayed at all, let alone this long.

Thank you,

Dustin Daniels
Supervisor, Technical Field Operations | MN Region

612.321.5488 w. | 612.910.5735 c.
CenterPointEnergy.com

CC Regular Session **7. 1.**

Meeting Date: 05/10/2022

By: Chris Anderson, Community Development

Information

Title

Consider Request for an Amended Conditional Use Permit to Expand an Existing Natural Gas Substation at 7607 173rd Ave NW (Project No. 22-119); Case of CenterPoint Energy

Purpose/Background:

CenterPoint Energy (the "Applicant") has applied for an Amended Conditional Use Permit to expand their natural gas substation at 7607 173rd Avenue NW (the "Subject Property") with the installation of a 12,000-gallon odorant tank and associated equipment.

Notification:

The City attempted to send a mailing via Standard U.S. Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing held by the Planning Commission on April 28, 2022. The notice was also published in the Anoka County UnionHerald.

Observations/Alternatives:

The Subject Property is about 13.60 acres in size and is zoned R-1 Residential (Rural Developing). The 2040 Comprehensive Plan guides the Subject Property as Public. Essential Services are a Conditional Use in the R-1 Residential District. The surrounding properties are zoned R-1 Residential (Rural Development) and are guided as Rural Developing. Surrounding property sizes range from about 0.90 acres (south of 173rd Avenue) to 40 acres.

The Applicant intends to install a 12,000-gallon odorant tank and associated equipment on the Subject Property. Additionally, the Applicant will be adding four (4) inches of class V gravel to the entrances and maneuvering areas. They are not proposing any modifications to existing access points nor are they proposing any additional access points.

During the colder, heating season months (generally considered November - March), the Applicant's personnel would access the Subject Property approximately 3-4 instances per month with 1-ton or 2-ton pick-up trucks that have been modified to carry the odorant. On site, they would use the storage tank to fill their trucks and then travel to various odorant injection sites throughout the state to disperse the odorant into the natural gas. The storage tank itself would require filling about 4 times per year (again, over the colder, heating season months, it would likely require filling 2-3 times, and over the remainder of the year, one additional filling). This is accomplished via a tanker truck.

In addition to the odorant storage tank, the Applicant is proposing the installation of a small (10' x 10') equipment building, security fencing, a security light, and a twenty-five foot tall flare. The flare is necessary to control pressure within the storage tank during filling procedures for both the bulk storage tank and the odorant trucks. Personnel would be on site at all times while flaring is occurring. Flaring would last approximately 20 minutes per occurrence and would only be done during normal, daytime business hours, reducing the visible light to an almost non-detectable level.

In the late 1990s, the Applicant received a Conditional Use Permit to add a Peak Shaving Plant to the substation operation on the Subject Property. That part of the operation ceased in 2003. However, there are still remnants of that system on the Subject Property. As part of this project, the Applicant would be removing the remaining portions of the former tank foundation and building slabs, as well as the old security fencing. As previously noted,

new security fencing is being installed but the Applicant is keeping it about five (5) feet inside the old fence location to avoid removal of large diameter trees (clearing/grubbing will be necessary within the fenced area).

The Planning Commission conducted a Public Hearing on the request at their April 28, 2022 regular meeting. One property owner, who resides across the street from the Subject Property, opposed the request, primarily due to potential hazards associated with the chemical storage. There were no other written or verbal comments received on the request.

Alternatives

Alternative 1: Approve the Amended Conditional Use Permit for expansion of the natural gas substation on the Subject Property. The footprint of the natural gas substation is not changing, there would just be additional equipment installed on site. There is sufficient maneuvering area for a tanker truck to enter the site, fill the storage tank and exit back onto 173rd Avenue without disrupting traffic. Personnel would be on site any time flaring occurs and said occurrences would only occur during regular, daytime business hours, reducing the visible light from the flare to a nearly non-detectable light source. Staff supports this option.

Alternative 2: Deny the request for an Amended Conditional Use Permit. There is already a Conditional Use Permit for this essential service on the Subject Property. Essential Services are a Conditional Use in this zoning district and the Subject Property is guided as Public in the 2040 Comprehensive Plan, which is appropriate for a substation. Staff does not support this alternative.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

The Planning Commission recommends approving the Amended Conditional Use Permit.

Action:

Motion to adopt Resolution #22-093 granting an Amended Conditional Use Permit to expand the substation with an odorant storage tank and associated equipment.

Attachments

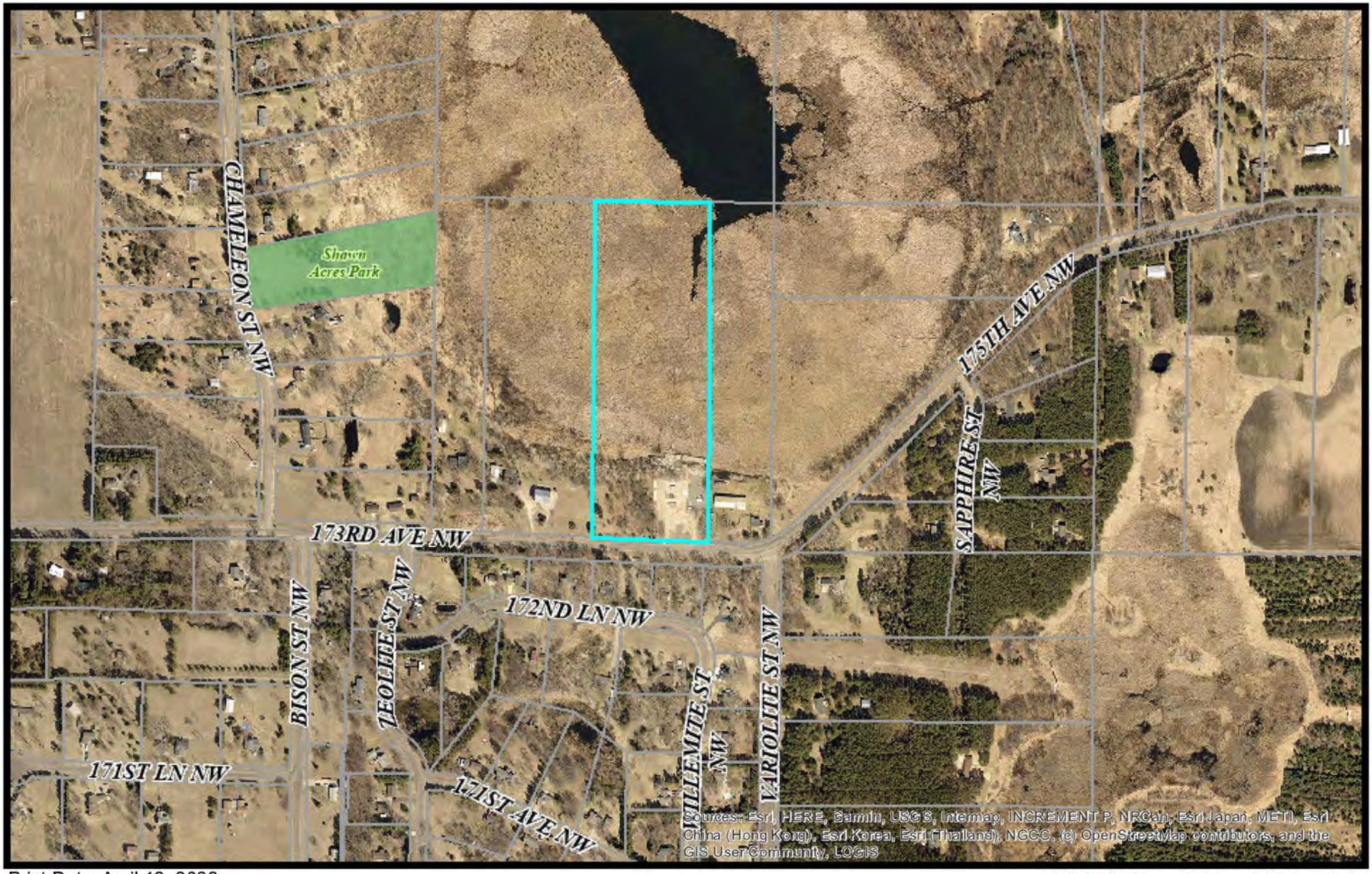
Site Location Map
Applicant Narrative
Site Plan
Landscape Plan
Erosion Control Plan
Material Safety Data Sheet (MSDS)
Resolution #22-093: Amended Conditional Use Permit

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/05/2022 10:08 AM
Kurt Ulrich	Kurt Ulrich	05/05/2022 02:44 PM
Form Started By: Chris Anderson		Started On: 04/29/2022 07:42 AM
Final Approval Date: 05/05/2022		

Site Location Map

7607 173rd Ave NW



Print Date: April 12, 2022

0 0.0375 0.075 0.15 0.225 0.3 mi

Narrative for Modification to Existing Conditional Use Permit Application
Proposed CenterPoint Energy Bulk Storage Odorant Tank

Project Summary
CenterPoint Energy is proposing to install and operate a 12,000-gallon bulk storage odorant tank at its 13.60-acre property located at 7607 173rd Ave NW, Ramsey MN.

Currently Northern Natural Gas (NNG) operates a Town Border Station within the southern and eastern portion of this property delivering natural gas to CenterPoint Energy and includes fencing surrounding NNG's facilities.

Adjacent and west of this facility are remaining portions tank foundations and building slabs along with CenterPoint Energy fencing that previously limited access to a CenterPoint Energy Peak Shaving Plant. CenterPoint Energy ceased operations of the Peak Shaving Plant in 2003.

CenterPoint Energy intends to remove all existing fencing not associated with the NNG facility and remove any remaining concrete footings, supports or slabs during this project.

Included with the improvements to this site will be new security fencing, a 12,000-gallon odorant tank including supports, concrete dyke and footings, 100 square foot equipment shelter building, flare and one LED security light. This security light will be located at the southeast corner of the new fence and will shine across the property northwesterly toward the wetland complex north of the project site.

Clearing and grubbing within the existing fencing will be required but no tree removal is anticipated outside of the existing fence line. The design fence location was revised to be approximately 5-feet inside the existing fence location to eliminate any large diameter tree removal.

A CenterPoint Energy security sign including contact information will be affixed to the security fencing surrounding this facility and facing the site access.

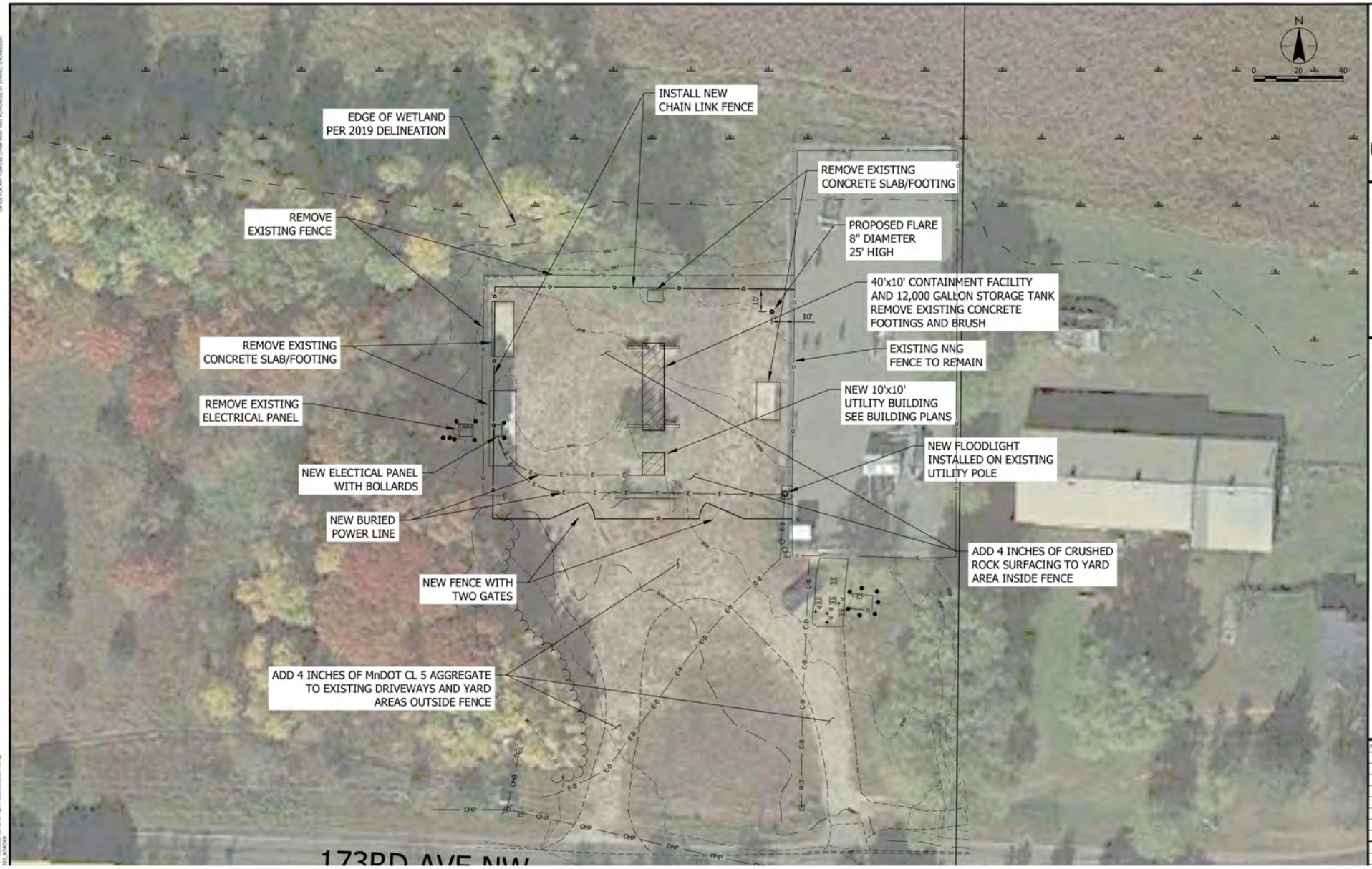
Site Use
The bulk storage odorant tank will be a storage site for CenterPoint Energy odorant. Odorant is an industry term and is a mixture of t-Butyl Mercaptan (Mercaptan) and Methyl Ethyl Sulfide and is a chemical that for safety purposes is injected into the gas system to give it a recognizable natural gas odor.

CenterPoint Energy's odorant supplier will access the site by tanker truck to fill the storage tank. The frequency of filling the tank fluctuates yearly and is dependent on temperatures. During the colder heating months (November – March) the tank will require replenishment two to three times

while during the warmer season the tank will only need to be replenished one time. A colder than normal heating season typically requires CenterPoint Energy's supplier to access the site three times.

CenterPoint Energy will fill its odorant trucks at this location prior to traveling to odorant injection sites throughout the state. These trucks are 1-ton or 2-ton pickup trucks (Ford F350/F550) that have been modified to carry this material. Similar to the replenishment of the bulk storage tank, the frequency of filling of these trucks will vary from year to year and will be weather dependent. During the colder heating season CenterPoint Energy personnel will need to access this site approximately four times a month while this site should only need to be accessed twice during the remainder of the year.

A natural gas flare will be installed and operated at this site. During filling procedures of both the bulk storage tank and the odorant trucks, pressure within the storage tank will be controlled by flaring. Filling procedures will only take place during normal daytime business hours reducing the visible light from the flare flame to a nearly non-detectable light source. Flaring procedures are anticipated to take approximately 20 minutes during each filling occurrence.



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: Phil Gravel
SIGNATURE:
DATE: 4/5/2022
LIC. NO. 19864

CENTERPOINT ENERGY
ANOKA 1A TANK - RAMSEY, MN
SITE PLAN FOR 7607 173RD AVE NW

NO	REVISION	DATE
1	ADD FLARE	4/5/22

SURVEY STANTEC
DRAWN GDS

J:\193803322\CAD\Dwg\193803322_XS01.dwg
Jan 30, 2020 - 8:30:08 AM

PLANTING PLAN - not to scale



SCREENING & PLANTING NOTES

REMOVE WIRING, TWINE OR ROPES AND BURLAP FROM THE TOP AND SIDES OF THE ROOT BALL FOR BALLED AND BURLAPPED TREES.

REMOVE WIRING, TWINE, OR ROPES FROM THE TOP AND SIDES OF THE ROOT BALL FOR BALLED AND BURLAPPED PLANTS.

ALL SHRUB BEDS TO RECEIVE 4" SHREDDED HARDWOOD MULCH. MULCH DEPTH SHALL BE A MAXIMUM OF FOUR INCHES, AND SHALL BE KEPT AT LEAST TWO INCHES AWAY FROM THE STEM OF THE TREES.

THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

ALL TREES SHALL RECEIVE FERTILIZER AS FOLLOWS: (NO PHOSPHORUS)
*10-0-20 GRANULAR FERTILIZER APPLIED AT THE TIME OF PLANTING AT A RATE OF 12 OZ PER 2.5 CALIPER INCHES OF TREE AND 6 OZ PER SHRUB.
*10-0-10 FERTILIZER APPLIED THE FOLLOWING SPRING AT SAME RATE.

ALL SEED INSTALLATION AREAS SHALL INCLUDE SITE PREPARATION INCLUDING PRE-SEEDING HERBICIDE TREATMENT AND TILLING PRIOR TO SEEDING.

SEEDING SHALL BE ACCOMPLISHED USING A BROADCAST SEEDER IN THE PERIMETER FENCE PLANTING ZONE AND A SEED DRILL IN THE GREENSPACE ZONE.

PLANTED TREES SHOULD BE WATERED WEEKLY DURING THE FIRST YEAR. SEEDED NATIVE GRASSES AND FORBS SHOULD BE WATERED WEEKLY IN THE FIRST YEAR IF THERE ARE NO RAIN EVENTS IN A SEVEN DAY PERIOD DURING THE GROWING SEASON.

SEEDED AREAS SHALL BE SUBJECTED TO ROUTINE ADAPTIVE MANAGEMENT FOR THREE YEARS FOLLOWING SEED INSTALLATION INCLUDING: SPOT HERBICIDE TREATMENTS AND MOWING.

PLANTING NOTES

CODE	QTY	COMMON NAME/ SEED MIX*	SIZE**	ROOT	REMARKS
	6	PYRAMIDAL ARBORVITAE	6'	B&B	PLANT 10'-0" O.C. SPACE EVENLY
	PA	Thuja occidentalis 'Pyramidal'			
		WOODLAND EDGE MIX (36-211)	1 POUND	SEED	BROADCAST SEED
		Native grasses and forbs			
		MESIC PRAIRIE GENERAL MIX (35-241)	2 POUNDS	SEED	DRILL SEED

*Corresponding seed mix formula numbers are from Minnesota State Seed Mixes (e.g. 36-211, 35-241).

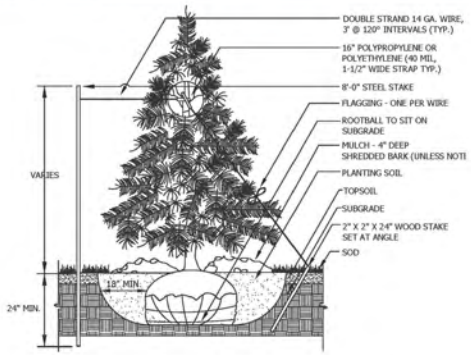
**B&B is ball and burlap of root mass Pound is the quantity amount of seed to be applied.

NOTE:
Clearing and grubbing vegetation will occur within the fence line.

EXISTING CONDITIONS AT SITE



TREE/ARBORVITAE



NOTES:

TREE TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE.

NO MULCH TO BE IN CONTACT WITH TRUNK.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

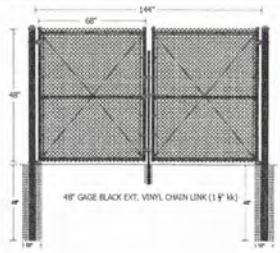
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

ALL TREES TO BE PLANTED WITH THE ROOT COLLAR LEVEL OR SLIGHTLY ABOVE GRADE.

THE HOLE FOR PLANTING MUST BE AT LEAST TWICE THE WIDTH OF THE ROOT BALL.

CHAIN LINK GATE





ERM
ENVIRONMENTAL RESOURCE MANAGEMENT
222 SOUTH 9th Street
Suite 2900
Minneapolis, MN 55402
612.347.6789 tel
612.347.6780 fax
WWW.ERM.COM

PROJECT NAME
ANOKA 1A TANK

PREPARED FOR
CENTERPOINT ENERGY

LOCATION
RAMSEY
MINNESOTA

SHEET TITLE
LANDSCAPE PLAN

REVISIONS

JOB NUMBER HISTORY

SHEET NUMBER
S1

JOB NUMBER
WO# 97655689

DATE
03.24.2022

CENTERPOINT ENERGY

ANOKA 1A TANK - RAMSEY, MN

EROSION CONTROL PLAN

NO.	REVISION	DATE

DRAWN: SSD
CHKD: STANTEC
ISSUED:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: PHIL GRAVES

SIGNATURE: _____ LIC. NO. 19844

DATE: 10.13.2022

Stantec

733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

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SCENTINEL® S-20 Gas Odorant

Version 1.3 Revision Date 2015-08-05

SECTION 1: Identification of the substance/mixture and of the company/undertaking

Product information

Product Name : SCENTINEL® S-20 Gas Odorant
Material : 1096889, 1098465, 1024714, 1024715, 1024716, 1024722, 1024719, 1024718, 1024717, 1024713, 1024721, 1033064, 1024720

Use Odorant

Company : Chevron Phillips Chemical Company LP
Specialty Chemicals
10001 Six Pines Drive
The Woodlands, TX 77380

Emergency telephone:

Health:
866.442.9628 (North America)
1.832.813.4984 (International)
Transport:
North America: CHEMTREC 800.424.9300 or 703.527.3887
Asia: +800 CHEMCALL (+800 2436 2255) China:+86-21-22157316
EUROPE: BIG +32.14.584545 (phone) or +32.14583516 (telefax)
South America SOS-Cotec Inside Brazil: 0800.111.767 Outside Brazil: +55.19.3467.1600

Responsible Department : Product Safety and Toxicology Group
E-mail address : SDS@CPChem.com
Website : www.CPChem.com

SECTION 2: Hazards identification

Classification of the substance or mixture
This product has been classified in accordance with the hazard communication standard 29 CFR 1910.1200; the SDS and labels contain all the information as required by the standard.

Emergency Overview

Danger
Form: Liquid **Physical state**: Liquid **Color**: Clear **Odor**: Repulsive
OSHA Hazards : Flammable Liquid, Skin sensitizer, Moderate eye irritant

Classification

: Flammable liquids , Category 2
Eye irritation , Category 2A

Skin sensitization , Category 1

Labeling

Symbol(s) :



Signal Word : Danger

Hazard Statements : H225: Highly flammable liquid and vapor.
H317: May cause an allergic skin reaction.
H319: Causes serious eye irritation.

Precautionary Statements : **Prevention:**
P210 Keep away from heat/sparks/open flames/hot surfaces. - No smoking.
P233 Keep container tightly closed.
P240 Ground/bond container and receiving equipment.
P241 Use explosion-proof electrical/ ventilating/ lighting/ equipment.
P242 Use only non-sparking tools.
P243 Take precautionary measures against static discharge.
P261 Avoid breathing dust/fume/gas/mist/vapors/spray.
P264 Wash skin thoroughly after handling.
P272 Contaminated work clothing must not be allowed out of the workplace.
P280 Wear protective gloves/ eye protection/ face protection.
Response:
P303 + P361 + P353 IF ON SKIN (or hair): Remove/ Take off immediately all contaminated clothing. Rinse skin with water/ shower.
P305 + P351 + P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P333 + P313 If skin irritation or rash occurs: Get medical advice/ attention.
P337 + P313 If eye irritation persists: Get medical advice/ attention.
P363 Wash contaminated clothing before reuse.
P370 + P378 In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction.
Storage:
P403 + P235 Store in a well-ventilated place. Keep cool.
Disposal:
P501 Dispose of contents/ container to an approved waste disposal plant.

Carcinogenicity:

IARC No ingredient of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC.

NTP No ingredient of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by NTP.

ACGIH No ingredient of this product present at levels greater than or equal to 0.1% is identified as a carcinogen or potential carcinogen by ACGIH.

SECTION 3: Composition/information on ingredients

Synonyms : Gas Odorant
Mixture of t-butyl mercaptan and methy ethyl sulfide
Mercaptan Mixture

Molecular formula : Mixture

Component	CAS-No.	Weight %
t-Butyl Mercaptan	75-66-1	76 - 80
Methyl Ethyl Sulfide	624-89-5	20 - 24

SECTION 4: First aid measures

General advice : Move out of dangerous area. Show this material safety data sheet to the doctor in attendance. Material may produce a serious, potentially fatal pneumonia if swallowed or vomited.

If inhaled : If unconscious place in recovery position and seek medical advice. If symptoms persist, call a physician.

In case of skin contact : If skin irritation persists, call a physician. If on skin, rinse well with water. If on clothes, remove clothes.

In case of eye contact : Immediately flush eye(s) with plenty of water. Remove contact lenses. Protect unharmed eye. Keep eye wide open while rinsing. If eye irritation persists, consult a specialist.

If swallowed : Keep respiratory tract clear. Never give anything by mouth to an unconscious person. If symptoms persist, call a physician. Take victim immediately to hospital.

SECTION 5: Firefighting measures

Flash point : < -18 °C (< 0 °F)
estimated

Autoignition temperature : No data available

Suitable extinguishing media : Alcohol-resistant foam. Carbon dioxide (CO2). Dry chemical.

Unsuitable extinguishing media : High volume water jet.

Specific hazards during fire fighting : Do not allow run-off from fire fighting to enter drains or water courses.

Special protective equipment for fire-fighters	:	Wear self-contained breathing apparatus for firefighting if necessary.
Further information	:	Collect contaminated fire extinguishing water separately. This must not be discharged into drains. Fire residues and contaminated fire extinguishing water must be disposed of in accordance with local regulations. For safety reasons in case of fire, cans should be stored separately in closed containments. Use a water spray to cool fully closed containers.
Fire and explosion protection	:	Do not spray on an open flame or any other incandescent material. Take necessary action to avoid static electricity discharge (which might cause ignition of organic vapors). Use only explosion-proof equipment. Keep away from open flames, hot surfaces and sources of ignition.
Hazardous decomposition products	:	Carbon oxides. Sulfur oxides.

SECTION 6: Accidental release measures

Personal precautions	:	Use personal protective equipment. Ensure adequate ventilation. Remove all sources of ignition. Evacuate personnel to safe areas. Beware of vapors accumulating to form explosive concentrations. Vapors can accumulate in low areas.
Environmental precautions	:	Prevent product from entering drains. Prevent further leakage or spillage if safe to do so. If the product contaminates rivers and lakes or drains inform respective authorities.
Methods for cleaning up	:	Contain spillage, and then collect with non-combustible absorbent material, (e.g. sand, earth, diatomaceous earth, vermiculite) and place in container for disposal according to local / national regulations (see section 13).

SECTION 7: Handling and storage

Handling

Advice on safe handling	:	Avoid formation of aerosol. Do not breathe vapors/dust. Avoid exposure - obtain special instructions before use. Avoid contact with skin and eyes. For personal protection see section 8. Smoking, eating and drinking should be prohibited in the application area. Take precautionary measures against static discharges. Provide sufficient air exchange and/or exhaust in work rooms. Open drum carefully as content may be under pressure. Dispose of rinse water in accordance with local and national regulations. Persons susceptible to skin sensitization problems or asthma, allergies, chronic or recurrent respiratory disease should not be employed in any process in which this mixture is being used.
Advice on protection against fire and explosion	:	Do not spray on an open flame or any other incandescent material. Take necessary action to avoid static electricity discharge (which might cause ignition of organic vapors). Use only explosion-proof equipment. Keep away from open flames,

hot surfaces and sources of ignition.

Storage

Requirements for storage areas and containers : No smoking. Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage. Observe label precautions. Electrical installations / working materials must comply with the technological safety standards.

SECTION 8: Exposure controls/personal protection

Ingredients with workplace control parameters

Chevron Phillips Chemical Company LP

Ingredients	Basis	Value	Control parameters	Note
t-Butyl Mercaptan	Manufacturer	TWA	0.5 ppm,	

US

Ingredients	Basis	Value	Control parameters	Note

Engineering measures

Adequate ventilation to control airborned concentrations below the exposure guidelines/limits. Consider the potential hazards of this material (see Section 2), applicable exposure limits, job activities, and other substances in the work place when designing engineering controls and selecting personal protective equipment. If engineering controls or work practices are not adequate to prevent exposure to harmful levels of this material, the personal protective equipment listed below is recommended. The user should read and understand all instructions and limitations supplied with the equipment since protection is usually provided for a limited time or under certain circumstances.

Personal protective equipment

Respiratory protection : Wear a supplied-air NIOSH approved respirator unless ventilation or other engineering controls are adequate to maintain minimal oxygen content of 19.5% by volume under normal atmospheric pressure. Wear a NIOSH approved respirator that provides protection when working with this material if exposure to harmful levels of airborne material may occur, such as:. Air-Purifying Respirator for Organic Vapors. Use a positive pressure, air-supplying respirator if there is potential for uncontrolled release, exposure levels are not known, or other circumstances where air-purifying respirators may not provide adequate protection.

Hand protection : The suitability for a specific workplace should be discussed with the producers of the protective gloves. Please observe the instructions regarding permeability and breakthrough time which are provided by the supplier of the gloves. Also take into consideration the specific local conditions under which the product is used, such as the danger of cuts, abrasion, and the contact time. Gloves should be discarded and replaced if there is any indication of degradation or chemical breakthrough.

Eye protection : Eye wash bottle with pure water. Tightly fitting safety goggles.

Skin and body protection : Choose body protection in relation to its type, to the concentration and amount of dangerous substances, and to the specific work-place. Wear as appropriate:. Remove and wash

contaminated clothing before re-use. Skin should be washed after contact. Footwear protecting against chemicals.

Hygiene measures : When using do not eat or drink. When using do not smoke. Wash hands before breaks and at the end of workday.

SECTION 9: Physical and chemical properties

Information on basic physical and chemical properties

Appearance

Form	:	Liquid
Physical state	:	Liquid
Color	:	Clear
Odor	:	Repulsive
Odor Threshold	:	No data available

Safety data

Flash point	:	< -18 °C (< 0 °F) estimated
Lower explosion limit	:	Not applicable
Upper explosion limit	:	Not applicable
Oxidizing properties	:	no
Autoignition temperature	:	No data available
Thermal decomposition	:	No data available
Molecular formula	:	Mixture
Molecular weight	:	Not applicable
pH	:	Not applicable
Pour point	:	< -54 °C (< -65 °F)
Boiling point/boiling range	:	63 - 68 °C (145 - 154 °F)
Vapor pressure	:	5.70 PSI at 38 °C (100 °F)
Relative density	:	0.82 at 16 °C (61 °F)
Water solubility	:	slightly soluble
Partition coefficient: n-octanol/water	:	No data available
Viscosity, dynamic	:	0.5 cP at 16 °C (60 °F)

Relative vapor density	:	3 (Air = 1.0)
Evaporation rate	:	1
Percent volatile	:	> 99 %

SECTION 10: Stability and reactivity

Chemical stability	:	This material is considered stable under normal ambient and anticipated storage and handling conditions of temperature and pressure.

Possibility of hazardous reactions

Conditions to avoid	:	Heat, flames and sparks.
Thermal decomposition	:	No data available
Hazardous decomposition products	:	Carbon oxides Sulfur oxides
Other data	:	No decomposition if stored and applied as directed.

SECTION 11: Toxicological information

SCENTINEL® S-20 Gas Odorant

Acute oral toxicity : Acute toxicity estimate: > 5,000 mg/kg
Method: Calculation method

Acute toxicity estimate: > 5,000 mg/kg
Method: Calculation method

Acute inhalation toxicity

t-Butyl Mercaptan : LC50: 26643 ppm
Exposure time: 4 h
Species: Rat
Sex: male and female
Test atmosphere: vapor
Method: OECD Test Guideline 403

LC50: 22200 ppm
Exposure time: 4 h
Species: Rat
Sex: male
Test atmosphere: vapor
Method: OECD Test Guideline 403

LC50: 16500 ppm
Exposure time: 4 h
Species: Mouse

Sex: male
Test atmosphere: vapor
Method: OECD Test Guideline 403

Methyl Ethyl Sulfide

LC50: > 21.7 mg/l
Species: Rat
Test atmosphere: vapor
Method: OECD Test Guideline 403

SCENTINEL® S-20 Gas Odorant
Skin irritation : May cause skin irritation and/or dermatitis.

SCENTINEL® S-20 Gas Odorant
Eye irritation : May cause irreversible eye damage.

SCENTINEL® S-20 Gas Odorant
Sensitization : Causes sensitization.

Repeated dose toxicity

t-Butyl Mercaptan : Species: Rat, Male and female
Sex: Male and female
Application Route: Inhalation
Dose: 9, 97, 196 ppm
Exposure time: 13 wks
Number of exposures: 6 hrs/d, 5 d/wk
NOEL: > 196 ppm

Species: Rat, Male and female
Sex: Male and female
Application Route: oral gavage
Dose: 10, 50, 200 mg/kg bw/day
Exposure time: 42-53 days
Number of exposures: Daily
NOEL: 50 mg/kg bw/day
Lowest observable effect level: 200 mg/kg bw/day
Method: OECD Guideline 422

Species: Rat, Male and female
Sex: Male and female
Application Route: Inhalation
Dose: 25.1, 99.6, 403.4 ppm
Exposure time: 13 wks
Number of exposures: 6 hrs/d, 5 d/wk
NOEL: 99.6 ppm
Lowest observable effect level: 403.4 ppm
Method: OECD Guideline 413
Target Organs: Liver, Kidney, Blood, Upper respiratory tract
Information given is based on data obtained from similar substances.

Reproductive toxicity

t-Butyl Mercaptan : Species: Rat
Sex: male and female
Application Route: oral gavage
Dose: 10, 50, 200 mg/kg bw/day
Number of exposures: Daily
Test period: 42 -53 days

Method: OECD Guideline 422
NOAEL Parent: 200 mg/kg bw/day
NOAEL F1: 50 mg/kg bw/day
No adverse effects expected

Developmental Toxicity

t-Butyl Mercaptan : Species: Mouse
Application Route: Inhalation
Dose: 11, 99, 195 ppm
Exposure time: GD 6-16
Number of exposures: 6 hrs/d
NOAEL Teratogenicity: > = 195 ppm
NOAEL Maternal: > = 195 ppm

Species: Rat
Application Route: Inhalation
Dose: 11, 99, 195 ppm
Exposure time: GD6-19
Number of exposures: 6 hrs/d
NOAEL Teratogenicity: > =195 ppm
NOAEL Maternal: > = 195 ppm

Species: Rat
Application Route: oral gavage
Dose: 10, 50, 200 mg/kg bw/day
Exposure time: 42-53 days
Number of exposures: Daily
NOAEL Teratogenicity: 50 mg/kg bw /day
NOAEL Maternal: 200 mg/kg bw /day

SCENTINEL® S-20 Gas Odorant
Aspiration toxicity : May be harmful if swallowed and enters airways.

CMR effects

t-Butyl Mercaptan : Carcinogenicity: Not available
Mutagenicity: Did not show mutagenic effects in animal experiments.
Teratogenicity: Did not show teratogenic effects in animal experiments.
Reproductive toxicity: No toxicity to reproduction

SCENTINEL® S-20 Gas Odorant
Further information : Solvents may degrease the skin.

SECTION 12: Ecological information

Toxicity to fish

t-Butyl Mercaptan : LC50: 34 mg/l
Exposure time: 96 h
Species: Oncorhynchus mykiss (rainbow trout)
semi-static test Method: OECD Test Guideline 203

Methyl Ethyl Sulfide LC50: > 49.8 mg/l
Exposure time: 96 h

Method: OECD Test Guideline 203

Toxicity to daphnia and other aquatic invertebrates

t-Butyl Mercaptan	:	EC50: 6.7 mg/l Exposure time: 48 h Species: Daphnia magna (Water flea) static test Method: OECD Test Guideline 202
Methyl Ethyl Sulfide		EC50: 16 mg/l Exposure time: 48 h Species: Daphnia Method: OECD Test Guideline 202

Toxicity to algae

t-Butyl Mercaptan	:	EC50: 24 mg/l Exposure time: 72 h Species: Pseudokirchneriella subcapitata (green algae) Method: OECD Test Guideline 201
Methyl Ethyl Sulfide		ErC50: > 500 mg/l Exposure time: 72 h Species: Pseudokirchneriella subcapitata (green algae) Method: OECD Test Guideline 201

Toxicity to bacteria

Methyl Ethyl Sulfide	:	EC50: > 1,000 mg/l Exposure time: 3 h Species: Bacteria Respiration inhibition Method: OECD Test Guideline 209

Elimination information (persistence and degradability)

Bioaccumulation

t-Butyl Mercaptan	:	Bioconcentration factor (BCF): 12 Bioaccumulation is unlikely.
Methyl Ethyl Sulfide	:	Accumulation in aquatic organisms is unlikely.

Biodegradability	:	This material is not expected to be readily biodegradable.

Ecotoxicology Assessment

Acute aquatic toxicity

t-Butyl Mercaptan	:	Toxic to aquatic life.
Methyl Ethyl Sulfide	:	Harmful to aquatic life.

Chronic aquatic toxicity

t-Butyl Mercaptan	:	Toxic to aquatic life with long lasting effects.
Methyl Ethyl Sulfide	:	Harmful to aquatic life with long lasting effects.
Results of PBT assessment t-Butyl Mercaptan	:	Non-classified PBT substance, Non-classified vPvB substance
Additional ecological information	:	An environmental hazard cannot be excluded in the event of unprofessional handling or disposal., Toxic to aquatic life with long lasting effects.

SECTION 13: Disposal considerations

The information in this SDS pertains only to the product as shipped.

Use material for its intended purpose or recycle if possible. This material, if it must be discarded, may meet the criteria of a hazardous waste as defined by US EPA under RCRA (40 CFR 261) or other State and local regulations. Measurement of certain physical properties and analysis for regulated components may be necessary to make a correct determination. If this material is classified as a hazardous waste, federal law requires disposal at a licensed hazardous waste disposal facility.

Product	:	The product should not be allowed to enter drains, water courses or the soil. Do not contaminate ponds, waterways or ditches with chemical or used container. Send to a licensed waste management company.
Contaminated packaging	:	Empty remaining contents. Dispose of as unused product. Do not re-use empty containers. Do not burn, or use a cutting torch on, the empty drum.

SECTION 14: Transport information

The shipping descriptions shown here are for bulk shipments only, and may not apply to shipments in non-bulk packages (see regulatory definition).

Consult the appropriate domestic or international mode-specific and quantity-specific Dangerous Goods Regulations for additional shipping description requirements (e.g., technical name or names, etc.) Therefore, the information shown here, may not always agree with the bill of lading shipping description for the material. Flashpoints for the material may vary slightly between the SDS and the bill of lading.

US DOT (UNITED STATES DEPARTMENT OF TRANSPORTATION)
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II

IMO / IMDG (INTERNATIONAL MARITIME DANGEROUS GOODS)
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, (< -18 °C), MARINE POLLUTANT, (TERTIARY BUTYL MERCAPTAN)

IATA (INTERNATIONAL AIR TRANSPORT ASSOCIATION)
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II

ADR (AGREEMENT ON DANGEROUS GOODS BY ROAD (EUROPE))
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, (D/E), ENVIRONMENTALLY HAZARDOUS

RID (REGULATIONS CONCERNING THE INTERNATIONAL TRANSPORT OF DANGEROUS GOODS (EUROPE))
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, ENVIRONMENTALLY HAZARDOUS

ADN (EUROPEAN AGREEMENT CONCERNING THE INTERNATIONAL CARRIAGE OF DANGEROUS GOODS BY INLAND WATERWAYS)
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, ENVIRONMENTALLY HAZARDOUS

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code

SECTION 15: Regulatory information

National legislation

SARA 311/312 Hazards	:	Fire Hazard Acute Health Hazard
CERCLA Reportable Quantity	:	This material does not contain any components with a CERCLA RQ.
SARA 302 Reportable Quantity	:	This material does not contain any components with a SARA 302 RQ.
SARA 302 Threshold Planning Quantity	:	No chemicals in this material are subject to the reporting requirements of SARA Title III, Section 302.
SARA 304 Reportable Quantity	:	This material does not contain any components with a section 304 EHS RQ.

SARA 313 Ingredients : This material does not contain any chemical components with known CAS numbers that exceed the threshold (De Minimis) reporting levels established by SARA Title III, Section 313.

Clean Air Act

Ozone-Depletion Potential : This product neither contains, nor was manufactured with a Class I or Class II ODS as defined by the U.S. Clean Air Act Section 602 (40 CFR 82, Subpt. A, App.A + B).

This product does not contain any hazardous air pollutants (HAP), as defined by the U.S. Clean Air Act Section 12 (40 CFR 61).

This product does not contain any chemicals listed under the U.S. Clean Air Act Section 112(r) for Accidental Release Prevention (40 CFR 68.130, Subpart F).

This product does not contain any chemicals listed under the U.S. Clean Air Act Section 111 SOCMI Intermediate or Final VOC's (40 CFR 60.489).

US State Regulations

Pennsylvania Right To Know : t-Butyl Mercaptan - 75-66-1

New Jersey Right To Know : t-Butyl Mercaptan - 75-66-1

California Prop. 65 Ingredients : This product does not contain any chemicals known to the State of California to cause cancer, birth, or any other reproductive defects.

Notification status

Europe REACH	: On the inventory, or in compliance with the inventory
United States of America TSCA	: On the inventory, or in compliance with the inventory
Canada DSL	: On the inventory, or in compliance with the inventory
Australia AICS	: On the inventory, or in compliance with the inventory
New Zealand NZIoC	: On the inventory, or in compliance with the inventory
Japan ENCS	: On the inventory, or in compliance with the inventory
Korea KECI	: On the inventory, or in compliance with the inventory
Philippines PICCS	: On the inventory, or in compliance with the inventory
China IECSC	: On the inventory, or in compliance with the inventory

SECTION 16: Other information

NFPA Classification : Health Hazard: 2
Fire Hazard: 3
Reactivity Hazard: 0



Further information

Legacy SDS Number : 34330

Significant changes since the last version are highlighted in the margin. This version replaces all previous versions.

The information in this SDS pertains only to the product as shipped.

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

Key or legend to abbreviations and acronyms used in the safety data sheet			
ACGIH	American Conference of Government Industrial Hygienists	LD50	Lethal Dose 50%
AICS	Australia, Inventory of Chemical Substances	LOAEL	Lowest Observed Adverse Effect Level
DSL	Canada, Domestic Substances List	NFPA	National Fire Protection Agency
NDSL	Canada, Non-Domestic Substances List	NIOSH	National Institute for Occupational Safety & Health
CNS	Central Nervous System	NTP	National Toxicology Program
CAS	Chemical Abstract Service	NZIoC	New Zealand Inventory of Chemicals
EC50	Effective Concentration	NOAEL	No Observable Adverse Effect Level
EC50	Effective Concentration 50%	NOEC	No Observed Effect Concentration
EGEST	EOSCA Generic Exposure Scenario Tool	OSHA	Occupational Safety & Health Administration
EOSCA	European Oilfield Specialty Chemicals Association	PEL	Permissible Exposure Limit
EINECS	European Inventory of Existing Chemical Substances	PICCS	Philippines Inventory of Commercial Chemical Substances
MAK	Germany Maximum Concentration Values	PRNT	Presumed Not Toxic
GHS	Globally Harmonized System	RCRA	Resource Conservation Recovery Act
>=	Greater Than or Equal To	STEL	Short-term Exposure Limit
IC50	Inhibition Concentration 50%	SARA	Superfund Amendments and Reauthorization Act.
IARC	International Agency for Research on Cancer	TLV	Threshold Limit Value
IECSC	Inventory of Existing Chemical	TWA	Time Weighted Average

	Substances in China		
ENCS	Japan, Inventory of Existing and New Chemical Substances	TSCA	Toxic Substance Control Act
KECI	Korea, Existing Chemical Inventory	UVCB	Unknown or Variable Composition, Complex Reaction Products, and Biological Materials
<=	Less Than or Equal To	WHMIS	Workplace Hazardous Materials Information System
LC50	Lethal Concentration 50%		

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

RESOLUTION #22-093

RESOLUTION APPROVING THE ISSUANCE OF AN AMENDED CONDITIONAL USE PERMIT FOR AN EXPANSION OF A NATURAL GAS SUBSTATION AT 7607 173rd AVENUE NW AND DECLARING TERMS OF SAME.

RECITALS

1. CenterPoint Energy Resources Corp. dba CenterPoint Energy Minnesota Gas, hereafter referred to as the "**Permittee**", has properly applied for an Amended Conditional Use Permit to expand a natural gas substation with the addition of a 12,000-gallon odorant storage tank and associated equipment on the property generally known as 7607 173rd Avenue NW and legally described as:

   All that part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota lying east of a line parallel with and 700 feet west of the east line of said Southeast Quarter of the southwest Quarter and extending from the north line of said Southeast Quarter of Southwest Quarter to the south line thereof (excluding therefrom the east 250 feet thereof) as measured between parallel lines (excluding easement of record).

   (the '**Subject Property**');

2. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and is approximately 13.60 acres in size.

3. That the **Subject Property** is guided as Public in the City's 2040 Comprehensive Plan.

4. That a natural gas substation would be classified as an essential service, and Essential Services are a Conditional Use in the R-1 Residential District.

5. That in 1997, Resolution #97-01-011 was approved by the Ramsey City Council and authorized a Propane Air Peaking Plant (also known as Peak Shaving Plant) on the Subject Property, which, in essence, provided a means to enhance the natural gas system as energy demands increased.

6. That the **Permittee** ceased operations of the Propane Air Peaking Plant in 2003.

7. That the **Permittee** is proposing to install a 12,000-gallon bulk storage odorant tank, along with associated equipment including tank supports, concrete dyke, a 100 square foot shelter building, a flare, and security lighting and fencing.

8. That the **Permittee** will be removing the remnants of the Propane Air Peaking Plant from the **Subject Property**, including old security fencing and concrete slabs.

9. That the odorant tank will store a mixture of t-Butyl Mercaptan (Mercaptan) and Methyl Ethyl Sulfide, which is the product that gives natural gas its distinctive 'natural gas odor'.

10. That the **Permittee** will fill their odorant trucks (1- or 2-ton pickup trucks) at the **Subject Property** before dispersing to odorant injection sites throughout Minnesota.

11. That the frequency of filling the odorant trucks will be weather dependent, but during the colder heating season, the **Permittee's** personnel will likely need to access the **Subject Property** for filling purposes approximately four (4) times per month.

12. That the **Permittee** has stated the filling of the odorant storage tank itself will be done via a tanker truck and it is anticipated to require 2-3 fillings during the colder, heating season months and one (1) time during the remainder of the year.

13. That the **Permittee** will be installing a natural gas flare to address pressure within the storage tank during filling of both the tank itself as well as the odorant trucks.

14. That the **Permittee** stated that filling procedures would only occur during normal, daytime business hours, which will reduce the visible light from the flare flame to a nearly non-detectable light source and that flaring procedures are anticipated to take about twenty (20) minutes per filling.

15. That the Planning Commission met on April 28, 2022, and conducted a public hearing and recommended approval/denial of the request.

FINDINGS OF FACT

1. That the natural gas substation expansion will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the natural gas substation expansion will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the natural gas substation expansion will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That the natural gas substation expansion will not be hazardous to existing or future neighboring uses.

5. That the natural gas substation expansion will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the natural gas substation expansion will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the natural gas substation expansion will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

1) That the Ramsey City Council hereby grants approval of an Amended Conditional Use Permit (the "**Permit**") for the natural gas substation expansion on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** shall supersede and replace the Conditional Use Permit approved by the Ramsey City Council in Resolution #97-01-011 and issued on January 14, 1997.

2. That enhancements to the **Subject Property** to expand the natural gas substation shall be done in accordance with the plans prepared by Stantec, dated March 18, 2022 and revised April 5, 2022, including an Erosion Control Plan and Site Plan, and the Landscape Plan prepared by Environmental Resource Management, dated March 24.

3. That the **Permittee** shall maintain the **Subject Property** in compliance with all Minnesota Pollution Control Agency (MPCA) noise and odor standards and upon any substantiated complaint of noise or odor, the **Permittee** shall be notified by the City and given twenty-four (24) hours to develop a corrective action plan and seven (7) days to remedy/correct the problem.

4. That flaring on the **Subject Property** shall only be permitted during daylight hours and there shall always be personnel onsite throughout the duration of each flaring.

5. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

7. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the bulk odorant storage tank.

8. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

9. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of May, 2022.

Mayor

ATTEST:

City Clerk

7.01: Consider Request for an Amended Conditional Use Permit to Expand Existing Natural Gas Substation at 7607 173rd Ave NW (Project No. 22-119); Case of CenterPoint Energy

Planning Manager Larson reviewed the staff report and recommendation to approve the amended Conditional Use Permit to expand the existing natural gas substation. He stated a representative of CenterPoint Energy was in attendance.

Councilmember Musgrove asked Planning Manager Larson to point out where the existing tank is located and where the new one would be located.

Planning Manager Larson replied there is no tank there today; however, there are brackets or concrete forms in place in the ground. He stated the tank would sit where the forms are today.

Councilmember Musgrove replied when she listened to the Planning Commission meeting, she thought there would be an additional tank. She asked if they are asking to add one above ground tank.

Planning Manager Larson confirmed this.

Mayor Pro Tem Riley invited the representative of CenterPoint Energy to speak on how this benefits the residents of Ramsey, if there are safety concerns.

A representative of CenterPoint Energy commented this is a part of an essential service. It is a safety product that is injected into the natural gas stream to give it an odor recognizable as natural gas. He stated that is important in the event there is a leak so they are able to smell it, which is the best indication that repairs are needed. He stated the property is owned by the company and has a prior use; today Northern Natural operates a delivery point delivering natural gas to CenterPoint Energy at that location. The old foundations part of the old system will be removed and a new tank will be installed. He stated the reason for that is to upgrade the existing systems to bring them up to today's standards.

Councilmember Musgrove asked if the area will be fenced.

The representative of CenterPoint Energy confirmed this. He referenced a map and added there is an existing fence that has not been maintained well and will be removed. New fencing will be installed including a sign that says CenterPoint Energy in case of emergency or if access is needed call the number listed.

Councilmember Musgrove asked how high the fence will be.

The representative of CenterPoint Energy replied he didn't know but if it is part of the building code they need to apply for a building permit so it would meet the code.

Councilmember Musgrove asked if Planning Manager Larson knew if there would be a code standard.

Planning Manager Larson replied he wasn't sure how tall the fence was but if there was a particular height, that could be added to the conditional use permit. He stated any fence taller than seven and half feet needs a building permit to ensure structural soundness.

Councilmember Musgrove asked if Council had recommendations on height of the fence. She also asked if there would be tips at the top.

Planning Manager Larson replied it would have fencing typically used for farming but not barbed wire.

Councilmember Musgrove commented she thought for this type of gas, it was important to have that as a part of the fence to deter activity.

Motion by Councilmember Howell, seconded by Councilmember Specht, to Adopt Resolution #22-093 granting an Amended Conditional Use Permit to expand the substation with an odorant storage tank and associated equipment.

Further Discussion:

Councilmember Musgrove asked if a friendly amendment could be entertained for the fencing height as recommended by code. Councilmember Woestehoff replied the fence would have to comply with code anyway when it is built. If it designed to be over seven and a half feet it will have to have its own building permit. He stated he understands the concern and acknowledged that the zoning is for R-1 which would be the standard followed which are designed for residential fences instead of commercial. He agreed that the fence should deter public access, which he felt CenterPoint Energy would agree is in their interest as well. He stated he didn't know if it would need to be included in the CUP because he thought CenterPoint Energy would ensure this.

A roll call vote was performed:

Councilmember Musgrove	nay
Councilmember Specht	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Heineman	aye
Mayor Pro Tem Riley	aye
Mayor Kuzma	aye

Motion carried.

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

RESOLUTION #23-077

A RESOLUTION APPROVING AN EXTENSION OF 12 MONTHS TO IMPLEMENT AN AMENDED CONDITIONAL USE PERMIT FOR AN EXPANSION OF A NATURAL GAS SUBSTATION AT 7607 173RD AVENUE NW

WHEREAS, Centerpoint Energy Resources Corp. dba CenterPoint Energy Minnesota Gas, hereafter referred to as the "**Permittee**", has properly applied for a twelve (12) month extension to initiate an Amended Conditional Use Permit (Resolution #22-093).

WHEREAS, That on March 18, 2022, the Permittee properly applied for an Amended Conditional Use Permit

to expand a natural gas substation with the addition of a 12,000-gallon odorant storage tank and associated equipment on the property generally known as 7607 173rd Avenue NW and legally described as:

All that part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota lying east of a line parallel with and 700 feet west of the east line of said Southeast Quarter of the southwest Quarter and extending from the north line of said Southeast Quarter of Southwest Quarter to the south line thereof (excluding therefrom the east 250 feet thereof) as measured between parallel lines (excluding easement of record).

(the '**Subject Property**')

WHEREAS, the Ramsey Planning Commission held a public hearing and reviewed the request on April 28, 2022 and recommended approval of the Amended Conditional Use Permit.

WHEREAS, the Ramsey City Council reviewed and approved the request for an Amended Conditional Use Permit on May 10, 2022.

WHEREAS, on April 10, 2023, in accordance with City Code Section 117-51 (Conditional Use Permits), the **Permittee** submitted a written request for a twelve (12) month extension to implement the Amended Conditional Use Permit, citing multiple obstacles that prevented initiation within the one (1) year timeframe allotted by City Code.

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

That the Ramsey City Council hereby grants a twelve (12) month extension for the **Permittee** to initiate the Amended Conditional Use Permit that was originally approved by Resolution #22-093, contingent upon the following:

1. The **Permittee** shall now have until May 9, 2024 to initiate the Amended Conditional Use Permit.
2. All other conditions within Resolution #22-093 shall remain in effect.

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 9th day of May, 2023.

CITY OF RAMSEY

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mark E. Kuzma and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

CC Regular Session **5. 11.**

Meeting Date: 05/09/2023

By: Todd Larson, Community Development

Information

Title:

Adopt Resolution #23-090 for a Site Plan Review for Building and Site Improvements at 7255 Hwy 10 NW.

Purpose/Background:

The Planning Commission unanimously recommended approval of the proposal at its meeting on April 27, 2003.

Ferrellgas is currently zoned H-1, Highway Business district. The site is being used for the retail sales and distribution of fuel gases. The upcoming Highway 10 reconstruction project will have significant impacts on the site. The new frontage road will require the existing principal structure in the southeastern part of the site to be removed. Ferrellgas representatives are working with the Anoka County Highway Department on a partial acquisition of the property. A new building and customer parking lot is proposed to be constructed along the southwestern portion of the property.

Notification:

Notification was sent to property owners within 350 feet of the site.

Observations/Alternatives:

Building Design

The proposed 2,000-square-foot structure will house the office and customer functions and will have a garage to store equipment and vehicles. The proposed building is roughly the same size and shape as the existing building. The proposed building will be constructed using a concrete masonry unit in two different colors and it will have substantial windows. The structure will have a gabled roof with asphalt shingles.

Access

The site currently has direct access to westbound Highway 10. After the road construction project, a new frontage road will provide access to the remaining businesses along the north side of Highway 10. The frontage road will connect to an elevated roundabout at Ramsey Bouveard. As the frontage road extends westward, it comes down in elevation and makes an "S" curve. The curve impacts the current access point prohibiting it from being used. The new access to the site will be towards the western side of the property as the frontage road nears existing grade.

Parking

A new paved parking lot will be constructed next to the building. This parking lot will have five spaces, all expected for customer use. The existing yard consists of a class-V gravel surface and is where employee and company vehicles park currently.

Outdoor Storage

The site has a lot of outdoor storage of tanks and equipment. Most of the yard not impacted by the new construction will remain in place. The H-1 requirements state that storage yards must be located in the side or rear yard of the building and are screened. The proposed fenceline fills gaps in the existing fenceline that were created from the removal of the old building and then ties into the new parking lot area. The fenceline is being considered a legal nonconformity created by a public action (City Code Section 117-57(c)) and may remain.

Landscaping and Screening

The applicant submitted a landscape plan though it lacks some information. The existing yard area is partially

screened using columnar arborvitae. The existing site also has some overstory trees in the front. The trees will be removed with construction and the applicant is intending to replant trees, though the species is not noted on the plans. Additional arborvitae will be plated to continue the screening method currently used. Adequate topsoil and groundcover need to be installed for all disturbed areas.

Lighting
The plans submitted show freestanding lighting in a portion of the yard. The applicant has stated that there will be building-mounted lighting for the parking area. No cut sheets of the proposed fixtures were provided. All fixtures must be downcast and shielded to prevent views of the light source from off site. This will be verified at the time of building permit.

Utilities
The site is currently served by private utility systems that will be removed with the road project. A new well and septic system will be installed near the new building. There are no municipal utilities available to the site nor will they be extended with the road project.

Storm Water Management
The site currently has a basin at the northwest corner of the site that is collecting storm water. A storm pipe is being added to help move storm water away from the parking lot.

Phasing
It should be noted that the project will be phased in as highway and frontage road construction occurs. The new building will be constructed first with a driveway connection between the existing parking lot and the new parking lot. Then, Ferrellgas will move into their new building followed by the old building being removed. As the frontage road is constructed, access to the parking lot may alternate between the existing and the proposed driveways. Once the frontage road is complete, access will be provided exclusively from the new driveway and the old driveway and parking lot will be removed. The phasing is being done to minimize disruptions to the site.

Funding Source:

The applicant is responsible for all costs associated with this review. The applicant is working with Anoka County as part of the property acquisition process to cover their costs.

Recommendation:

Planning Commission Recommendation: The Planning Commission unanimously recommended approval of the proposal at its meeting on April 27, 2023.
Staff Recommendation: Recommend approval of Resolution #23-090 for a Site Plan Review for a building and site improvements at 7255 Hwy 10 NW.

Other Alternatives:
1. Approval of the Site Plan Review with any modifications the Council would like.
2. Deny the Site Plan Review based on certain findings.

Action:

Motion to adopt Resolution #23-090 for a Site Plan Review for a building and site improvements at 7255 Hwy 10 NW.

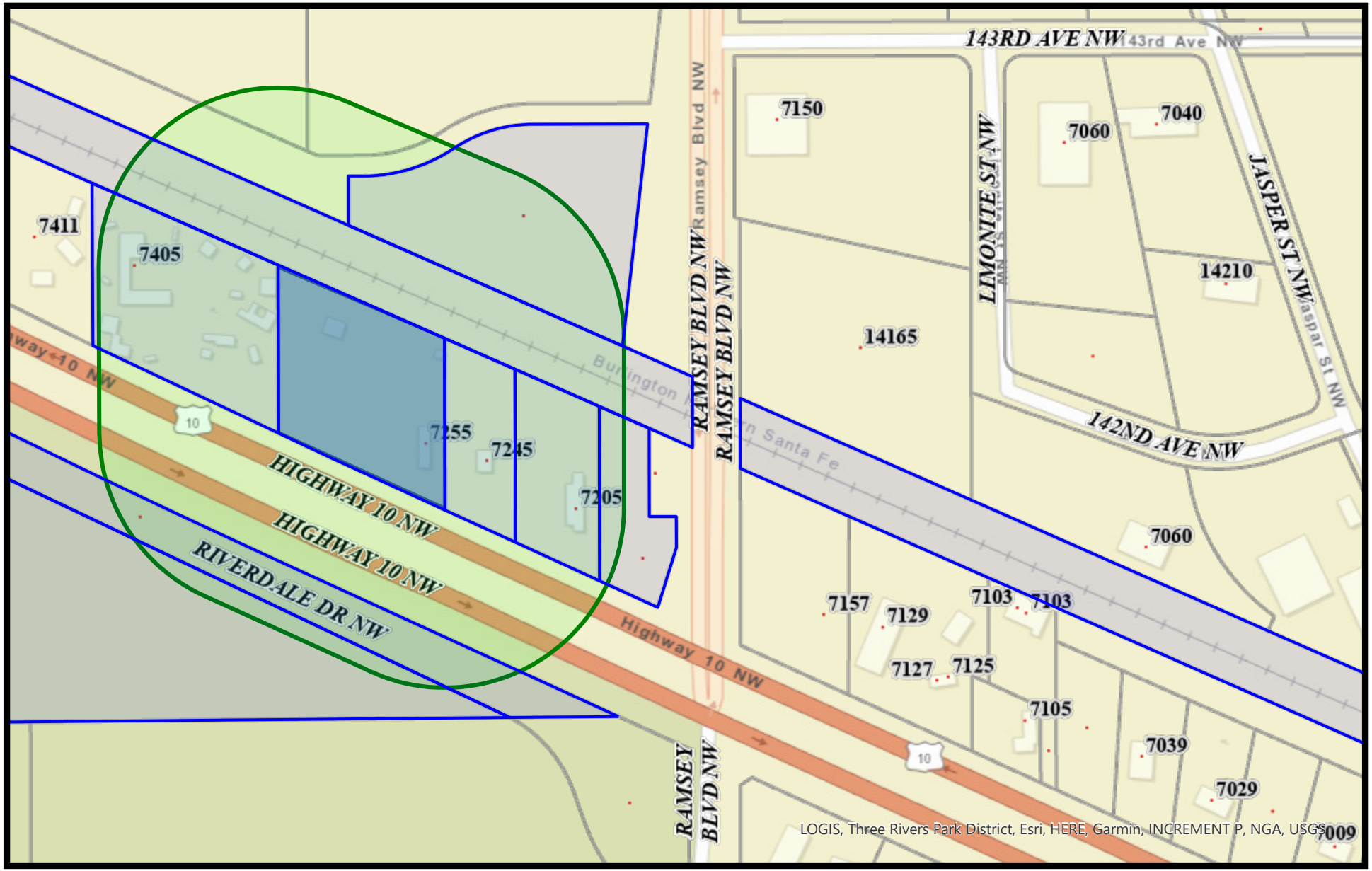
Attachments

Location Map
ACTION - Resolution #23-090
Unresolved Changemarks

Draft Planning Commission Minutes
Architectural Plans
Civil Site Plans

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 08:39 AM
Brian Hagen	Brian Hagen	05/04/2023 11:36 AM
Form Started By: Todd Larson		Started On: 04/28/2023 08:47 AM
Final Approval Date: 05/04/2023		



Print Date: April 5, 2023

0 0.02 0.04 0.07 0.11 0.14 mi

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

RESOLUTION #23-090

A RESOLUTION APPROVING SITE PLAN APPROVAL FOR BUILDING AND SITE IMPROVEMENTS AT 7255 HIGHWAY 10 NORTHWEST

RECITALS

WHEREAS, Mr. Kevin Gardner of Pierce Pini & Associates on behalf of New Skelgas dba Ferrellgass (the "**Applicant**") has properly applied for a Site Plan Review for a building and site improvements on the property legally described as follows:

> Part of Lot 7, Auditors Subdivision No 34, described as follows: Commencing at the intersection of the West line of the Southeast quarter of the Southeast quarter of Section 28, Township 32, Range 25, and Northerly right-of-way line of T.H. No 10, Then Southeasterly along said Northerly right-of-way line Northeast 538 feet to the point of beginning, then continuing Southeasterly along said right-of-way line to a point 570 feet North of the Southeast corner of said Lot, then North parallel with the East line of said Lot 335 feet to the North line of said Lot, then Northwesterly along said North line to the point of intersection with a line drawn Northerly parallel with said East line from point of beginning, then South along said parallel line to the point of beginning, Anoka County, Minnesota.

("**Subject Property**"); and

WHEREAS, the Applicant is owns and operates a business on the **Subject Property**; and

WHEREAS, the **Subject Property** is zoned H-1 Highway 10 Business District and guided as Commercial in the City's 2040 Comprehensive Plan; and

WHEREAS, the City Code allows retail and service businesses with outdoor storage in this zoning district; and

WHEREAS, the **Applicant** appeared before the Planning Commission on April 27, 2023, that said public meeting was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended approval of the request at the public meeting on April 27, 2023; and

WHEREAS, the City Council reviewed the request at its meeting on May 9, 2023.

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

That the Ramsey City Council hereby grants Site Plan approval for a building with associated phased site improvements in accordance with relevant City Codes, subject to the following conditions:

1.01. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.

1.02. That this Site Plan Review approval is based on site, preliminary utility, and grading plans dated May 1, 2023, and architectural elevations dated February 24, 2023, with unmarked revisions using concrete block veneer as the building material. The applicant is authorized to proceed to construction plans with the conditions noted within this Resolution. Lighting plans must be provided showing conforming fixtures.

1.03. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.

1.04. Building permits and sign permits are required and all conditions of the review therein.

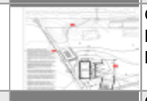
ProjectDox

Changemarks Report

Project Name: 23-101 Ferrellgas

Workflow Started: 03/10/2023 1:28 PM

Report Generated: 04/19/2023 12:42 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	26	False	Unresolved	Civil Engineer IV		Grading, Drainage & Erosion Control Plan.pdf	LL	LRRWMO Permit	This site will require a LRRWMO Permit since more than 1 acre will be disturbed. The Permit	03/23/2023 11:54 AM	Len Linton	We have coordinated efforts with Anoka County and their scope of work related to stormwater management will effectively be the
		27	False	Unresolved	Civil Engineer IV		Grading, Drainage & Erosion Control Plan.pdf	LL	Low area on NW corner of the lot	It appears this area functions as a stormwater pond. This area must be preserved as a ponding	03/23/2023 11:54 AM	Len Linton	Noted.
		25	False	Unresolved	Civil Engineer II		Paving Plan (Post Construction).pdf	Joe Feriancek	Restoration	Need to show more detailed restoration plan. Add information for meeting topsoil requirements in	03/22/2023 2:39 PM	Joe Feriancek	Sheet L100 - landscaping plan has been added to the drawing set. Approximate limits of aggregate restoration has been revised and is
		21	False	Unresolved	Civil Engineer II		Grading Plan (Post Construction).pdf	Joe Feriancek	864 and 862 labels east of entrance	I'm not understanding the 862 and 864 contour labels east of the entrance, this implies there'll be a spot low	03/22/2023 2:30 PM	Joe Feriancek	Grading has been revised.
		22	False	Unresolved	Civil Engineer II		Grading, Drainage & Erosion Control Plan.pdf	Joe Feriancek	West Property Line	Silt Fence will be needed along the western property line to avoid sediment from leaving the site.	03/22/2023 2:34 PM	Joe Feriancek	Silt fence has been added.
		23	False	Unresolved	Civil Engineer II		Grading, Drainage & Erosion Control Plan.pdf	Joe Feriancek	Line Type callouts	Add notes to call out the proposed work. Add a legend.	03/22/2023 2:34 PM	Joe Feriancek	Erosion control notes and drawing legends have been added.
		24	False	Unresolved	Civil Engineer II		Grading, Drainage & Erosion Control Plan.pdf	Joe Feriancek	Stormwater Runoff	Runoff is being directed to the east side of this pavement, this is creating the potential for rutting	03/22/2023 2:34 PM	Joe Feriancek	Curb along east edge of parking lot has been added. A catch basin has also need added to the northeast corner of the parking lot and storm
		19	False	Unresolved	Civil Engineer II		SWPP Notes.pdf	Joe Feriancek	Inspections Records provided to City	Add note that all weekly and storm event inspection logs must be submitted to the City Inspector.	03/22/2023 2:19 PM	Joe Feriancek	Note has been added.
		20	False	Unresolved	Civil Engineer II		SWPP Notes.pdf	Joe Feriancek	1-mile radius map	must include 1-mile radius map calling out project outfalls, any impaired waters per requirements of NPDES	03/22/2023 2:19 PM	Joe Feriancek	Map has been added.
		18	False	Unresolved	Civil Engineer II		Site Demolition Plan.pdf	Joe Feriancek	Existing parking lot and entrance	the shape and width and tie into Hwy 10 on the plan sheet doesn't appear to match aerial imagery. Were	03/22/2023 2:12 PM	Joe Feriancek	The Highway 10 bituminous edge and existing driveway that is shown is taken from the Anoka County proposed 2023 summer
		17	False	Unresolved	Civil Engineer II		C000.pdf	Joe Feriancek	Septic system set back	verify the septic system setback distance.	03/22/2023 2:02 PM	Joe Feriancek	We have connected with the septic designer, Kloeppner Design Services, and he has noted that this location meets the requirements.
		16	False	Unresolved	Environmental Review		Site Demolition Plan.pdf	CA	Tree Inventory	Need more detail about existing significant trees (oaks and evergreens 4 inches or greater DBH and	03/20/2023 9:29 AM	Chris Anderson	Existing tree quantities have been added to the site demolition plan. We received notification from the city planner that a full tree inventory
		7	False	Unresolved	City Planner		Utility Plan.pdf	TL	Changemark note #01 TL	Provide details on the lighting.	03/10/2023 3:06 PM	Todd Larson	Approximate light pole height and style has been added.
	2	37	False	Unresolved	Civil Engineer II		Paving Plan (Post Construction).pdf	Joe Feriancek	Radius at tie-in	Typical construction would build a radius into the tie-in. Particularly if truck use is expected to avoid the rear	04/18/2023 3:30 PM	Joe Feriancek	
		36	False	Unresolved	Civil Engineer II		Grading Plan (Post Construction).pdf	Joe Feriancek	Septic Location	Please verify with building department during building permit time, but I believe no part of the septic system,	04/18/2023 3:21 PM	Joe Feriancek	
		35	False	Unresolved	Civil Engineer II		C000.pdf	Joe Feriancek	Final Approval	Final approval does require that the plans are signed.	04/18/2023 2:58 PM	Joe Feriancek	
		30	False	Unresolved	Environmental Review		Landscaping Plan.pdf	CA	Species	Need to identify the proposed species to be planted.	04/17/2023 3:52 PM	Chris Anderson	
		31	False	Unresolved	Environmental Review		Landscaping Plan.pdf	CA	Plant Size	Size of trees and shrubs shall be specified within a Planting Schedule and the minimum sizes permitted	04/17/2023 3:52 PM	Chris Anderson	

ProjectDox

Changemarks Report

		32	False	Unresolved	Environmental Review		Landscaping Plan.pdf	CA	Planting Detail	Need to include a planting detail.	04/17/2023 3:52 PM	Chris Anderson	
		33	False	Unresolved	Environmental Review		Landscaping Plan.pdf	CA	Topsoil	Add the following note to plan: 4 inches of topsoil, with not	04/17/2023 3:52 PM	Chris Anderson	
		34	False	Unresolved	Environmental Review		Landscaping Plan.pdf	CA	Irrigation	If an irrigation system is to be installed, please add the following note to the plan:	04/17/2023 3:52 PM	Chris Anderson	
		29	False	Unresolved	Lead Engineering Tech		Paving Plan (Post Construction).pdf	Aaron Madsen	Future connection to new frontage road	This should be a valley gutter	04/17/2023 8:30 AM	Aaron Madsen	
		28	False	Unresolved	Engineering Tech		Utility Plan.pdf	Logan Czech	Storm Sewer Size	City requires at least 15" storm sewer line	04/12/2023 11:26 AM	Logan Czech	

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 27, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Ryan Heineman Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson Senior Planner Chris Anderson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

7.03: Ferrellgas – Site Plan Review for a New Structure and Site Improvements at 7255 Highway 10 NW

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of Resolution #23-090 for a Site Plan Review for a building and site improvements at 7255 Highway 10 NW.

Councilmember Woestehoff asked if the retaining wall on the plans is part of the highway project and whether the height is known. He asked if that would impact visibility of the building from the frontage road.

Planning Manager Larson replied that the retaining wall is part of the highway project. He noted that westbound traffic will most likely not see the building because of the bridge and retaining wall but eastbound traffic should be able to see the building.

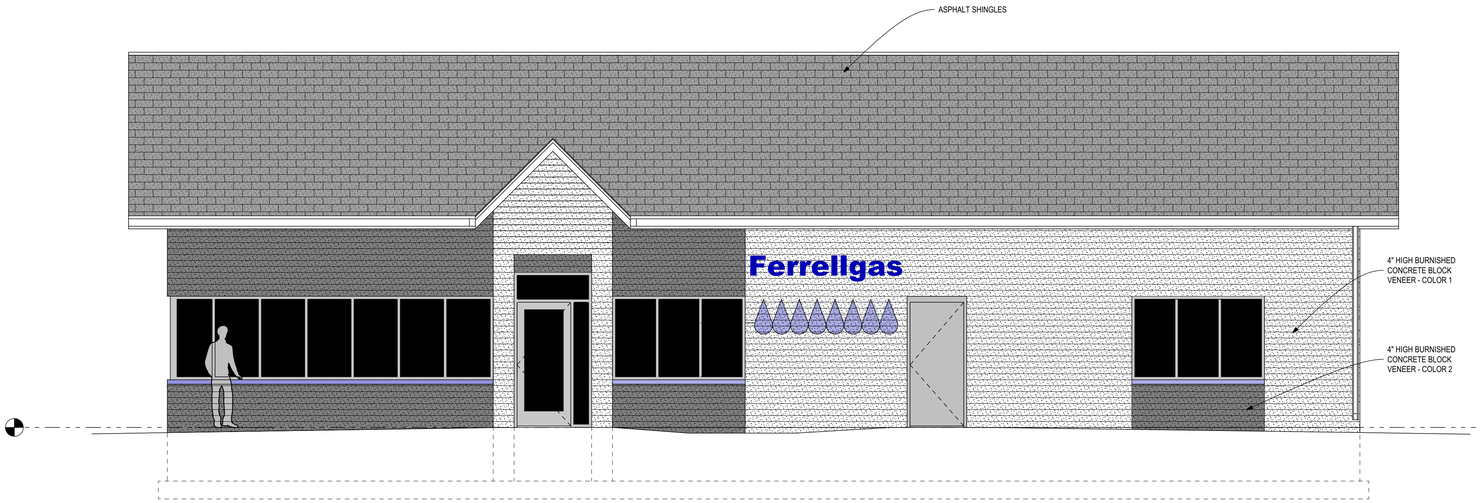
Citizen Input

Kevin Gardner, representing the applicant, commented that this project has been collaborative with the City and County and City staff has been very helpful. He noted that there is an existing pylon sign that would be relocated on the site.

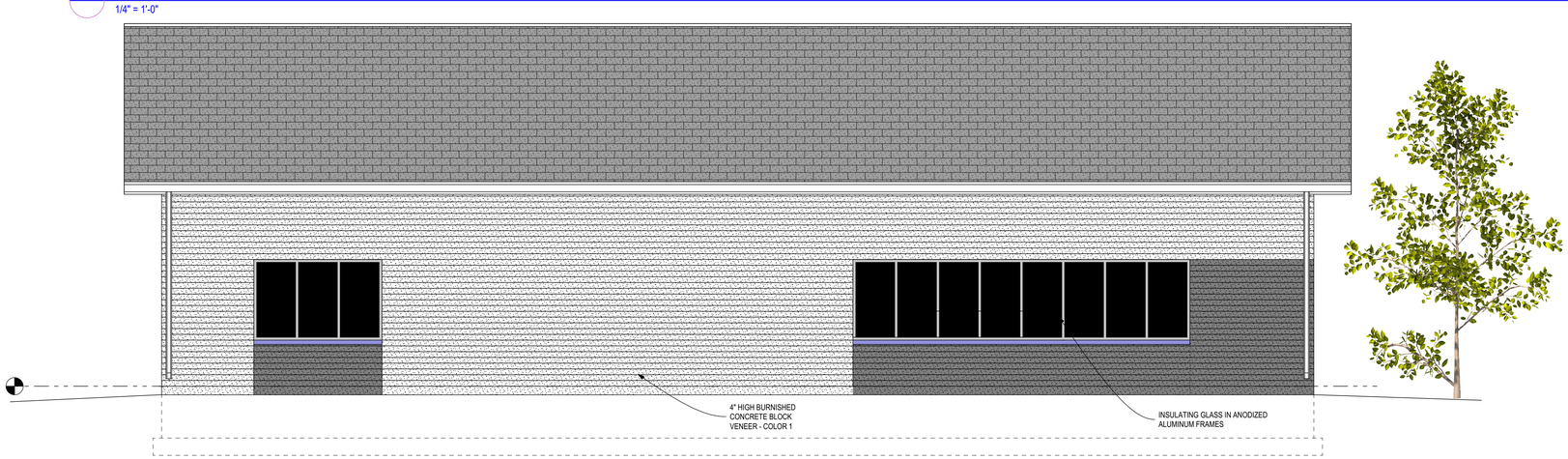
Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #23-090 for a Site Plan Review for a Building and Site Improvements at 7255 Highway 10 NW.

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



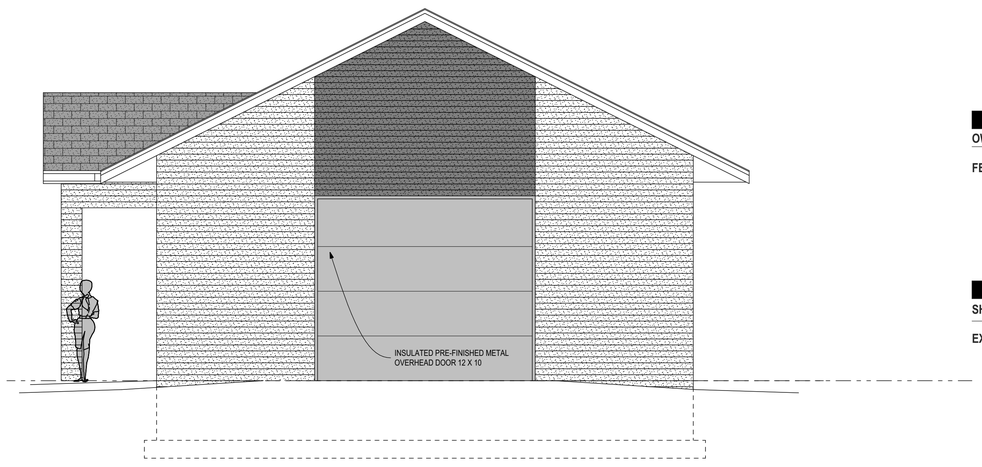
EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

BUSCH
ARCHITECTS, INC.
310 FOURTH AVENUE SOUTH
SUITE 1000
MINNEAPOLIS, MINNESOTA 55415
TEL: 612.333.2279
FAX: 612.339.2336

CONSULTANT

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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 REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: MONTH XX, 2019 REG. NO. 16909
PRINTED NAME: KEVIN C. BUSCH

COMMISSION NO.:	23-02
DRAWN BY:	AM/KCB
CHECKED BY:	KCB
DATE:	FEBRUARY 24, 2023
BID ISSUE DATE:	
REVISION DATES:	

PROJECT TITLE

OWNER

FERRELLGAS

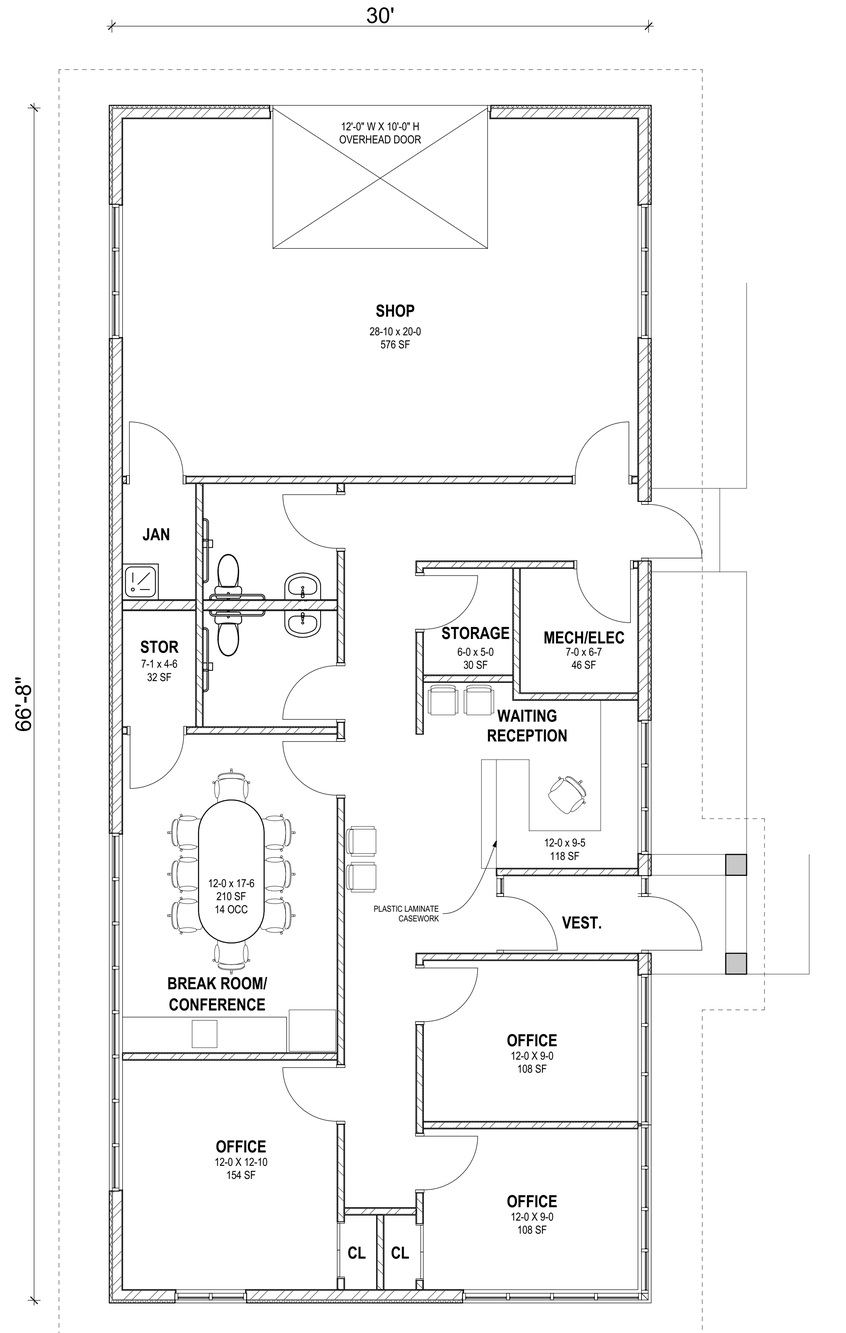
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.
SHEET OF X

2,000 square feet

FERRELLGAS
OPTION E
2/24/2023



FLOOR PLAN
1/4" = 1'-0"

BUSCH
ARCHITECTS, INC.

310 FOURTH AVENUE SOUTH
SUITE 1000
MINNEAPOLIS, MINNESOTA 55415

TEL: 612.333.2279
FAX: 612.339.2336

CONSULTANT

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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 REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: MONTH XX, 2019 REG. NO. 16909
PRINTED NAME: KEVIN C. BUSCH

COMMISSION NO.:	23-02
DRAWN BY:	AM/KCB
CHECKED BY:	KCB
DATE:	FEBRUARY 24, 2023
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PROJECT TITLE

OWNER

FERRELLGAS

SHEET TITLE

FLOOR PLAN
SCHEMATIC DESIGN

SHEET NO.
SHEET OF X



BENCHMARK = 861.0'
Ground Elev. at SW Corner of Building

CLEAR AREA TO PERFORM BORINGS & STAKE OUT SYSTEM FOR REVIEW BY CITY OF RAMSEY

1% slope

PROPERTY LINE

16'-11"

SB1

SP1

BERM

BERM

SB2

8'-2"

9'-1"

~13' - 2" SCH40 PIPE

1,000-gal

1,500-gal

35'-0"

10'-0"

~18' - 4" SCH40 PIPE

NORTH

10' SIDE YARD SETBACK

PROPERTY LINE

35' REAR YARD SETBACK

PROPERTY LINE

10' SIDE YARD SETBACK

Abandon Existing Drainfield & Tanks

PROPOSED 32' X 64' BUILDING

ENTRY

50'-0"

W

NEW PROPOSED FRONT SETBACK

NEW PROPOSED 10' EASEMENT

NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY

FUTURE RETAINING WALL

FUTURE 10' TRAIL

FUTURE FRONTAGE ROAD

EXISTING PROPERTY LINE (TO BE REPLATTED)

8. SNOW STORAGE
13' SHLDR
12' THRU
12' THRU
12' THRU
13' SHLDR

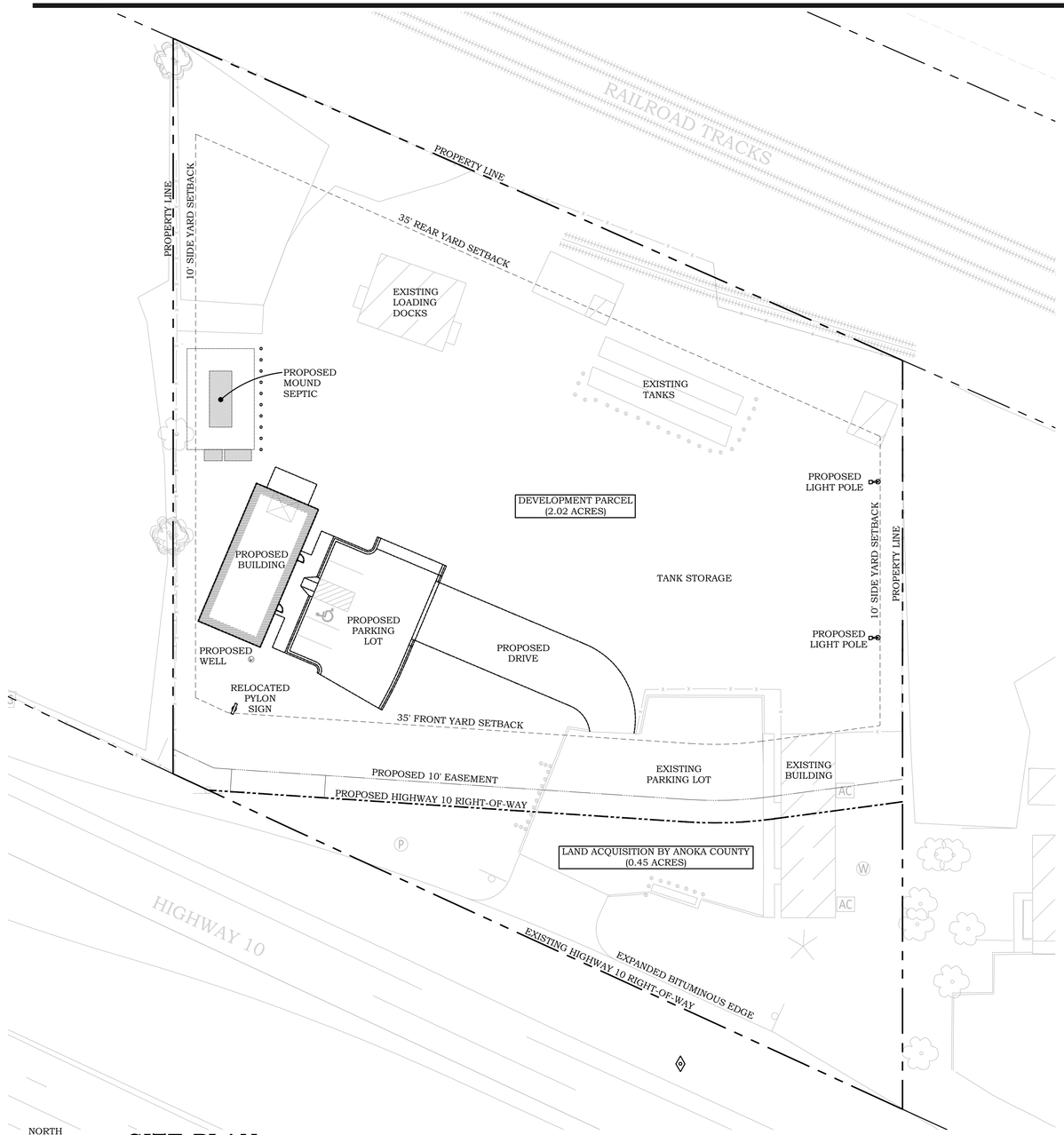
RIM ELEV. 861.40
NNE INV. ELEV. 24" RCP = 857.90
SSW INV. ELEV. 24" RCP = 857.90

FOR ON PAVING

CONNEXUS

FERRELLGAS - SITE REDEVELOPMENT PLANS

7255 HIGHWAY 10 NW - RAMSEY, MINNESOTA



CONTACT INFORMATION

CIVIL ENGINEER
PIERCE PINI & ASSOCIATES, INC.
9298 CENTRAL AVENUE NE, SUITE 312
BLAINE, MN 55434
CONTACT: Kevin Gardner
TEL: 763-537-1311

SEPTIC DESIGNER
KLOEPPNER SERVICES & DESIGN
3450 LEXINGTON AVENUE N, SUITE 203
SHOREVIEW, MN 55126
CONTACT: Jesse Kloeppner
TEL: 763-843-4114

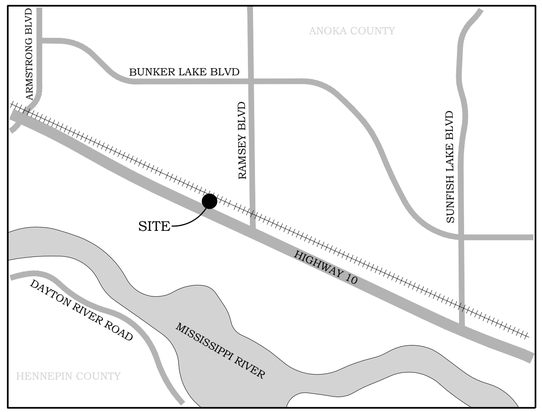
ARCHITECT
BUSCH ARCHITECTS
310 FOURTH AVENUE S, SUITE 1000
MINNEAPOLIS, MN 55415
CONTACT: Kevin Busch
TEL: 612-333-2279

PROPERTY INFORMATION

ADDRESS: 7255 HIGHWAY 10 NW, RAMSEY, MN
PARCEL ID: 28-32-25-44-0011
LOT AREA: 2.47 ACRES
WATERSHED: LOWER RUM RIVER WMO

DRAWING INDEX

C000 - COVER SHEET
C100 - SITE REMOVALS PLAN
C101 - PHASE 2 SITE REMOVALS PLAN (BY COUNTY)
C200 - STORMWATER POLLUTION PREVENTION NOTES
C201 - STORMWATER POLLUTION PREVENTION NOTES
C300 - STORMWATER POLLUTION PREVENTION DETAILS
C400 - GRADING, DRAINAGE AND EROSION CONTROL PLAN
C401 - PHASE 2 GRADING PLAN (BY COUNTY)
C500 - UTILITY PLAN
C600 - PAVING PLAN
C601 - PHASE 2 PAVING PLAN (BY COUNTY)
C700 - CIVIL DETAILS
L100 - LANDSCAPING PLAN
L101 - LANDSCAPING NOTES AND DETAILS



LOCATION MAP

CONSTRUCTION NOTES

1. ALL EXISTING INFORMATION TAKEN FROM DESIGN DOCUMENTS PROVIDED BY ANOKA COUNTY AND BOLTON & MENK RELATED TO THE RAMSEY BOULEVARD OVERPASS AND RAMP PROJECT.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. SEDIMENT DISCOVERED SHALL BE REMOVED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY.
4. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF RAMSEY, ANOKA COUNTY AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATER MAIN. CONTRACTOR TO CONTACT THE GOPHER STATE ONE CALL BEFORE EXCAVATING.
6. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO STORE AND PROTECT EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED. CONTRACTOR TO PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPAIR AND REPLACE AT OWN EXPENSE.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS.
9. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS", CURRENT EDITION.
10. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
12. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
13. WHEN WORKING AROUND EXISTING UTILITIES, LIGHT POLES, TRAFFIC SIGNALS, TELEPHONE OR POWER POLES, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT OR BRACING TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
14. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. MONUMENTS DAMAGED OR DISPLACED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
16. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
17. CONTRACTOR MUST ADHERE TO AXLE LOAD LIMITS WHEN DELIVERING MATERIALS AND EQUIPMENT TO THE SITE. ANY DAMAGE TO THE ROADWAY AND THE CITY RIGHT-OF-WAY SHALL BE REPAIRED TO THE CITY'S SATISFACTION AT THE COST OF THE CONTRACTOR.
18. CONTRACTOR SHALL TAKE PHOTOGRAPHS AND DOCUMENT THE CONDITION OF THE EXISTING ROADWAY PRIOR TO CONSTRUCTION.

PIERCE PINI & ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

FERRELLGAS
SITE REDEVELOPMENT
7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES
Signed: Kevin Gardner
Name: Kevin Gardner
Date: 05/01/2023 Reg. No: 45815

Issued for	Date

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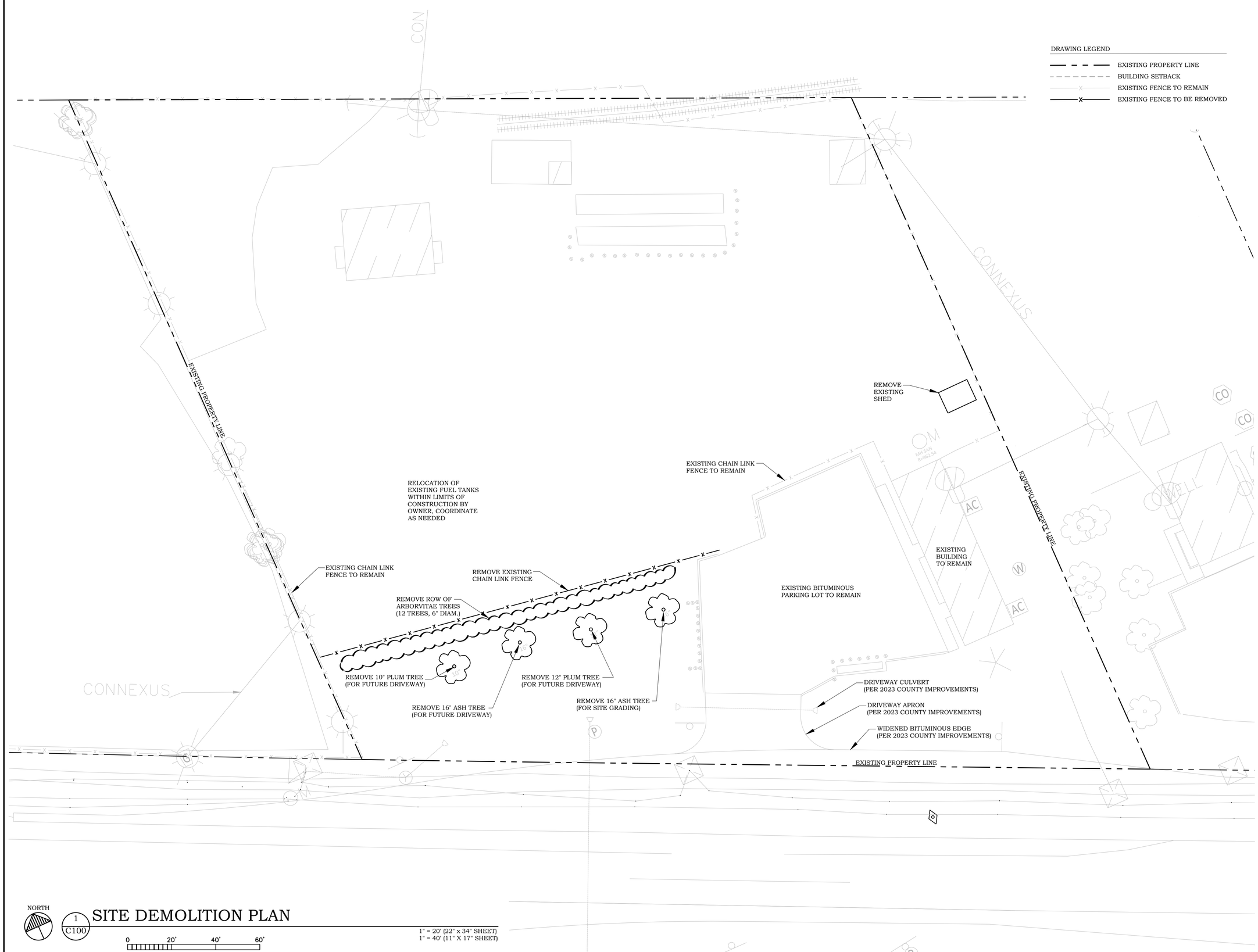
Comm. No.	22-049
Drawn	TS
Checked	KG
Date	05/01/2023

City Approval

Drawing Title

COVER SHEET

C000



NORTH

1 / C100 SITE DEMOLITION PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

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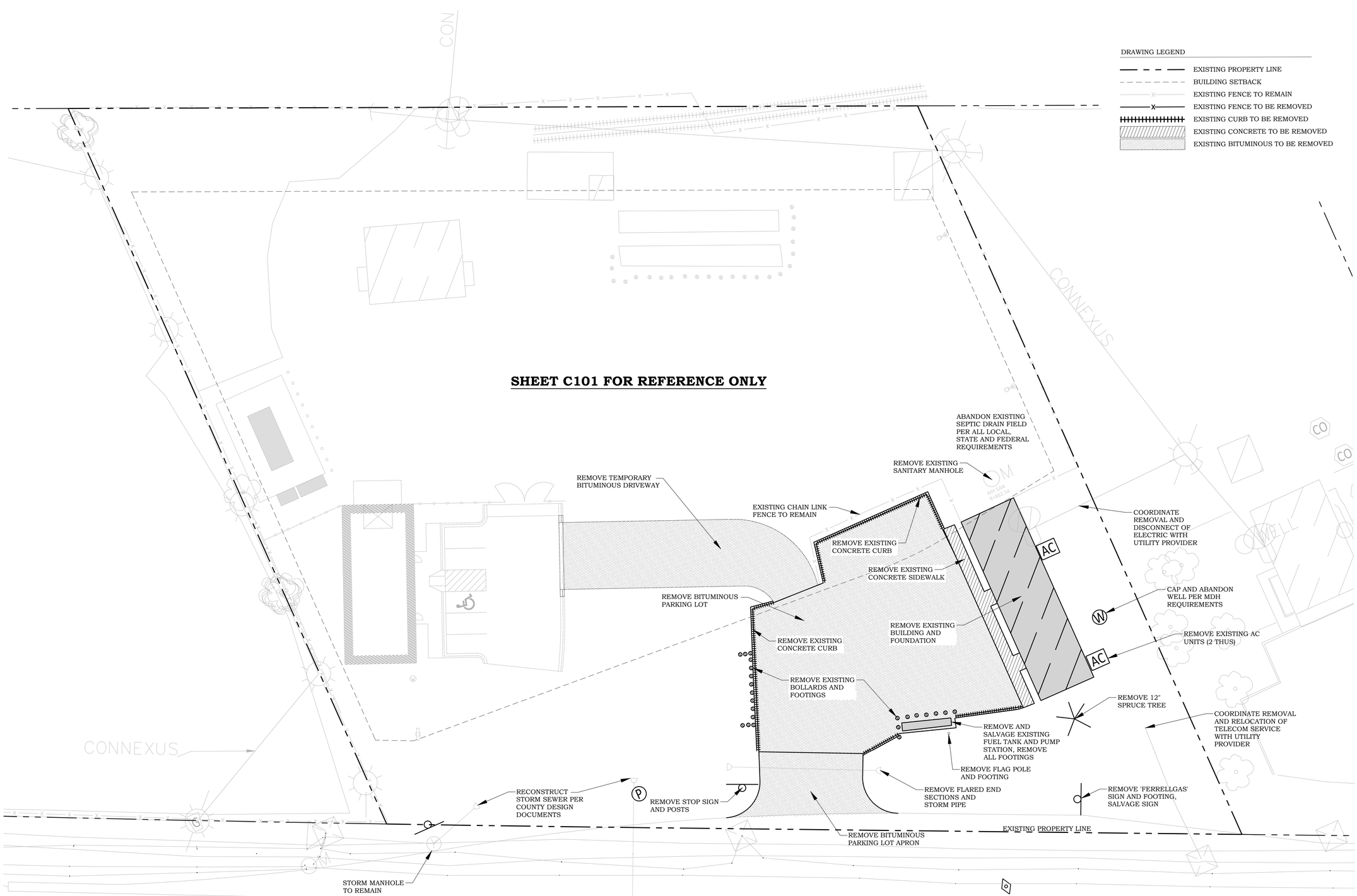
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Date	05/01/2023

City Approval

Drawing Title

SITE DEMOLITION PLAN

C100



NORTH

1 / C100 PHASE 2 SITE DEMOLITION PLAN (BY COUNTY)

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

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Checked	KG
Date	05/01/2023

City Approval

Drawing Title

PHASE 2 SITE DEMOLITION PLAN (BY COUNTY)

C101

PROJECT DESCRIPTION:
A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN CONFORMANCE WITH THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/STATE DISPOSAL SYSTEM (SDS) CONSTRUCTION STORMWATER PERMIT. THE PROJECT WILL DISTURB LESS THAN ONE ACRE, HOWEVER ALL SITE WORK SHALL FOLLOW THE PERMIT GUIDELINES.

THE GOAL OF POLLUTION PREVENTION EFFORTS DURING PROJECT CONSTRUCTION IS TO CONTROL SOIL AND POLLUTANTS ON THE SITE AND PREVENT THEM FROM LEAVING THE PROJECT SITE AND FLOWING TO SURFACE WATERS. THE PURPOSE OF THIS SWPPP IS TO PROVIDE GUIDELINES FOR ACHIEVING THAT GOAL. THE SWPPP MUST BE KEPT ONSITE AND UPDATED AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO KEEP IT CURRENT WITH ANY MODIFICATIONS TO THE POLLUTION CONTROL MEASURES BEING UTILIZED.

THIS PROJECT CONSISTS OF THE REMOVAL AND RECONSTRUCTION OF THE FERRELLGAS OFFICE BUILDING AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON THE NORTH SIDE OF HIGHWAY 10 IN RAMSEY.

THE PROPOSED STORMWATER MANAGEMENT DESIGN WILL MEET THE REQUIREMENTS OF THE CITY OF RAMSEY AND THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION. THIS PROJECT IS NOT REQUIRED TO MEET THE MPCA PERMANENT STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE DISTURBED AREA IS LESS THAN ONE ACRE.

REGULATORY CONTEXT:
DISCHARGE TO SPECIAL OR IMPAIRED WATERS WITHIN ONE MILE OF SITE:
-THIS PROJECT DISCHARGES TO THE MISSISSIPPI RIVER - THIS RIVER IS IDENTIFIED AS AN IMPAIRED WATER ON THE MPCA'S 303(D) IMPAIRED WATERS LIST FOR FECAL COLIFORM, MERCURY IN FISH TISSUE, NUTRIENTS, AND PCBs IN FISH TISSUE. THESE IMPAIRMENTS ARE CONSIDERED CONSTRUCTION RELATED AND ALL BMPS SHOULD FOLLOW ITEMS 23.9 AND 23.10 IN THE MPCA PERMIT GUIDELINES.

PLACEMENT OF FILL IN WATERS OF THE STATE:
-N/A
DRINKING WATER SUPPLY MANAGEMENT AREA:
-N/A

THE PROJECT STORMWATER DISCHARGE IS NOT ANTICIPATED TO IMPACT ANY OF THE FOLLOWING:
-OUTSTANDING RESOURCE VALUE WATERS, TROUT WATERS, WETLANDS, CALCAREOUS FENS, PROPERTIES LISTED BY THE NATIONAL REGISTER OF HISTORIC PLACES OR ARCHAEOLOGICAL SITES

THE PROJECT STORMWATER DISCHARGE IS NOT SUBJECT TO ADDITIONAL REGULATION DUE TO ANY OF THE FOLLOWING:
-OTHER FORMAL ENVIRONMENTAL REVIEWS, ENDANGERED OR THREATENED SPECIES

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION RESPONSIBILITIES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
2. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
3. FOLLOWING FINAL STABILIZATION, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

STORMWATER DISCHARGE DESIGN REQUIREMENTS:
THE FOLLOWING SIZING CRITERIA APPLY TO THE DESIGN OF STORMWATER TREATMENT FACILITIES. N/A INDICATES NOT APPLICABLE OR NOT CONSTRUCTED AS PART OF THIS PROJECT.
1. TEMPORARY SEDIMENTATION BASINS: N/A
2. PERMANENT WET SEDIMENTATION BASINS: N/A
3. PERMANENT INFILTRATION/FILTRATION : N/A
4. PERMANENT REGIONAL PONDS: N/A
5. ALTERNATIVE METHODS: N/A

SEQUENCE OF CONSTRUCTION:
THE FOLLOWING SEQUENCE DESCRIBES, IN GENERAL, THE WORK ON THE SITE:
1. CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS.
2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS, RECORD KEEPING AND RECORD RETENTION IN ACCORDANCE WITH ALL PERMITS.
3. CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS), CONSTRUCTION ENTRANCES AND INLET PROTECTION DEVICES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER.
4. CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. CONTRACTOR SHALL INSTALL, INSPECT, MONITOR AND MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL BMPS AS SHOWN ON PLANS & IN CONFORMANCE WITH NPDES PERMIT, CONTINUOUSLY DURING THE WORK. CONTRACTOR SHALL STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
6. CONTRACTOR SHALL REPLACE OR REPAIR EROSION CONTROL AND SEDIMENT CONTROL BMPS THAT ARE NOT FUNCTIONING PROPERLY.
7. CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT.
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL DEVICES PRIOR TO FINAL COMPLETION.

1. CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:
ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
A. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPS IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTIONAL MANNER.
B. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORM WATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

2. EROSION PREVENTION PRACTICES
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING EROSION PREVENTION PRACTICES:
A. THE CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED ON THE SITE BEFORE CONSTRUCTION BEGINS.
B. STABILIZATION ON ALL EXPOSED SOILS MUST BE INITIATED IMMEDIATELY WHENEVER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS, INCLUDING STOCKPILES WITH SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS. STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS.
C. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE OR DIVERTS WATER AROUND A SITE MUST BE STABILIZED BY CONTRACTOR WITHIN 200 FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. TEMPORARY OR PERMANENT DITCH SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED UNTIL THEY ARE NO LONGER USED AS A SEDIMENT CONTAINMENT SYSTEM, AFTER WHICH THEY MUST BE STABILIZED WITHIN 24 HOURS.
D. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE OUTLETS MUST BE PROVIDED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
E. THE CONTRACTOR MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS OF THE SITE IN ORDER TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE INFILTRATION UNLESS INFEASIBLE. THE CONTRACTOR MUST UTILIZE VELOCITY DISSIPATION DEVICES IF NECESSARY TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

3. SEDIMENT CONTROL PRACTICES
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SEDIMENT CONTROL PRACTICES:
A. CONTRACTOR MUST INSTALL ALL DOWN GRADIENT PERIMETER CONTROLS BEFORE ANY UP GRADIENT DISTURBANCE BEGINS. CONTRACTOR SHALL MAINTAIN PERIMETER CONTROLS UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
B. CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
C. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, THE CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESES ADDITIONAL PRACTICES.
D. TIMING AND INSTALLATION OF SEDIMENT CONTROL DEVICES CAN BE ADJUSTED BY CONTRACTOR TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR VEHICLE PASSAGE. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED AND IN ALL CASES PRIOR TO THE NEXT PRECIPITATION EVENT.
E. ALL PUBLIC AND PRIVATE STORM SEWER INLETS AND OUTLETS SHALL BE PROTECTED BY CONTRACTOR WITH APPROPRIATE BMPS DURING THE WORK. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL THE POTENTIAL SOURCES FOR DISCHARGING SEDIMENT TO INLETS HAVE BEEN STABILIZED BY CONTRACTOR.
F. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN SURFACE WATERS OR STORMWATER CONVEYANCES. ACCEPTABLE PROTECTION INCLUDES COVER OF MULCH, EROSION CONTROL MATS, OR PLASTIC SHEETING.
G. ROCK CONSTRUCTION ENTRANCES OR EQUIVALENT SYSTEM MUST BE INSTALLED BY CONTRACTOR TO MINIMIZE TRACKING FROM SITE. CONTRACTOR SHALL PROVIDE STREET SWEEPING AS NECESSARY IF BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.
H. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AS NEEDED.
I. CONTRACTOR MUST MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL, UNLESS INFEASIBLE. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED.
J. THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER OR PROVIDE REDUNDANT SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT DISTURBANCE LIMITS AND STORMWATER FLOWS TO THE SURFACE WATER.
K. IF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE USED ON SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.
   a. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR THE SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
   b. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATION PROVIDED BY THE MANUFACTURER.

4. DEWATERING AND BASIN DRAINING
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING DEWATERING REQUIREMENTS:
A. CONTRACTOR'S DEWATERING ACTIVITIES THAT HAVE SEDIMENT-LADEN DISCHARGE WATER MUST BE DISCHARGED INTO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN WHENEVER POSSIBLE, OTHERWISE IT MUST BE DISCHARGED THROUGH SOME FORM OF BEST MANAGEMENT PRACTICE (BMP) BY CONTRACTOR TO LIMIT SEDIMENT FROM LEAVING THE SITE. PRIOR TO DISCHARGE, THE CONTRACTOR SHALL PERFORM A VISUAL TEST TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN OR BMP AND APPLY ADDITIONAL TREATMENT AS REQUIRED TO ENSURE ADEQUATE TREATMENT.
B. THE CONTRACTOR SHALL DISCHARGE WATER FROM DEWATERING IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS. THE DISCHARGE WATER SHALL BE DISPERSED OVER AN ACCEPTED ENERGY DISSIPATION MEASURE AND NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS OR WETLANDS.
C. IF CONTRACTOR IS USING FILTERS WITH BACKWASH WATER, THE CONTRACTOR SHALL HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

5. INSPECTIONS AND MAINTENANCE
CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THE FOLLOWING INSPECTIONS AND MAINTENANCE:
A. WHEN INSPECTIONS FIND EROSION PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL, ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY. THE CONTRACTOR SHALL ALSO PLACE ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY WITHIN 24 HOURS OF NOTICE FROM CITY INSPECTORS.
B. THE CONTRACTOR MUST ROUTINELY INSPECT THE SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
C. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING BY CONTRACTOR AND RETAINED WITH THE SWPPP BY CONTRACTOR. MAINTENANCE MUST BE COMPLETED BY CONTRACTOR. CONTRACTOR'S RECORDS MUST INCLUDE:
   a. DATE AND TIME OF INSPECTION.
   b. NAME OF PERSON CONDUCTING INSPECTION.
   c. FINDING OF INSPECTION INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTION.
   d. DETAILS OF CORRECTIVE ACTION TAKEN (DATE. TIME. PARTY COMPLETING MAINTENANCE ACTIVITIES).
   e. DATE AND AMOUNT OF RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS.
   f. IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF THE PROPERTY FROM WHICH THERE IS A DISCHARGE MUST BE MADE, AND THE DISCHARGE SHALL BE DESCRIBED (COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER INDICATORS) AND PHOTOGRAPHED.
   g. DOCUMENTATION OF CHANGES MADE TO SWPPP.
D. IN AREAS OF PROJECT WHERE FINAL STABILIZATION IS COMPLETE INSPECTIONS CAN BE REDUCED TO ONCE A MONTH. THESE AREAS SHALL BE INSPECTED BY CONTRACTOR FOR MINIMUM PERIOD OF 12 NON-WINTER MONTHS AND WITHIN 24 HOURS OF FIRST SPRING RUNOFF OR PRIOR TO RESUMING CONSTRUCTION FOLLOWING ANY WINTER STOPPAGE, WHICHEVER COMES FIRST.
E. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF BMPS UNTIL THE PROJECT HAS UNDERGONE FINAL STABLIZATION.
F. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED BY CONTRACTOR ACCORDING TO THE DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS.
G. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED BY THE CONTRACTOR WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. CONTRACTOR SHALL REPAIR OR REPLACE DEVICE THAT IS NONFUNCTIONAL BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW.
H. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED BY CONTRACTOR ONCE THE SEDIMENT COLLECTED REACHES ONE HALF THE STORAGE VOLUME WITH 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
I. ALL SEDIMENT DEPOSITS WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES MUST BE REMOVED AND RESTABILIZED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY OR SOONER IF IT PRESENTS A FLOOD RISK, INCLUDING DELTAS AND STORM SEWER SEDIMENT DEPOSITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED, IF NECESSARY, FOR SUCH SEDIMENT REMOVAL.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PAVED SURFACES CLEAN OF SEDIMENT. CONSTRUCTION ENTRANCES SHALL BE CHECKED DAILY BY CONTRACTOR. IF THE ENTRANCE BECOMES INUNDATED WITH SEDIMENT, THE ENTRANCE WILL BE CLEANED OR REPLACED AS APPROPRIATE BY CONTRACTOR. STREETS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY BY CONTRACTOR FOR OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. THESE AREAS WILL BE SWEPT CLEAN OF ANY TRACKED MATERIALS BY CONTRACTOR AS SOON AS POSSIBLE AND WITHIN 24 HOURS OF DISCOVERY AND AS DIRECTED BY THE CITY. CONTRACTOR SHALL EXTEND SWEEPING TO THE EXTREMITY OF ANY SEDIMENT TRACKING THAT OCCURS OFF-SITE.
K. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY OFF-SITE SEDIMENT ACCUMULATIONS IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
L. ALL INFILTRATION/FILTRATION AREAS MUST BE INSPECTED BY CONTRACTOR TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS ACCUMULATING OVER THE INFILTRATION/FILTRATION AREA. SEDIMENT ACCUMULATED OVER INFILTRATION /FILTRATION MUST BE REMOVED BY CONTRACTOR.
M. CONTRACTOR SHALL PROTECT INFILTRATION/FILTRATION AREAS FROM SEDIMENTATION AND OVER-COMPACTION. DURING EXCAVATION, SEDIMENT AND EROSION CONTROL DEVICES MUST BE UTILIZED BY CONTRACTOR TO PREVENT SEDIMENTATION AND THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION EQUIPMENT WILL NOT COMPACT THE SOIL.
N. INSPECTIONS CAN BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL FIRST RUNOFF OCCURS OR CONSTRUCTION ACTIVITIES RESUME.
O. A COPY OF ALL WEEKLY AND STORM EVENT INSPECTION RECORDS SHALL BE PROVIDED TO THE CITY OF RAMSEY BUILDING INSPECTOR.

6. POLLUTION PREVENTION MEASURES
CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:
A. THE CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF ALL PRODUCTS, MATERIALS, AND WASTES FROM STORMWATER WHICH MAY BE A SOURCE OF CONTAMINATION TO STORMWATER OR ARE NOT DESIGNED TO BE EXPOSED TO STORMWATER.
B. BUILDING PRODUCTS THAT MAY LEACH POLLUTANTS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
C. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
D. HAZARDOUS MATERIALS, TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS MUST COMPLY WITH ALL STATE REQUIREMENTS.
E. SOLID WASTE MUST BE STORED, COLLECTED, AND DISPOSED IN COMPLIANCE WITH ALL STATE REQUIREMENTS.
F. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OVER. SANITARY WASTE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL STATE REQUIREMENTS.
G. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ALL AREAS WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED. THE CONTRACTOR MUST CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE. THE CONTRACTOR MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. ALL SPILLS MUST BE CLEANED UP AND REPORTED IN ACCORDANCE WITH STATE REQUIREMENTS. DRY CLEAN UP MEASURES SHALL BE USED WHERE POSSIBLE.
H. THE CONTRACTOR MUST LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA WHEN COMPLETED ON THE PROJECT SITE. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. NO ENGINE DEGREASING IS ALLOWED ONSITE.
I. THE CONTRACTOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE PROJECT CONSTRUCTION ACTIVITY. NO WASHOUT WASTES MAY CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR ARE LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH ALL MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

7. FINAL STABILIZATION
THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION REQUIRES THE FOLLOWING:
A. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
B. CONTRACTOR SHALL ENSURE THAT ALL PERMANENT STORMWATER TREATMENT SYSTEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CONSTRUCTION DOCUMENTS.
C. CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPS.

RECORD AVAILABLITY AND RETENTION:
-THE CONTRACTOR SHALL MAKE THE SWPPP, INCLUDING ALL CERTIFICATES, REPORTS, RECORDS, OR OTHER INFORMATION, AVAILABLE TO FEDERAL, STATE, OR LOCAL OFFICIALS WITHIN 72 HOURS UPON REQUEST FOR THE DURATION OF THE PROJECT AND FOR THREE YEARS FOLLOWING FINAL STABILIZATION.

INSPECTION AND ENTRY:
-THE CONTRACTOR MUST ALLOW ACCESS FOR REPRESENTATIVES OF THE CITY OR ANY MEMBER THEREOF WHEN AUTHORIZED BY IT, TO ENTER UPON THE PROJECT SITE FOR THE PURPOSE OF OBTAINING INFORMATION, EXAMINATION OF RECORDS, OR CONDUCTING SURVEYS OR INVESTIGATIONS.

8. CHANGES TO SWPPP
-THE CONTRCTOR MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:
1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAVE SIGNIFICANT EFFECT ON DISCHARGE. INSPECTION IS REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN ONE-HALF INCH.
2. INSPECTION OR INVESTIGATION BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS.

9. SWPPP CERTIFICATION:
- THIS STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS. INDIVIDUAL(S) PREPARING THIS SWPPP:

PREPARED BY:
KEVIN GARDNER, P.E.
PIERCE PINI AND ASSOCIATES
KEVIN@PIERCEPINI.COM
763-537-1311

TRAINING/CERTIFICATION:
DATE OF TRAINING/CERTIFICATION: 2023
CERTIFICATION PROGRAM: UNIVERSITY OF MINNESOTA - DESIGN OF CONSTRUCTION SWPPP
ARDEN HILLS, MN
INSTRUCTOR(S): JOHN CHAPMAN
CERTIFICATION EXPIRATION: 2026

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FERRELLGAS
SITE REDEVELOPMENT
7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.
Company: PIERCE PINI & ASSOCIATES
Signed: Kevin Gardner
Name: Kevin Gardner
Date: 05/01/2023 Reg. No: 45815

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Drawing Title
STORMWATER POLLUTION PREVENTION NOTES

C200



NPDES IMPAIRED WATERS MAP

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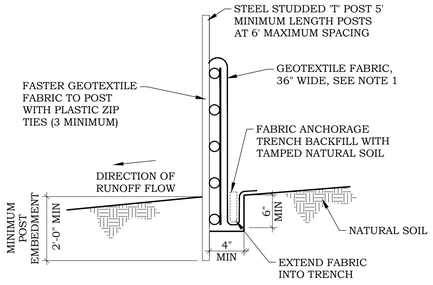
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STORMWATER
POLLUTION
PREVENTION NOTES

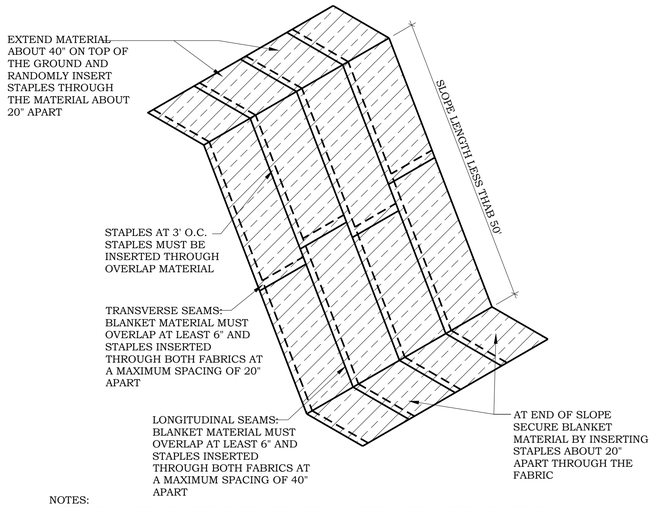
C201



NOTES:
1. GEOTEXTILE FABRIC SHALL BE PER MNDOT SPEC 3886.
2. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
3. ENSURE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
4. FIELD VERIFY THE MAXIMUM SLOPE LENGTH IN THE TABLE. THIS LENGTH EQUATES TO A 2 FOOT STORAGE HEIGHT FOR THE 100-YEAR EVENT.
5. SILT FENCE INSTALLATION TO CONFORM TO MNDOT SPEC 2573.3

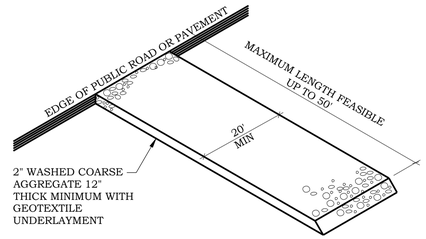
		BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	MAXIMUM SLOPE LENGTH
100:1	1%	100 FT
50:1	2%	75 FT
25:1	4%	75 FT
20:1	5%	75-50 FT
17:1	6%	50 FT
12.5:1	8%	50 FT
10:1	10%	50-25 FT
5:1	20%	25-15 FT
4:1	25%	15 FT
3:1	33%	15 FT
2:1	50%	15 FT

1 C300 HEAVY DUTY SILT FENCE
NO SCALE

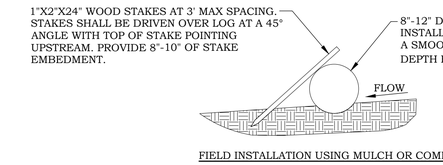


NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

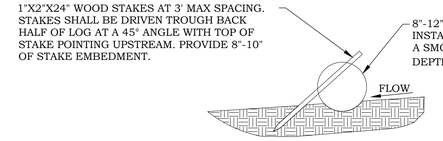
2 C300 EROSION CONTROL BLANKET
NO SCALE



3 C300 GRAVEL CONSTRUCTION ENTRANCE
NO SCALE



FIELD INSTALLATION USING MULCH OR COMPOST



FIELD INSTALLATION USING STRAW OR WOOD FIBER

4 C300 EROSION LOG
NO SCALE

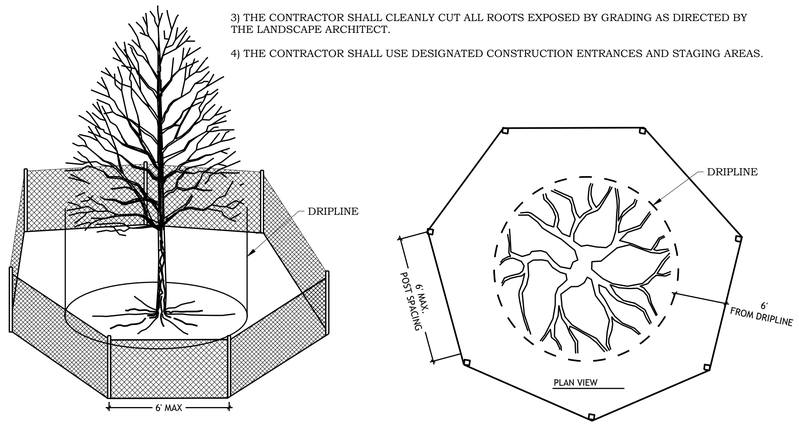
NOTES:

1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.

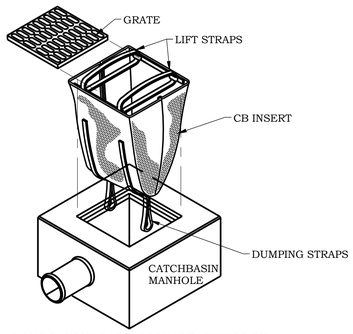
2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.

3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.

4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.



5 C300 TREE PROTECTION FENCING
NO SCALE



2. USE DANDY® BAG II AS MANUFACTURED BY DANDY® PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

6 C300 CATCH BASIN INSERT
NO SCALE

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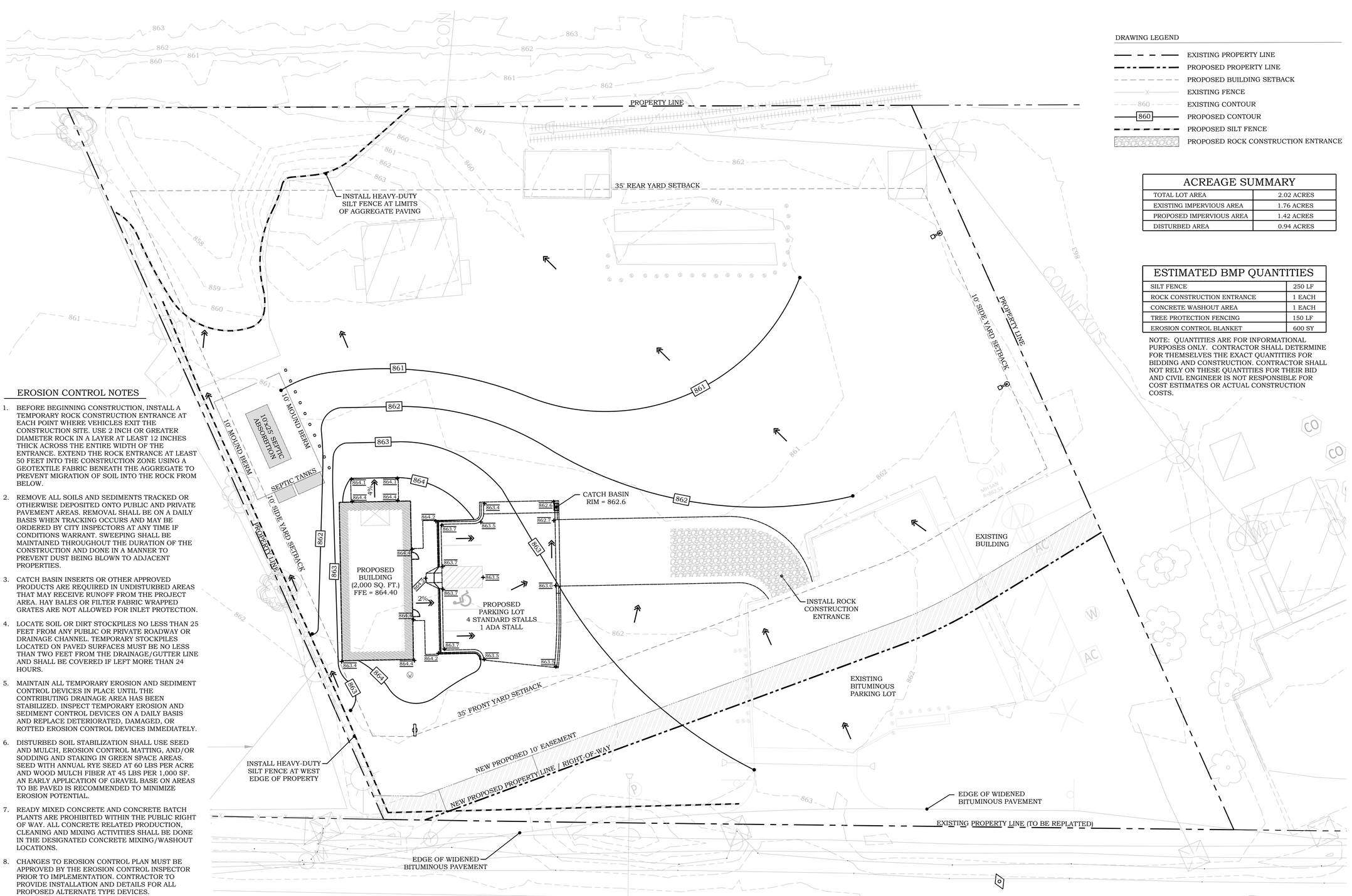
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Drawing Title

STORMWATER POLLUTION PREVENTION DETAILS

C300



EROSION CONTROL NOTES

1. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
2. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY CITY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
3. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCTS ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
4. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
5. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
6. DISTURBED SOIL STABILIZATION SHALL USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED TO MINIMIZE EROSION POTENTIAL.
7. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS.
8. CHANGES TO EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
9. ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES, MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.

NORTH

1 / C400

GRADING, DRAINAGE & EROSION CONTROL PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE

ACREAGE SUMMARY	
TOTAL LOT AREA	2.02 ACRES
EXISTING IMPERVIOUS AREA	1.76 ACRES
PROPOSED IMPERVIOUS AREA	1.42 ACRES
DISTURBED AREA	0.94 ACRES

ESTIMATED BMP QUANTITIES	
SILT FENCE	250 LF
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WASHOUT AREA	1 EACH
TREE PROTECTION FENCING	150 LF
EROSION CONTROL BLANKET	600 SY

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR THEIR BID AND CIVIL ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES OR ACTUAL CONSTRUCTION COSTS.

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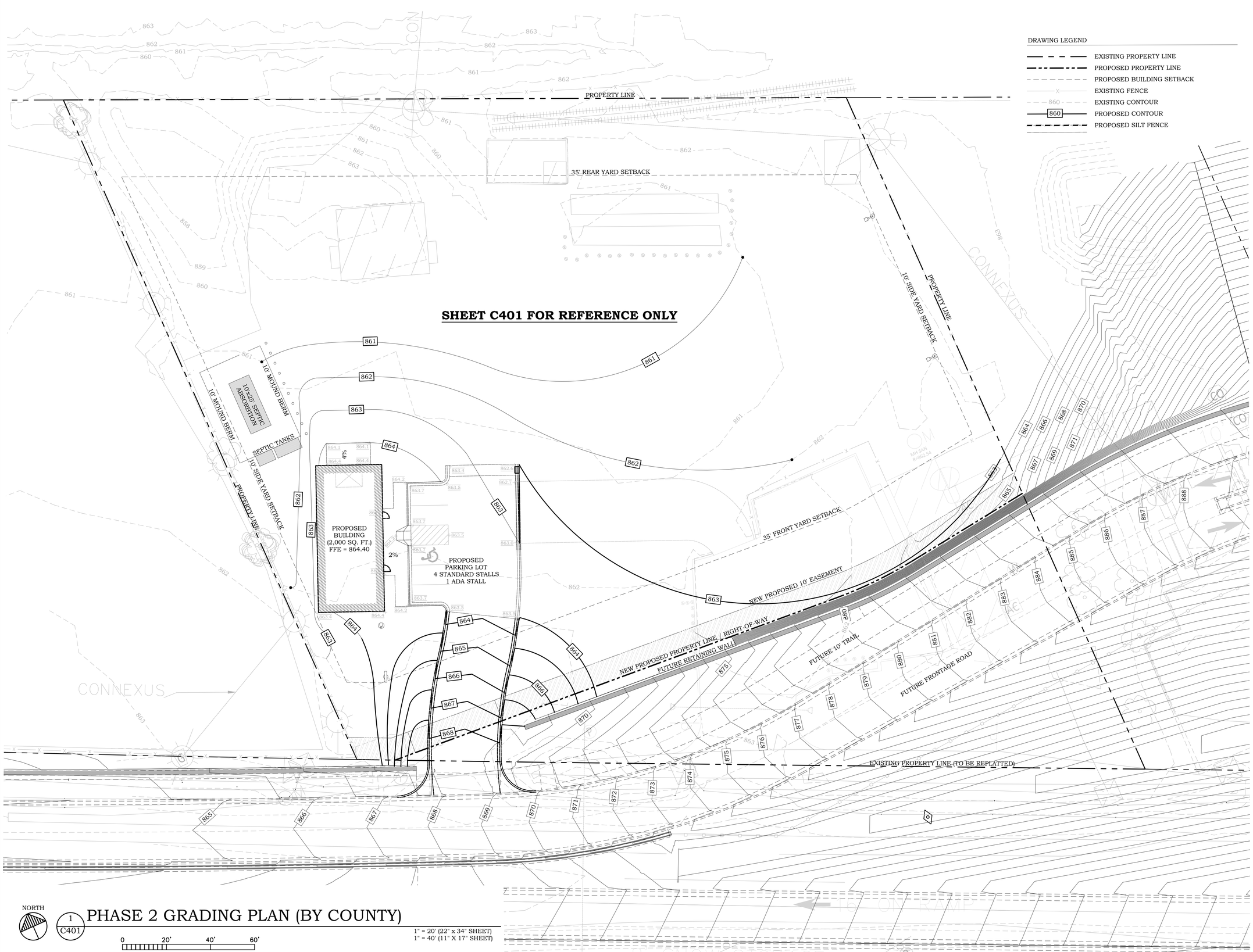
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GRADING, DRAINAGE & EROSION CONTROL PLAN

C400



NORTH

1 / C401

PHASE 2 GRADING PLAN (BY COUNTY)

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

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SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

FERRELLGAS
SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed: Kevin Gardner

Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for	Date

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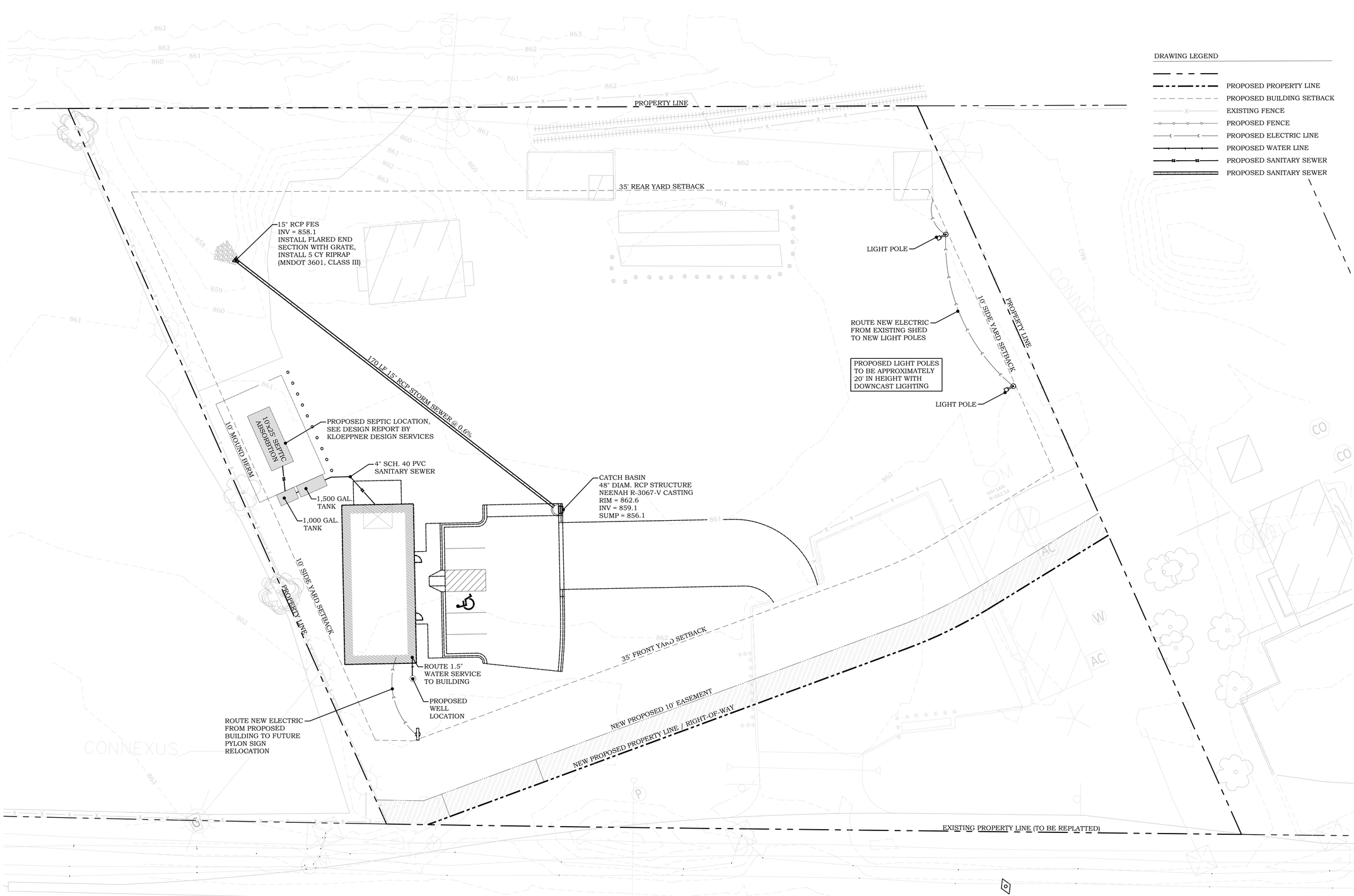
Comm. No.	22-049
Drawn	TS
Checked	KG
Date	05/01/2023

City Approval

Drawing Title

PHASE 2 GRADING PLAN (BY COUNTY)

C401



NORTH

1 C500 UTILITY PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

PIERCE PINI & ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
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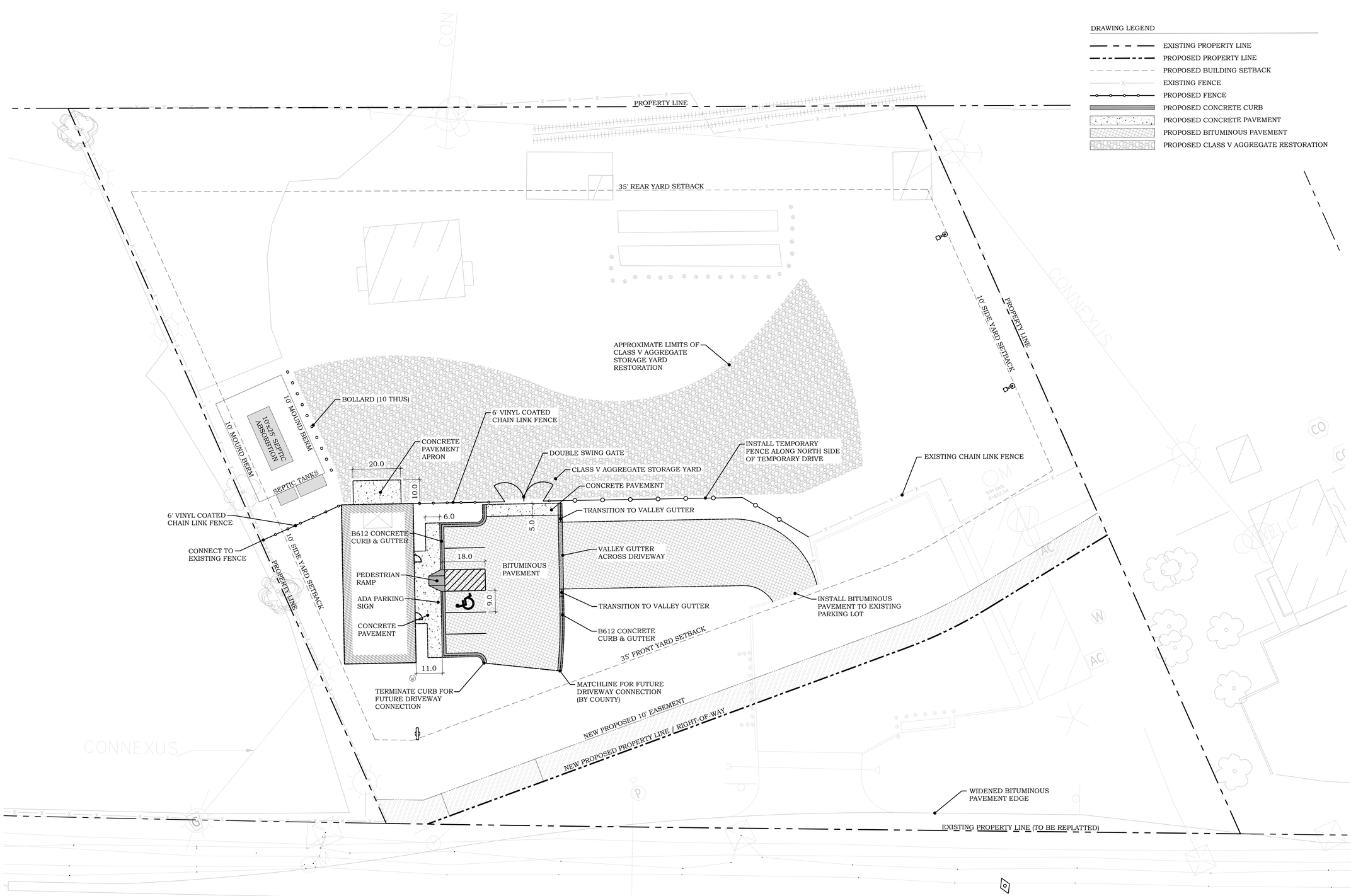
Drawing Title

UTILITY PLAN

C500

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CLASS V AGGREGATE RESTORATION



NORTH

1 / C600 PAVING PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

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FERRELLGAS
SITE REDEVELOPMENT

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RAMSEY, MN 55303

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Drawing Title

PAVING PLAN

C600

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- PHASE 1 FENCE (INSTALLED)
- PHASE 2 FENCE
- PROPOSED CONCRETE CURB
- PROPOSED BITUMINOUS PAVEMENT

SHEET C601 FOR REFERENCE ONLY

CONNECT TO EXISTING FENCE

REMOVE VALLEY GUTTER AND INSTALL B612 CONCRETE CURB AND GUTTER

INSTALL 6' VINYL COATED CHAIN LINK FENCE

INSTALL 6' VINYL COATED CHAIN LINK FENCE IN LOCATION OF PREVIOUS BUILDING

CONNECT TO EXISTING FENCE

35' FRONT YARD SETBACK

MATCH LINE FOR EXISTING BITUMINOUS PAVEMENT AT PARKING LOT

NEW PROPOSED 10' EASEMENT

NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY

FUTURE RETAINING WALL

TAPER CURB FLUSH WITH PAVEMENT

MATCH EXISTING CURB

B612 CONCRETE CURB & GUTTER

BITUMINOUS DRIVEWAY

INSTALL NEW SIGN FOUNDATION AND REINSTALL SALVAGED PYLON SIGN



EXISTING PYLON SIGN TO BE SALVAGED AND REINSTALLED

27'

37'

FUTURE 10' TRAIL

FUTURE FRONTAGE ROAD

FUTURE RETAINING WALL

15' RAD.

EXISTING PROPERTY LINE (TO BE REPLATTED)

INSTALL VALLEY GUTTER ACROSS DRIVEWAY

NORTH

1 / C601 PHASE 2 PAVING PLAN (BY COUNTY)

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

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FERRELLGAS
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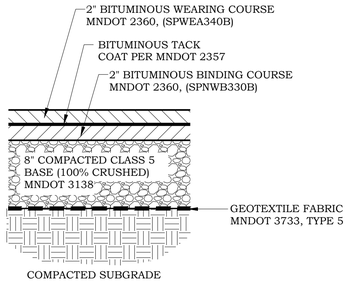
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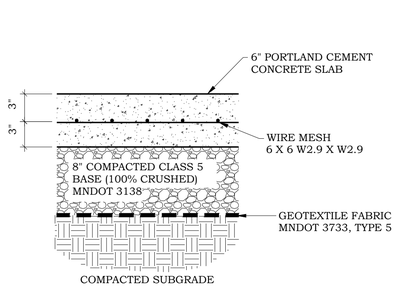
PHASE 2 PAVING PLAN (BY COUNTY)

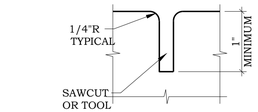
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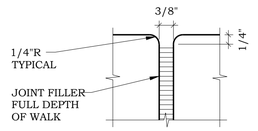
1 C700 BITUMINOUS PAVEMENT

NO SCALE





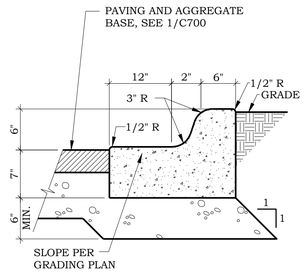
CONTRACTION JOINT
AT 10' O.C. MAXIMUM



EXPANSION JOINT
AT 20' O.C. MAXIMUM

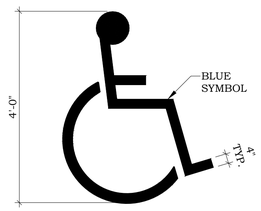
2 C700 CONCRETE PAVEMENT

NO SCALE

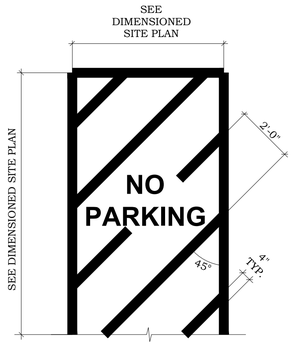


3 C700 B612 CONCRETE CURB & GUTTER

NO SCALE



ADA PARKING SYMBOL

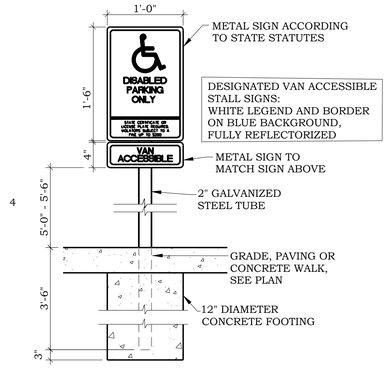


ADA ACCESS AISLE STRIPING

PARKING STALL
STRIPING

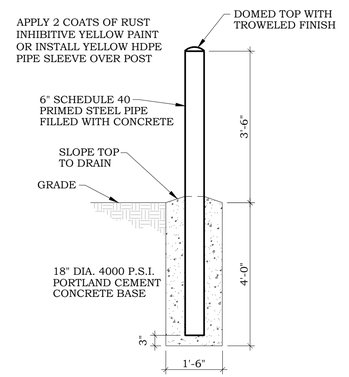
4 C700 PAVEMENT MARKINGS

NO SCALE



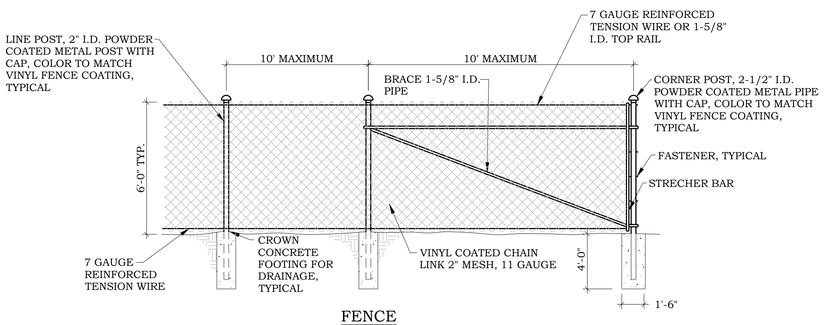
5 C700 ADA PARKING STALL SIGN

NO SCALE



6 C700 BOLLARD

NO SCALE



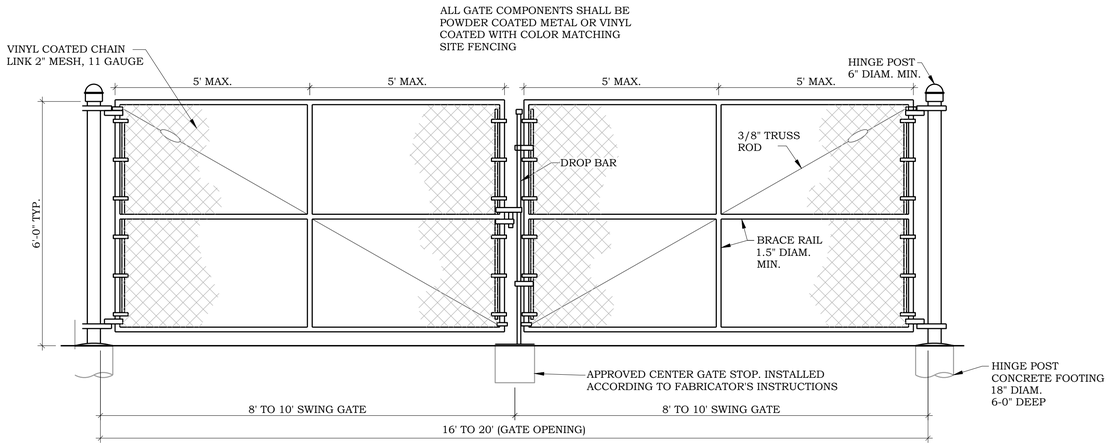
FENCE

NOTES

1. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED & APPROVED COMPACTED FILL.
2. CONCRETE FOOTINGS SHALL BE A MINIMUM OF 4,000 PSI MIX.
3. 12 GAUGE WIRE FASTENERS SHALL BE USED.
4. ADDITIONAL BRACING MAY BE REQUIRED WITH RUNS OVER 200'.

7 C700 CHAIN LINK FENCE

NO SCALE



DOUBLE VEHICULAR GATE

8 C700 CHAIN LINK SWING GATE

NO SCALE

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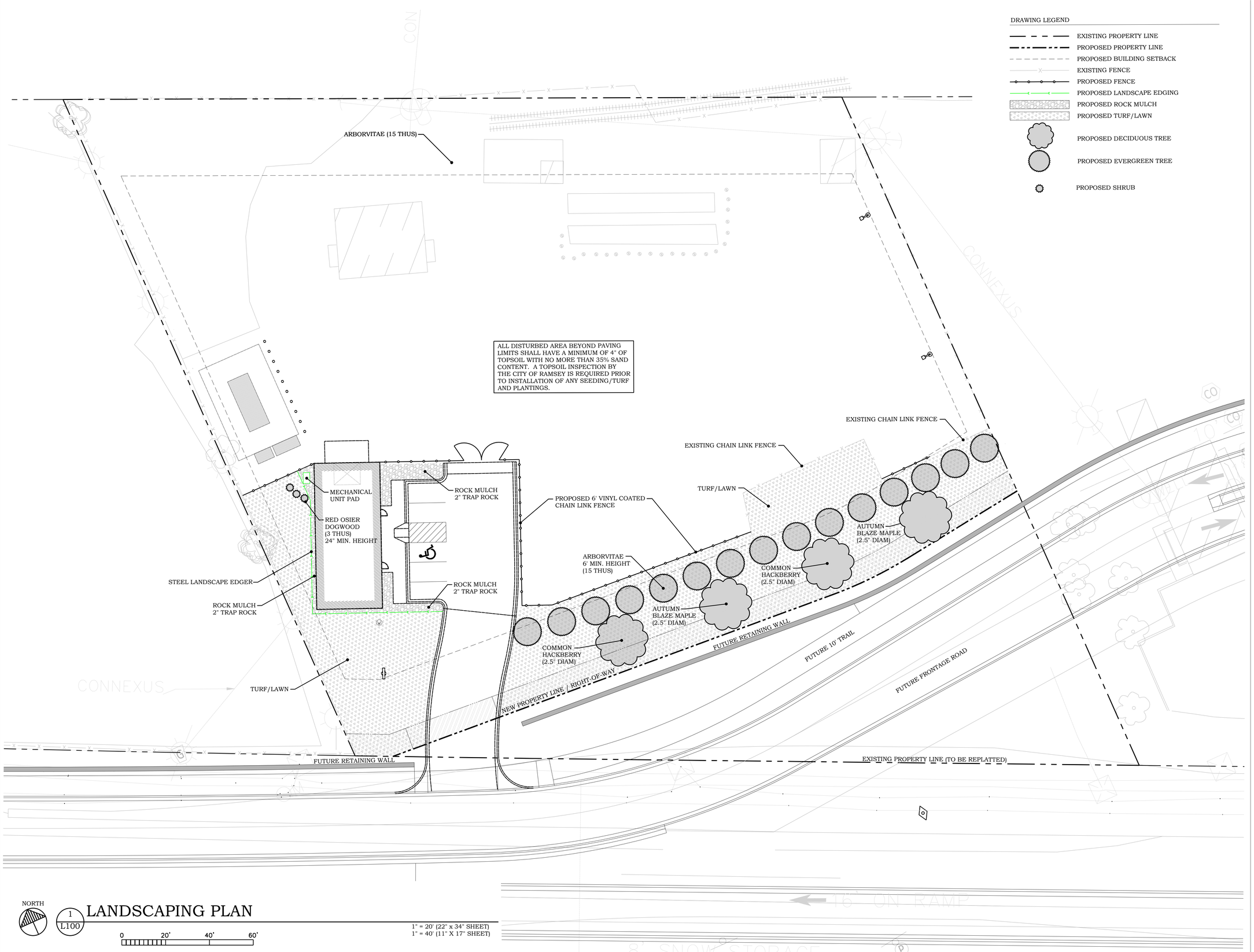
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Drawing Title

CIVIL DETAILS

C700



DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED LANDSCAPE EDGING
- PROPOSED ROCK MULCH
- PROPOSED TURF/LAWN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

NORTH

1 / L100 LANDSCAPING PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

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Drawing Title

LANDSCAPING PLAN

L100

LANDSCAPING NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

1. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
2. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
3. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
4. FILL/CUT AS NECESSARY TO PROVIDE A 2% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
5. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
6. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
7. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
8. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 5:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
9. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
11. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
12. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
13. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
14. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
15. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
16. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
17. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
18. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. [FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.]
12. INSTALL MINIMUM 4" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-14 MODIFIED TO CONTAIN A MAXIMUM OF 35% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED.
13. TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP FINELY SHREDDED HARDWOOD MULCH AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 2" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHALL NOT BE IN DIRECT CONTACT WITH MULCH.

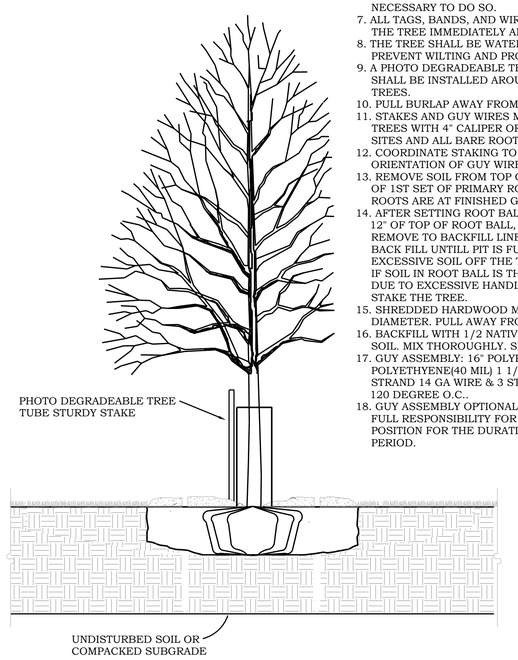
WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.



SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1-2' LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH - 1-4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP- (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

APPROVED DATE 5-97	CITY OF RAMSEY	STANDARD DETAILS TREE PLANTING DETAIL CITY PLATE No. PARK-2

PIERCE PINI & ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

FERRELLGAS
SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed: Kevin Gardner

Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for	Date

Copyright 2023 Pierce Pini & Associates, Inc.

Comm. No.	22-049
Drawn	TS
Checked	KG
Date	05/01/2023

City Approval

Drawing Title

LANDSCAPING NOTES & DETAILS

L101

CC Regular Session **5. 12.**

Meeting Date: 05/09/2023

By: Diana Lund, Finance

Information

Title

Adopt Resolution #23-095 Approving Application to Conduct Off-Site Gambling by Ramsey Lions Club at Happy Days

Purpose/Background:

Staff recently received the attached application from the Ramsey Lions Club to conduct off-site gambling at the Ramsey Happy Days event held the weekend of September 9, 2023. The Ramsey Lions are asking to conduct a raffle and tipboards at Happy Days.

The Minnesota Gambling Control Board requires that the City approve such a request by resolution specifically approving or denying the application.

Notification:

If approved, the City Finance Director will sign the application and any other documents required by the Minnesota Gambling Board.

Observations/Alternatives:

Adopt Resolution #23-095 or deny Resolution #23-095.

Recommendation:

Staff recommends Council approval of the application by the Ramsey Lions Club to conduct off-site gambling at Ramsey Happy Days.

Action:

Motion to adopt Resolution #23-095 appproving the application by the Ramsey Lions Club to conduct off-site gambling at Ramsey Happy Days.

Attachments

Reso #23-095 Ramsey Lions Application Off-Site Gambling

Ramsey Lions Application

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Diana Lund	05/03/2023 07:32 AM
Diana Lund (Originator)	Diana Lund	05/03/2023 07:51 AM
Brian Hagen	Brian Hagen	05/04/2023 11:03 AM
Form Started By: Diana Lund		Started On: 04/27/2023 07:16 AM
Final Approval Date: 05/04/2023		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-095

RESOLUTION APPROVING THE RAMSEY LIONS CLUB APPLICATION TO CONDUCT OFF-SITE GAMBLING AT RAMSEY HAPPY DAYS

WHEREAS, The Ramsey Lions Club has submitted an application to conduct gambling events – raffle and tipboards at the Ramsey Happy Days event in September 2023; and

WHEREAS, the Gambling Control Board Division of the Department of Gaming requires the City of Ramsey adopt a resolution specifically approving or denying the application.

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 application to conduct off-site gambling for the Ramsey Lions Group at Ramsey Happy Days 7550 Sunwood Drive, Ramsey.

2) That the Ramsey City Council hereby authorizes the City Administrator or Finance Director to sign the application and any other documents required by the Minnesota Gambling Board.

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 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

MINNESOTA LAWFUL GAMBLING

LG230 Application to Conduct Off-Site Gambling

No Fee

ORGANIZATION INFORMATION

Organization Name: Ramsey Lions Club License Number: 01203

Address: PO 771 City: ANOKA, MN Zip: 55303

Chief Executive Officer (CEO) Name: Mike Beach Daytime Phone: 763 242 3654

Gambling Manager Name: Thomas Strauss Daytime Phone: 612 940 0655

GAMBLING ACTIVITY

Twelve off-site events are allowed each calendar year not to exceed a total of 36 days.

From 9/8/23 to 9/11/23

Check the type of games that will be conducted:

- [X] Raffle
- [ ] Pull-Tabs
- [ ] Bingo
- [X] Tipboards
- [ ] Paddlewheel

GAMBLING PREMISES

Name of location where gambling activity will be conducted: Ramsey City Hall Area

Street address and City (or township): 7550 Sunwood Dr. Ramsey Zip: 55303 County: ANOKA

- Do not use a post office box.
- If no street address, write in road designations (example: 3 miles east of Hwy. 63 on County Road 42).

Does your organization own the gambling premises?

- [ ] **Yes** If yes, a lease is not required.
- [X] **No** If no, the lease agreement below must be completed, and signed by the lessor.

LEASE AGREEMENT FOR OFF-SITE ACTIVITY (a lease agreement is not required for raffles)

Rent to be paid for the leased area: $0 (if none, write "0")

All obligations and agreements between the organization and the lessor are listed below or attached.

- Any attachments must be dated and signed by both the lessor and lessee.
- This lease and any attachments is the total and only agreement between the lessor and the organization conducting lawful gambling activities.
- Other terms, if any:

Lessor's Signature: _____ Date: _____

Print Lessor's Name: _____

CONTINUE TO PAGE 2

LG230 Application to Conduct Off-Site Gambling

Acknowledgment by Local Unit of Government: Approval by Resolution

CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township
City Name: Ramsey	County Name:
Date Approved by City Council:	Date Approved by County Board:
Resolution Number: 23-095 (If none, attach meeting minutes.)	Resolution Number: (If none, attach meeting minutes.)
Signature of City Personnel:	Signature of County Personnel:
Title: Date Signed:	Title: Date Signed:
Local unit of government must sign.	TOWNSHIP NAME:
	Complete below only if required by the county. On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)
	Print Township Name:
	Signature of Township Officer:
	Title: Date Signed:

CHIEF EXECUTIVE OFFICER (CEO) ACKNOWLEDGMENT

The person signing this application must be your organization's CEO and have their name on file with the Gambling Control Board. If the CEO has changed and the current CEO has not filed a LG200B Organization Officers Affidavit with the Gambling Control Board, he or she must do so at this time.

I have read this application, and all information is true, accurate, and complete and, if applicable, agree to the lease terms as stated in this application.

(V) _____ 4/19/23

Signature of CEO (must be CEO's signature; designee may not sign) Date

Mail or fax to:

Minnesota Gambling Control Board
Suite 300 South
1711 West County Road B
Roseville, MN 55113
Fax: 651-639-4032

No attachments required.

Questions? Contact a Licensing Specialist at 651-539-1900.

This publication will be made available in alternative format (i.e. large print, braille) upon request.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application.

Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public.

If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public.

Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor; national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

CC Regular Session **5. 13.**

Meeting Date: 05/09/2023

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #23-096 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW

Purpose/Background:

Mille Lacs Motor Sports (Power Lodge) has requested extension of the lease behind the building at 6701 Hwy 10 for temporary storage of boats and inventory for its business. The timing of lease works well with the proposed improvements coming to Hwy 10 as it concludes just prior to its completion. Staff has worked with Premier Commercial Properties and Mille Lacs Motor Sports to negotiate a lease agreement for a two-year period. The proposed initial lease rate is $0.66 / SF with 5% annual inflation built in for year 2. It should be noted that year one of the lease was an option that was exercised and the rate was set. The use makes sense with Mille Lacs also requesting to lease the rear 18,200 SF for their operations. The City Attorney has approved this lease as to form. Staff supports the request to assist a growing Ramsey business.

Notification:

N/A

Observations/Alternatives:

Observations:

The Terms of the lease are straight forward. Here are some of the specifics:

1. Lease. Landlord leases to Tenant the area outlined in Exhibits A and B along the rear property line of the property located at 6701 Highway 10 (PID 34-32-25-12-0009) (the Leased Area).
2. Term and Rent.
   Lease Period 1- June 1, 2023 – May 31, 2024 - $396.66 / month
   Lease Period 2 – June 1, 2024 – May 31, 2025 - $416.49 / month
3. Maintenance responsibilities are clearly outlined.
4. No political signage allowed.
5. 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.

Alternatives:

1. Approve Lease Agreement, as presented
2. Approve Lease Agreement, with modifications
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).

Recommendation:

Staff supports the proposed lease agreement as presented and recommends adoption of Resolution #23-096 as presented; subject to City Attorney review.

Action:

Motion to adopt Resolution #23-096 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW; subject to City Attorney review.

Attachments

Site Location Map

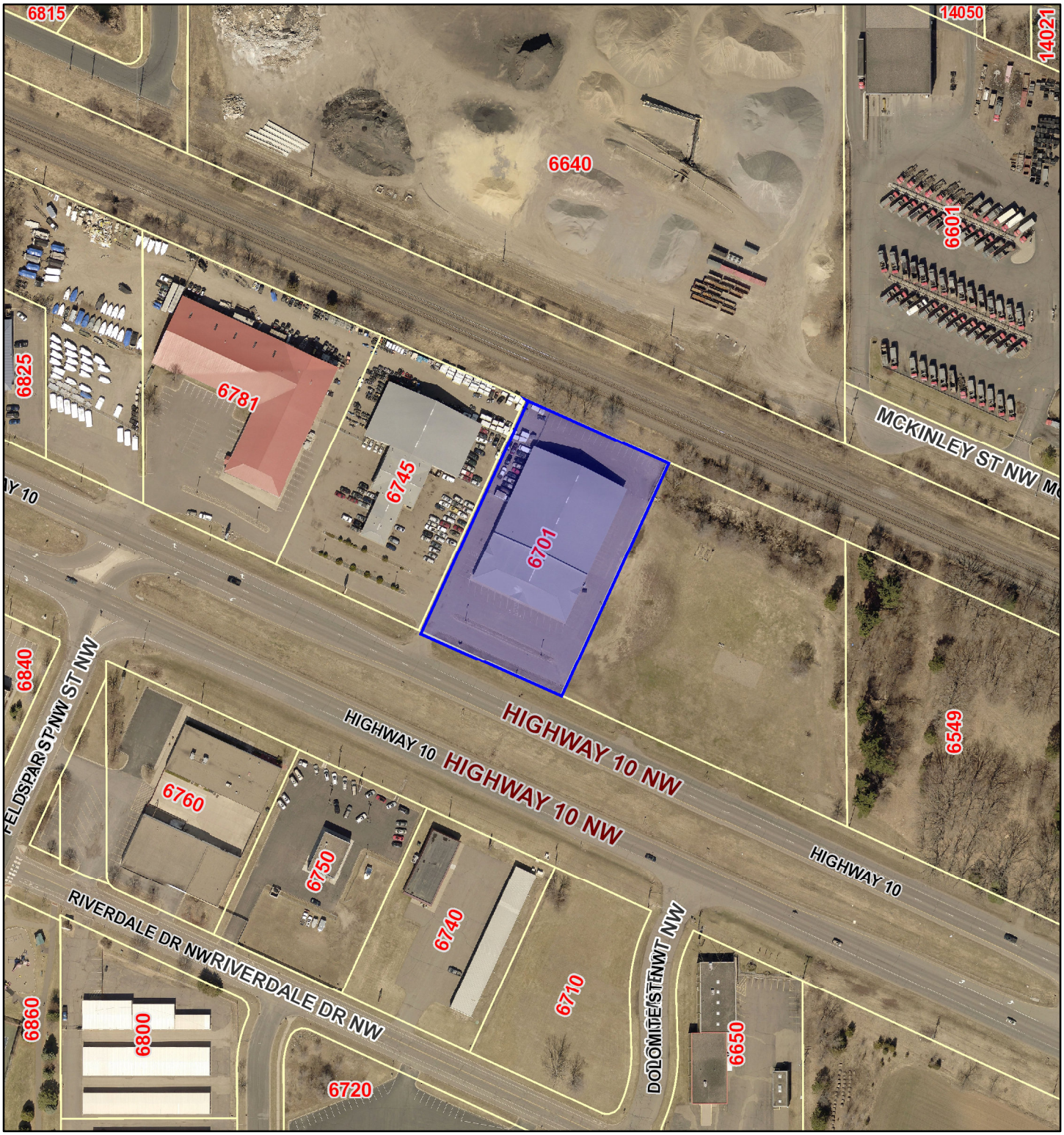
ACTION - Resolution #23-096

ACTION - Lease - Mille Lacs 6701 Outside Storage

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	04/27/2023 12:05 PM
Brian Hagen	Brian Hagen	05/02/2023 01:27 PM
Form Started By: Sean Sullivan		Started On: 04/27/2023 08:29 AM
Final Approval Date: 05/02/2023		

Site Location Map - 6701 Hwy 10 NW



September 28, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

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

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

RESOLUTION #23-096

APPROVING LEASE WITH MILLE LACS MOTOR SPORTS II, INC. FOR OUTSIDE STORAGE AT 6701 HWY 10 NW

WHEREAS, the normal business operations of Mille Lacs Motor Sports II, namely their ability orderly have customer pick-up and drop off their boats and vehicles for seasonal transition times has increased in volume; and

WHEREAS, Mille Lacs Motor Sports II has asked the city to consider a 2 year lease, for the rear portion of 6701 Hwy NW as depicted on the lease agreement (the "Lease Space"); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement including but not limited to the terms below:

- Lease Period 1- June 1, 2023 – May 31, 2024 - $396.66 / month
- Lease Period 2 – June 1, 2024 – May 31, 2025 - $416.49 / month

WHEREAS, Mille Lacs Motor Sports II is in Good Standing with the Secretary of State of Minnesota as of April 27, 2023.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement for outside storage behind 6701 Hwy 10 with Mille Lacs Motor Sports II; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

STORAGE LEASE AGREEMENT

This Storage Lease Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (Landlord) and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation (Tenant).

Recitals

A. Landlord currently leases to Tenant real property located at 6781 Highway 10 in Ramsey, which contains Tenant's "Power Lodge" motorsports business.

B. Tenant provides winter boat storage services to its customers.

C. Landlord owns the two parcels to the southeast, namely 6745 and 6701 Highway 10. Pursuant to the existing Lease Agreement, Tenant leases Outdoor Storage Areas C and D behind and adjacent to the building located at 6745 Highway 10 as depicted on Exhibit B.

D. Tenant desires to store customer boats and/or inventory in the row of parking spaces at the rear of the 6701 Highway 10 property.

E. Landlord is willing to allow storage of customer boats and/or inventory in said parking area pursuant to the terms of this temporary lease agreement.

Agreement

1. Lease. Landlord leases to Tenant the area outlined in Exhibit A along the rear property line of the property located at 6701 Highway 10 (PID 34-32-25-12-0009) (the Leased Area).

2. Term. The term of this Lease is from:

   Lease Period 1: June 1, 2023, through May 31, 2024,

   And;

   Lease Period 2: June 1, 2024, through May 31, 2025,

   If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. However, in no event may Tenant terminate this Lease earlier than May 31, 2024. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

3. Use. The Leased Area may only be used for storage of Tenant's inventory and/or customer's boats. The Leased Area may not be used for employee parking or any other use without Landlord's written permission. No signage shall be installed by Tenant in or on the Leased Area. Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord or Landlord's employees and agents in its operation of the 6701 Highway 10 property. Tenant acknowledges that the Leased Area is not fenced except along the rear of the property or otherwise secured in any manner and Landlord makes no representations as to the security of the Leased Area.

4. Access. To the extent reasonably practicable, the Leased Area shall be accessed by Tenant through the gate on the east fence of Outdoor Storage Area D (See attached Exhibit B) located at the rear of 6745 Highway 10 and through the fence located at the northeast corner of the Building located at 6701 Hwy 10 NW (See attached Exhibit A). A 15-foot-wide through lane between the rear of the building at 6701 Highway 10 and the Leased Area must be maintained at all times for emergency vehicle access and for City access to the rear of the 6701 building.

5. Rent. Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

   - Lease Period 1- June 1, 2023, through May 31, 2024 - $396.66 / month

   - Lease Period 2 – June 1, 2024, through May 31, 2025 - $416.49 / month

   All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

   First month's gross rent of $396.66 is due upon execution of the lease.

6. Maintenance and Improvements. Tenant is solely responsible for routine maintenance of the Leased Area during the term of the Lease, including trash removal. Tenant shall not damage the existing parking surface, normal wear and tear excepted. Any damage to the Leased Area by Tenant, its employees, agents, customers or guests shall be repaired by Tenant at its sole cost. In the event Tenant does not complete said repairs, Landlord may do so and invoice the cost of such repairs to Tenant plus 15% for overhead incurred by Landlord. The Leased Area is provided "as is" and Landlord is not obligated to make any improvements

to the existing property as part of this Lease. Tenant shall not make any improvements to the Leased Area without Landlord's written permission.

7. Assignment or subletting. Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Leased Area, or any part thereof, by any third party.

8. Entry by Landlord. Landlord, its employees, agents or representatives may enter the Leased Area at all reasonable hours to inspect or make repairs. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

9. Hold Harmless and Liability Insurance. Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Leased Area. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, fire or for any other cause occurring on or about the Leased Area. All property kept, stored or maintained within the Leased Area shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to defend and indemnify Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

   During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

10. Hazardous Materials. Tenant shall not bring hazardous materials onto, or otherwise store hazardous materials on, the Leased Area other than the fuel that is properly contained and secured in fuel tanks in the boats and other equipment stored in the Leased Area. 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 the purpose of) the Comprehensive Environmental Response, Compensation and Liability Act, and so-called Superfund law, or any federal state or local statute, law, ordinance, code rule

regulation, order or decree 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 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 Premises, of any Hazardous Material. This paragraph shall survive expiration or termination of this Lease.

11. Default. If Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for five days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Leased Are, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for any breach of covenants contained in this Lease.

12. Notices. All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	City Administrator City of Ramsey 7550 Sunwood Drive Ramsey, Minnesota 55303
Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433
Tenant:	Mille Lacs Motor Sports II, Inc. 6781 Highway 10 N.W. Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

13. Entire Agreement. This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by both parties.

CITY OF RAMSEY

By: _____ Date: _____
Mark E Kuzma, Mayor

By: _____ Date: _____
Brian Hagen, City Administrator

MILLE LACS MOTOR SPORTS II, INC.

By: _____ Date: _____
Tom Dehn, President

Exhibit A

Lease Area - 6701 Hwy 10 NW



October 7, 2020

1:600

0 25 50 100 ft

0 5 10 20 m

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

Exhibit B

Lease Reference Map

A: 22,000 SF, Power Lodge, Outdoor

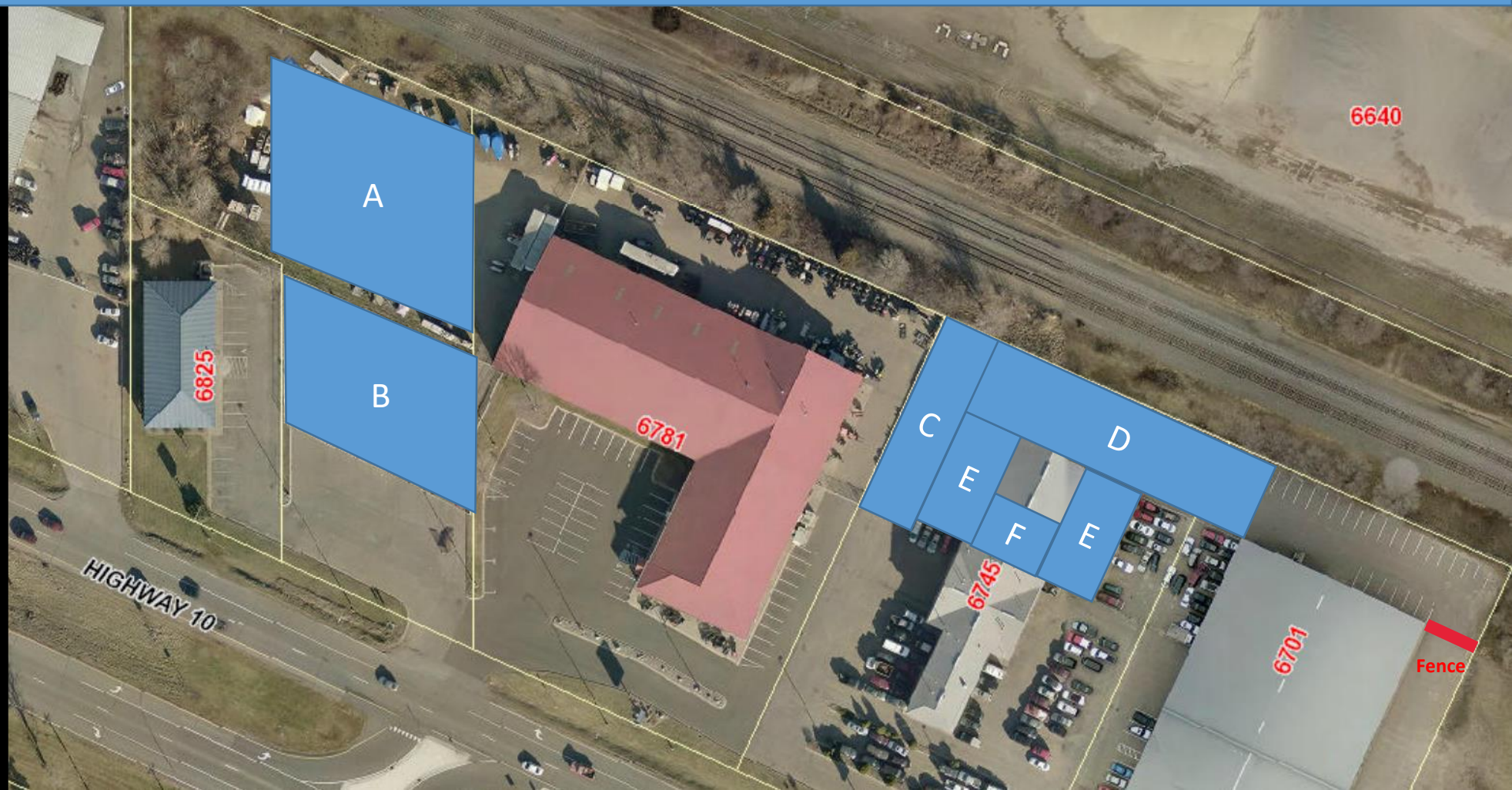
B: 15,000 SF, Power Lodge, Outdoor

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. 14.**

Meeting Date: 05/09/2023

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #23-097 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of Building at 6701 Hwy 10 NW

Purpose/Background:

Mille Lacs Motor Sports II, Inc. has presented an offer to lease the rear 18,200 square feet of 6701 Highway 10 NW from June 1, 2024 - May 31, 2025. Staff, along with Premier Commercial Properties (property manager), has been negotiating with the proposed tenant over the past few months. The proposed lease is considered "market rate" according to Premier Commercial Properties. It should be noted that Lease Period 1 was an exercised option period for the Tenant and the rate was locked in. For the Second Lease Period the rent has been raised to $4.25/SF to adjust for current market conditions. Mille Lacs Motor Sports II, Inc. currently leases space in 6781 Hwy 10 NW, 6745 Hwy 10 NW and 6701 Hwy 10 NW and has proven to be a reliable tenant. Staff supports this lease to help a growing Ramsey business.

Notification:

N/A

Observations/Alternatives:

The duration of the lease works well with Hwy 10 construction as it terminates no later than May 31, 2025. This timing would allow for the property to be put for sale on the open market after the improvements to Hwy 10 are completed. The City Attorney has reviewed the lease and approves it to form. The proposed lease rates include a base rent of $3.18 per square foot with a market adjustment to $4.25 per square foot for Lease Period 2 year as defined below in the key lease terms:

Key Lease Terms

Location: 6701 Hwy 10 NW - Cold Storage (Rear 18,200 SF)
Lease Duration: June 1, 2023 - May 31, 2025
Lease Rate :

Year 1 (6/1/23 through 5/31/24): $4,827.10 / month (Exercised Option)
Year 2 (6/1/24 through 5/31/25): $6,445.83 / month (Market Adjustment)

Utilities: Tenant paid
Snow Plowing / Sidewalks: Tenant paid (Tenant has agreed to paying "pro-rata" share)
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.

Alternatives:

1. Approve Resolution #23-097 as presented; subject to City Attorney review.
2. Approve Resolution #23-097 with changes; subject to City Attorney review.
3. Direct staff to continue negotiations with proposed tenant.

4. 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).

Recommendation:

Staff recommendation is to approve Resolution #23-097 as presented.

Action:

Motion to adopt Resolution #23-097 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of 6701 Hwy 10 NW (as presented); subject to City Attorney review.

Attachments

Site Location Map

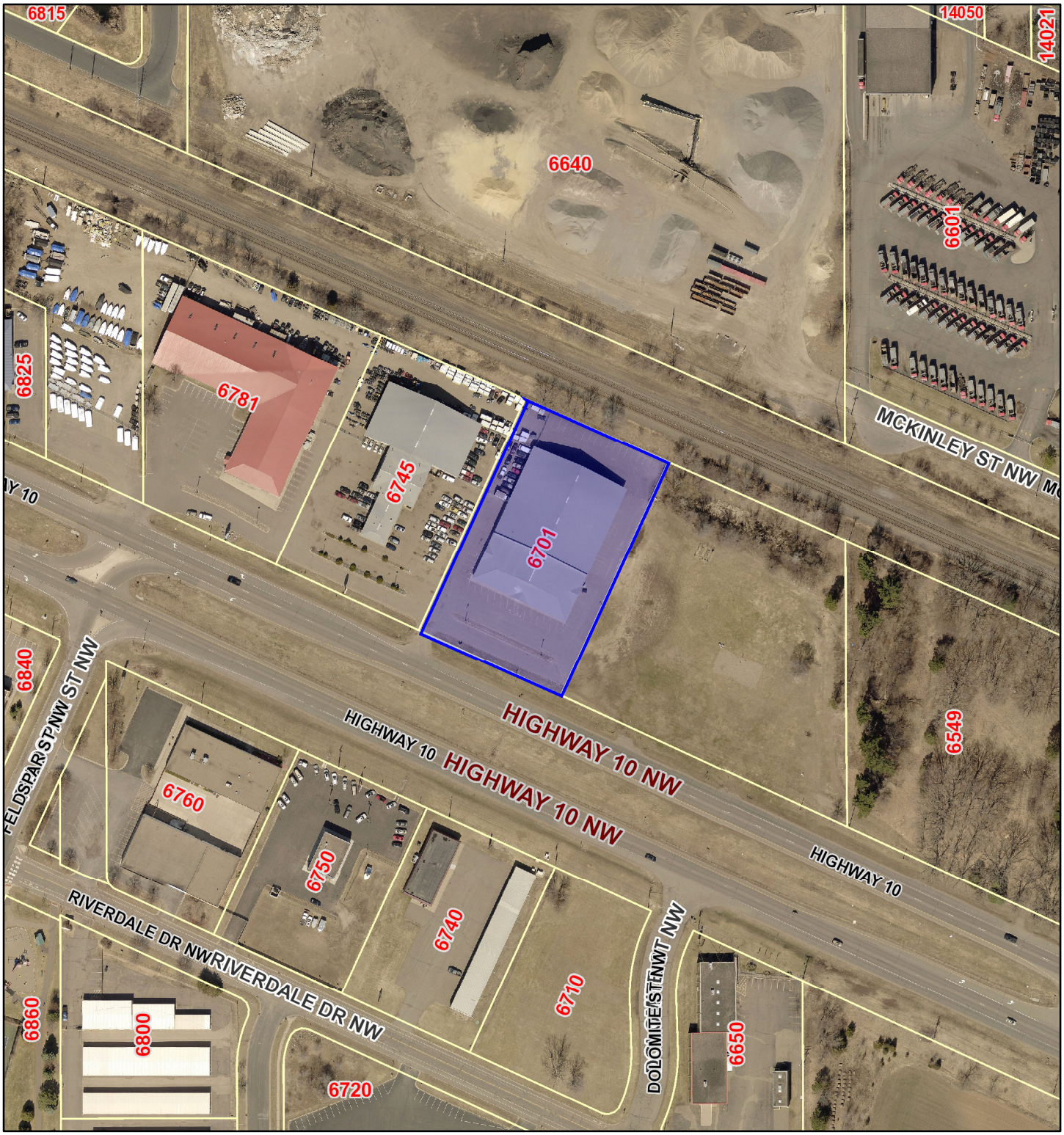
ACTION - Resolution #23-097

ACTION - Lease Mille Lacs 18200 SF 6701 Hwy 10

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	04/27/2023 12:05 PM
Brian Hagen	Brian Hagen	05/02/2023 01:27 PM
Form Started By: Sean Sullivan		Started On: 04/27/2023 09:19 AM
Final Approval Date: 05/02/2023		

Site Location Map - 6701 Hwy 10 NW



September 28, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

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

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

RESOLUTION #23-097

RESOLUTION APPROVING LEASE WITH MILLE LACS MOTOR SPORTS II, INC. FOR REAR 18,200 SQUARE FEET OF 6701 HWY 10 NW

WHEREAS, the Mille Lacs Motor Sports II, Inc. is a growing business that currently leases other properties in Ramsey and is in good standing; and

WHEREAS, Mille Lacs Motor Sports II, Inc has asked the city to consider a Two Period lease, in order to continue businesses efficiencies; for the 18,200 square foot, rear portion of the building at 6701 Hwy NW as depicted on the lease agreement (the "Lease Space"); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement including but not limited to the terms below:

- Lease Period 1- June 1, 2023 – May 31, 2024 - $4,827.10 / month

- Lease Period 2 – June 1, 2024 – May 31, 2025 - $6,445.83 / month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of April 27, 2023.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement for 18,200 square feet of cold storage in the rear of the building at 6701 Hwy 10 with Mille Lacs Motor Sports II, Inc.; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____ day of _____, 2023, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use as a place of worship and related uses. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** The "Premises" consists of the rear 18,200 square feet located in the building located at 6701 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building for access. The Tenant's employees and invitees shall not be permitted to the use of those parking areas which interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto, and is labeled "Lease Area 18,200 SF". Exhibit A is incorporated herein as if fully set forth in this Lease.

3. **Term.** The term of this Lease is:

Lease Period 1 – June 1, 2023 – May 31, 2024

Lease Period 2 – June 1, 2024 – May 31, 2025

The Lease begins on June 1, 2023 (the "Commencement Date") and ending at midnight on May 31, 2025.

If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. However, in no event may

Tenant terminate this Lease earlier than May 31, 2024. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.** The Premises shall be used by Tenant for the storage of ATV's, boats, snowmobiles, Golf cars, personal water craft and side by side ATV's. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

Lease Period 1 (6/1/2023 through 5/31/2024): $4,827.10
Lease Period 2 (6/1/2024 through 5/31/2025): $6,445.83

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Four Thousand Eight Hundred Twenty-seven and 10/100 Dollars ($4,827.10.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal.** Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. A submeter for electricity for the Premises will be used to calculate the monthly payment for this utility. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks and parking areas free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Landlord shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. Tenant shall be responsible to keep sidewalks adjacent to the Premises neat and clean and in sanitary condition, free from ice and snow, waste or debris and shall neither commit or permit and waste or nuisance thereon. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, except that Landlord shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall also be responsible for any flower, shrubbery plantings, and or tree pruning it may choose on the front and east side of the Building. Except for lawn (grass) maintenance above referenced, Tenant shall pay 100% of all costs and expenses for such maintenance of any plantings it chooses and/or tree pruning. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession. Provided, however, that Landlord shall be responsible for repair of the foundation, the exterior walls excluding glass and doors, the roof and any defect that is pre-existing as of the date hereof.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall

be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Building without the prior written consent of Landlord.

11. **Signage.** Tenant is permitted signage above the Premises. Costs for signage to be at that expense of the Tenant and must be compliant with sign code and obtain required City approvals.

12. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

13. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90 day time limit, whereupon payment of full Rent shall re-commence. In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

14. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

15. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

16. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its

creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

17. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

18. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Building or the Premises.

19. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota

Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

20. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

21. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent

to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions.** The captions and headings herein are for convenience and reference only.

29. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith.

30. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:		City Administrator City of Ramsey 7550 Sunwood Drive NW Ramsey, Minnesota 55303
	Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433
	Tenant:	Mille Lacs Motor Sports II, Inc. 6781 Highway 10 NW Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

32. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

33. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

34. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

35. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

36. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

37. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

38. **Security And Damage Deposit.** Tenant has deposited with Landlord the sum of Four Thousand Five Hundred Fifty and 00/100 Dollars ($4,550.00), 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 use 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 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.

39. **Leasing Fee.** A Fee of 5% of the lease amount for the 18,200 SF Cold Storage at 6701 Hwy 10 shall be due to Premier Commercial Properties at the Lease Commencement.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Tenant's Address:
6781 Highway 10 NW
Ramsey, MN 55303

Mille Lacs Motor Sports II, Inc.
a Minnesota Corporation

By: _____
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Mark E. Kuzma, the Mayor, and Brian Hagen, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of_____, 2023, by Tom Dehn, the President of Mille Lacs Motor Sports II, Inc., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

EXHIBIT A

6701 Hwy 10 NW – the “Premises”



CC Regular Session **5. 15.**

Meeting Date: 05/09/2023

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #23-098 Approving Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II

Purpose/Background:

PURPOSE:

Approve the attached lease agreement with Mille Lacs Motor Sports II for use of city owned storage space located at 6745 Highway 10 and 6781 Highway 10.

BACKGROUND:

Mille Lacs Motor Sports II's primary location in Ramsey is 6781 Highway 10. Mille Lacs Motor Sports II has been leasing storage space from the city for several years. Their existing lease will expire in May 31 2023. Mille Lacs Motor Sports II would like to extend their lease with the city by two years. Mille Lac Motor Sports II is a growing business and has expressed a willingness to remain and grow in Ramsey. Staff has worked with Premier Commercial Properties to negotiate a market rate lease for the Premises as defined in the lease.

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 Properties. A lease rate $1.00 / square foot has been negotiated by City Staff and Premier Commercial Properties and is considered market rate for this type of space. Specific notes below:

Description of Lease Area: Indoor and outside storage space located at 6781 and 6745 Hwy 10 NW and depicted as “Area A, B, C, D and E” (the “Lease Space”)
Lease Terms/Rate :

- Lease Period 1- June 1, 2023 – May 31, 2024 - $5,242.47 / month
- Lease Period 2 – June 1, 2024 – May 31, 2025 - $5,551.32 / month

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.

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).

Recommendation:

Adopt Resolution #23-098 Approving Lease Agreement of 6781 and 6745 Hwy10 NW with Mille Lacs Motor Sports II; subject to review by the City Attorney.

Action:

Motion to Adopt Resolution #23-098 Approving Lease Agreement of 6781 and 6745 Hwy10 NW with Mille Lacs Motor Sports II; subject to final review by the City Attorney.

Attachments

Site Location - Lease Reference Map

ACTION - Resolution #23-098

ACTION - Lease - Mille Lacs 6781 and 6745 Hwy 10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/02/2023 01:27 PM
Form Started By: Sean Sullivan		Started On: 04/27/2023 09:53 AM
Final Approval Date: 05/02/2023		

Lease Reference Map

A: 22,000 SF, Power Lodge, Outdoor

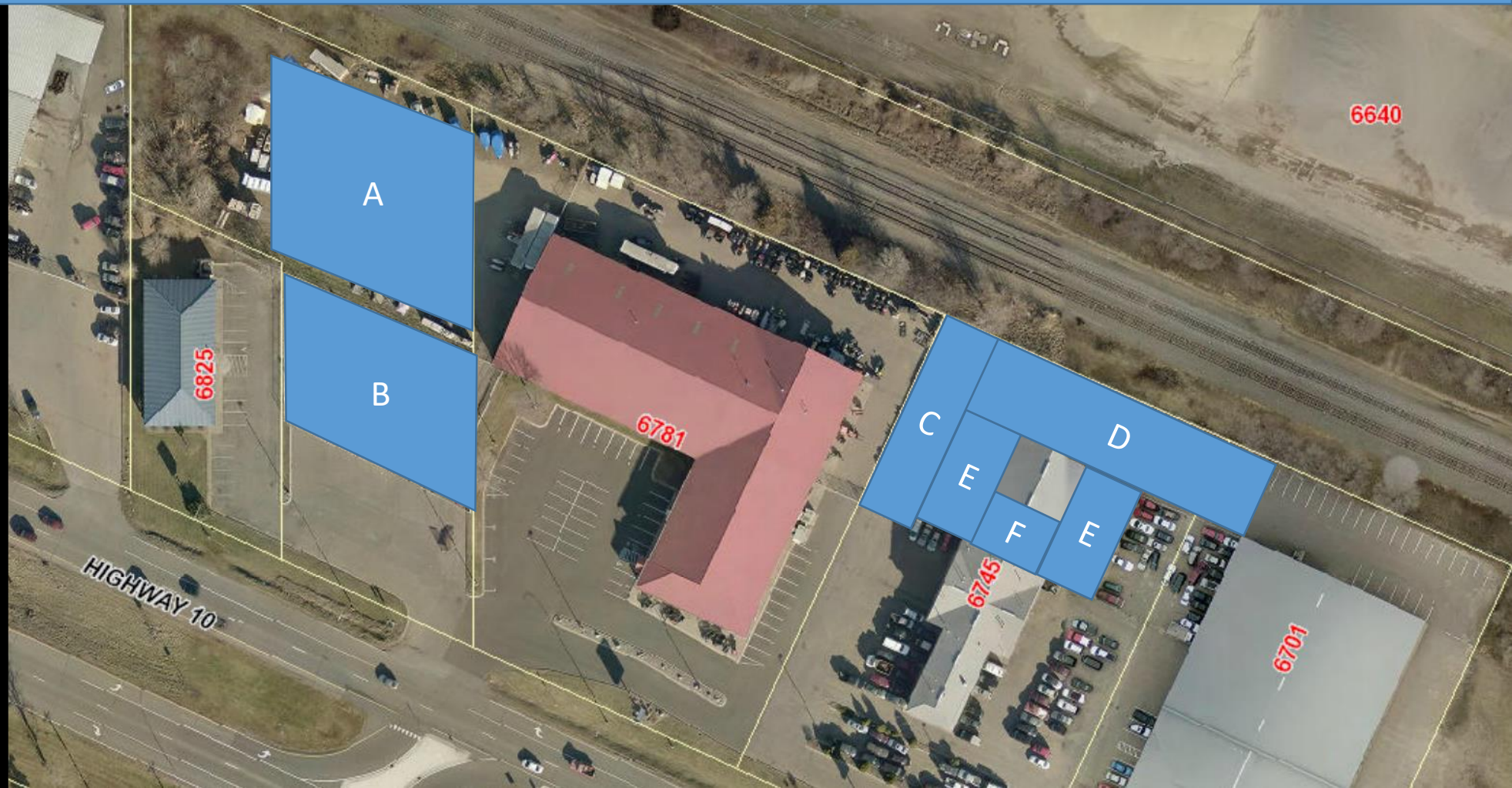
B: 15,000 SF, Power Lodge, Outdoor

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



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

RESOLUTION #23-098

RESOLUTION APPROVING LEASE AGREEMENT OF 6781 and 6745 HWY 10 NW WITH MILLE LACS MOTOR SPORTS II INC

WHEREAS, Mille Lacs Motor Sports, Inc. (the "Tenant") has leased indoor and outside storage space located at 6781 and 6745 Hwy 10 NW and depicted as "Area A, B, C, D and E" (the "Lease Space") on the attached lease agreement for several years; and

WHEREAS, Mille Lacs Motor Sports, Inc. has asked the City to consider a 2 year lease of the of the Lease Space; and

WHEREAS, Mille Lacs Motor Sports, Inc. (formerly Power Lodge) has been a good tenant for the duration of its previous leases with the City; and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement including but not limited to the terms below:

- Lease Period 1- June 1, 2023 – May 31, 2024 - $5,242.47 / month
- Lease Period 2 – June 1, 2024 – May 31, 2025 - $5,551.32 / month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of April 27, 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 City of Ramsey authorizes execution of the Lease Agreement with Mille Lacs Motor Sports, 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 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____ day of _____, 2023, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation, 6781 Highway 10, Ramsey, Minnesota 55303 ("Tenant").

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use for recreational equipment sales and service. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** Collectively, the "Premises" consists of the following five areas:

   A. Outdoor storage area "A" consisting of a 22,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

   B. Outdoor storage area "B" consisting of a 15,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

   C. Outdoor storage area "C" consisting of 3,200 square foot area within a parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

   D. Outdoor storage area "D" consisting of 12,000 square foot area within a parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

   E. Indoor storage area "E" consisting of 7,900 square feet split between two areas within the rear building on the parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

3. **Term.** The term of this Lease is for a period of two years, commencing on June 1, 2023 (the "Commencement Date") and ending at midnight on May 31, 2025, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 12-month prior written notice to Tenant.

4. **Use.**

a. The Premises shall be used by Tenant as a commercial use for motor sports sales and service (boats, ATVs, UTVs, snowmobiles, golf carts, etc.). Auto and motorcycle sales are not permitted.

b. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

c. Tenant's use of the Premises shall be consistent with Exhibit A.

    i. Outdoor Storage Area A is largely unimproved as of the commencement date of this Lease and does not comply with City zoning requirements. Within two years from the commencement of this Lease, the Tenant shall make all required improvements to bring Area A into compliance with city zoning ordinances. The Tenant is responsible for funding and constructing the required improvements which include, but are not limited to: grading, storm water, asphalt paving, concrete curb/ gutter, screening, land use permit fees, land use application fees, and third-party professional service fees. If the Tenant defaults on this requirement, it shall immediately vacate Lease Area A.
    ii. The area to the west of Outdoor Storage Area A is not part of this lease and cannot be used for any purpose by Tenant. Any vehicles or other items belonging to Tenant found on this non-leased area, or on any other property owned by Landlord but not leased by Tenant, is subject to removal by Landlord at Tenant's cost.

iii. The non-leased area south of Outdoor Storage Area B is a through way for movement of traffic. This area is not to be used for parking by Tenant, its agents, employees or invitees.
iv. A 15-foot-wide through lane must be maintained at all times in Outdoor Storage Areas A, B, C and D for emergency vehicles to get through the storage areas.
v. Tenant shall install a gated fence on the east side of Outdoor Storage Area D and provide a gate key to Landlord for emergency access.
vi. RM Golf Carts leases Indoor Storage Area F. Tenant shall provide a license to RM Golf Carts for ingress/egress through Outdoor Storage Area D to allow access to Area F.

d. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from public areas must be approved by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. Political signs are prohibited on the Premises. If this subparagraph is violated, Landlord may remove the sign(s) without liability and may charge the expense incurred by such removal to Tenant.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's Agent Office without demand, monthly rent in the following amounts:

Year 1 (June 1, 2023 through May 31, 2024): $5,242.47
Year 2 (June 1, 2024 through May 31, 2025): $5,551.32

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the full Rent by the fifth day of the month at 3:00 p.m., at the Landlord's Agent Office, Tenant must pay a $200.00 late fee as an additional rent. Rent is "paid" when Landlord receives it, not when mailed by the Tenant, date stamped by the Tenant, or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Five Thousand Two Hundred Forty-two and 47/100 Dollars ($5,242.47.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal.** Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term. Tenant is responsible to pay the City's quarterly Stormwater Management Fee.

9. **Repair and Maintenance.** Except as otherwise provided herein, Tenant shall keep in good order and repair the entire Premises, at its sole cost, ordinary wear and tear excepted. Tenant shall keep the abutting parking areas free of ice and snow. The Tenant is responsible for snow removal. Tenant accepts the Premises AS IS as of the date of commencement of this Agreement. Tenant may, but is not obligated to, maintain and repair the roof, building foundation and parking lot. Tenant acknowledges that the indoor and outdoor areas are leased to Tenant AS IS and Landlord is not obligated to repair those portions of the Premises absent a separate, mutual, written agreement with Tenant. Notwithstanding any other term of this Agreement, if the roof or building foundation fails so as to render the Premises substantially unusable, Tenant may terminate this Agreement.

If Tenant fails, refuses or neglects to maintain or repair the Premises as required in this Lease after written notice is given to the Tenant by Landlord, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs plus 15% overhead incurred by Landlord in making such repairs upon presentation to Tenant of the bill therefore.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Indoor Storage Area (Area E) without the prior written consent of Landlord.

11. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party without Landlord's written consent; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease. Tenant is solely responsible for any acts or omissions of any sublessee that violate the terms of this Lease Agreement, and any enforcement of the Lease Agreement by Landlord shall be brought against Tenant.

12. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord

shall restore within said 90-day time limit, whereupon payment of full Rent shall re-commence. In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

13. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in or on the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

14. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

15. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

16. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

17. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Premises.

18. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises, including occupancy or use by Tenant's sublessee. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in

the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

19. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

Tenant shall, at its expense, maintain a policy or policies of insurance insuring the Premises against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of Tenant's improvements to the Premises and Tenant's personal property.

20. Security and Damage Deposit. Tenant's has an existing deposit $2,500.00 with Landlord as security and damage deposit for the faithful performance of this Lease Agreement, with a credit for any amount previously deposited. Tenant shall supplement Landlord may commingle the deposit with its own funds and use such deposit for any purpose. In the event Tenant fails to perform or fulfill any of the terms of this Lease Agreement, Landlord, either with or without terminating this Lease Agreement, may 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 by Tenant, including overdue and unpaid rent and any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Premises, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, Tenant, upon written demand by Landlord, shall remit 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 30 days after receipt of such demand shall constitute a breach of this Lease. Said security deposit together with any interest thereon as required by law shall be returned to Tenant less any depletion as a result of the provisions of this paragraph, at the end of the term of this Lease or any renewal thereof, or upon the earlier termination of this Lease.

21. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein

contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions.** The captions and headings herein are for convenience and reference only.

29. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease other than Premier Commercial Realty; which represents the Landlord. Both parties agree to indemnify the other against, and hold it harmless from, all liabilities arising from any other such claims including, without limitation, reasonable attorney's fees in connection therewith.

30. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Hazardous Materials.** In the event Hazardous Material is brought or caused to be brought into or onto the Premises 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 the purpose of) the Comprehensive Environmental Response, Compensation and Liability Act, and so-called Superfund law, or any federal state or local statute, law, ordinance, code rule regulation, order or decree 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 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 Premises, of any Hazardous Material. This paragraph shall survive expiration or termination of this Lease.

32. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	City Administrator City of Ramsey 7550 Sunwood Drive Ramsey, Minnesota 55303
Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433

Tenant: Mille Lacs Motor Sports II, Inc.
6781 Highway 10 N.W.
Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

33. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

34. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

35. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

36. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

37. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

38. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

39. **Keys.** 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 Premises and shall explain to Landlord all combination locks on safes, cabinets and vaults.

40. **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.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

ATTEST:

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Mark E. Kuzma, The Mayor and Brian Hagen, the City Administrator, of the City of Ramsey, a Minnesota municipal corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

Tenant's Address:

6781 Highway 10 N.W.
Ramsey, Minnesota 55303

MILLE LACS MOTOR SPORTS, INC.

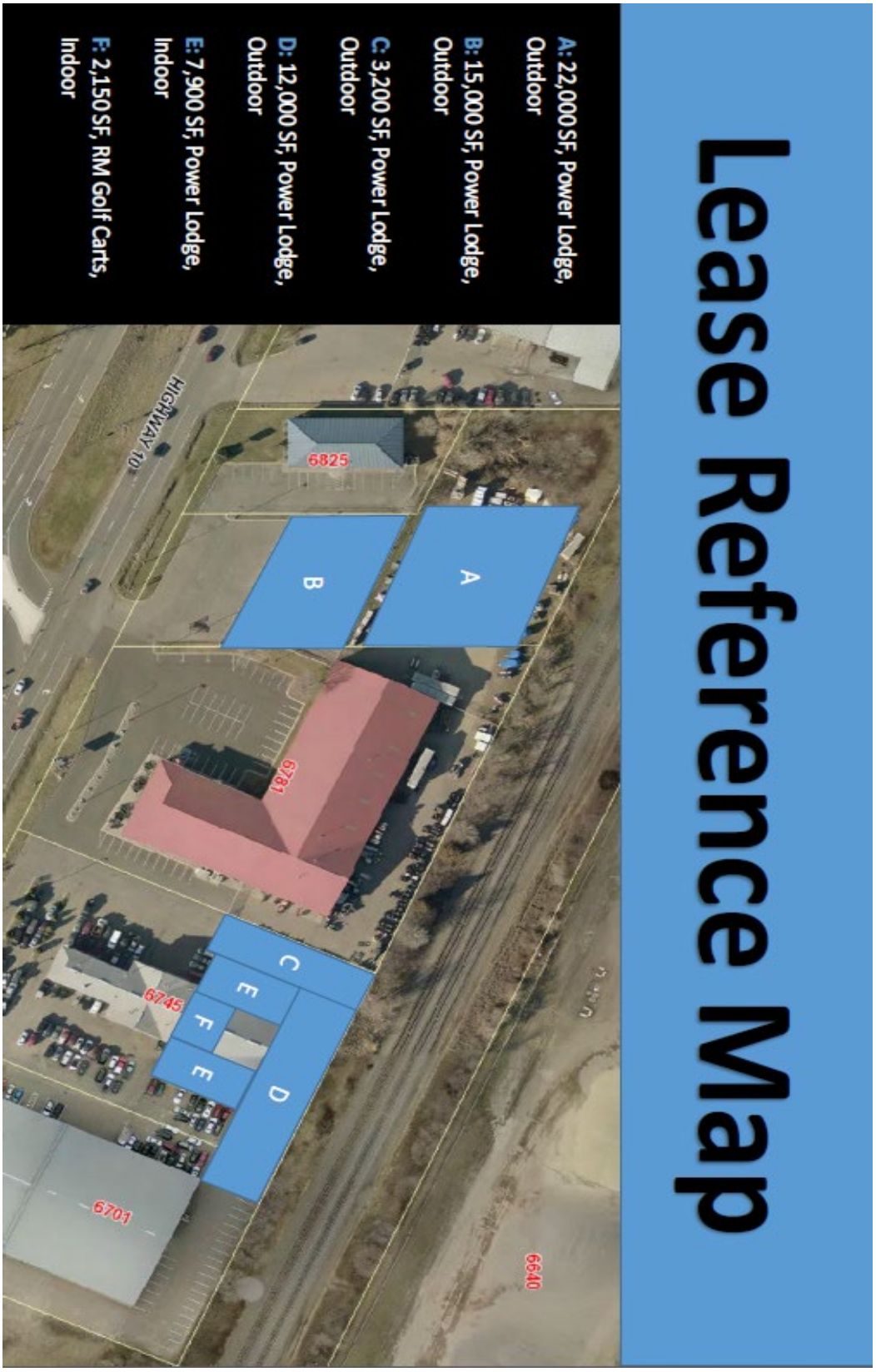
By: _____
Tom Dehn
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Tom Dehn, the President of Mille Lacs Motor Sports, Inc., a Minnesota corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

Exhibit A


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
HIGHWAY 10
6825
6781
6745
6701
6640
A
B
C
D
E
F
E

CC Regular Session **5. 16.**

Meeting Date: 05/09/2023

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II

Purpose/Background:

PURPOSE:

To consider a lease for the front portion of 6745 Hwy 10 NW.

BACKGROUND:

Mille Lacs Motor Sports II's primary location in Ramsey is at 6781 Hwy 10. They also currently lease a portion of 6701 Hwy NW and the rear portion of 6745 Hwy 10 NW. This company is growing and needs additional space to operate efficiently. The City filled in the "old Pit Area" in 2021 and worked with the tenant to conduct needed maintenance and the building is in condition to rent as verified by the building official and Fire. The leases premises would be used to conduct repairs on boats and ATV vehicles and the fenced in area would be used for outside storage of product for its business (ATV's, boats, etc.). Originally the City did not include an option to extend the lease past May 31, 2023 and recommended that the building be demolished after the lease was over. However, this arrangement has gone well and City Staff supports leasing it out until the Highway 10 Construction is nearing completion in 2025 and business operations can continue "as-is" for Power Lodge and to give them more time to find a future location. The Tenant has invested over $10,000 to improve the aesthetic and functionality of the building which supports the additional two-year lease in the opinion of staff. Staff believes that this building should be demolished once the Hwy 10 project is complete or is nearing completion and this would be communicated to the Tenant.

Notification:

N/A

Observations/Alternatives:

The duration of the lease works well with Hwy 10 construction as it terminates no later than May 31, 2025. This timing would allow time for the property to be demolished and to be put for sale on the open market after the improvements to Hwy 10 are completed. The City Attorney has reviewed the lease and approves it to form. The proposed lease rates include rent of $10 per square foot in Lease Period 1 and $12 per square foot for Lease Period 2 as defined below in the key lease terms:

Key Lease Terms
Location: 6745 Hwy 10 (Front 4,864 SF)
Lease Duration: June 1, 2023 - May 31, 2025
Lease Rate :
Year 1 (6/1/23 through 5/31/24): $4,053.33 / month
Year 2 (6/1/24 through 5/31/25): $4,864.00 / month

Utilities: Tenant paid
Snow Plowing / Sidewalks: Tenant paid
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.

Other Special items of consideration include:

- The front portion of the building (Old Siding) has been repaired and repainted by the Tenant at the cost of the Tenant.
- The Pylon Sign has been removed by Tenant at the cost of the Tenant.
- All required items have been completed that were identified in the Building Memo and the Building Official has granted occupancy for the Leased Premises.
- The Lease will be from June 1, 2023 - May 31, 2025. The lease will not be extended and no new leases will be entered into on this property after May 31, 2025.

Alternatives:

1) Adopt Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (as presented); subject to City Attorney review.

2) Adopt Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (with changes); subject to City Attorney review.

3) Something Else.

Funding Source:

Lease Revenue, RALF.

Recommendation:

Staff recommendation is to approve Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (as presented); subject to review by the City Attorney.

Staff also recommends including a provision in the Resolution stating that the lease will not be extended past May 31, 2025 which is included in Resolution #23-099

Action:

Motion to:

Adopt Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (as presented); subject to review by the City Attorney.

Attachments

Site Location Map

ACTION - Resolution #23-099

ACTION - Lease - Mille Lacs 6745 Hwy 10 (Front)

Lease Reference Map

Building Official Memorandum 4.6.21

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/02/2023 01:27 PM
Form Started By: Sean Sullivan		Started On: 04/27/2023 10:33 AM
Final Approval Date: 05/02/2023		

Site Location Map - 6745 Hwy 10 NW



September 27, 2019

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

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

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

RESOLUTION #23-099

APPROVING LEASE AGREEMENT OF 6745 HWY 10 NW (FRONT) WITH MILLE LACS MOTOR SPORTS II, INC

WHEREAS, Mille Lacs Motor Sports II, Inc. (the "Tenant") has leased indoor and outside storage space located at 6781, 6701 and 6745 Hwy 10 NW for several years; and

WHEREAS, Mille Lacs Motor Sports II, Inc. has asked the City to lease for the front portion of 6745 Hwy 10 NW (as depicted on Exhibit A "Lease Reference Map") from June 1, 2023-May 31, 2025; and

WHEREAS, Mille Lacs Motor Sports II, Inc. (formerly Power Lodge) has been a good tenant for the duration of its previous leases with the City; and

WHEREAS, improvements identified in a memo dated April 6, 2021 by the Building Official have been made to the Lease Property prior to the Tenant move in and operation (including fill for Pit Area); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement including but not limited to the terms below:

- Lease Period 1- June 1, 2023 – May 31, 2024 - $4,053.33 / month
- Lease Period 2 – June 1, 2024 – May 31, 2025 - $4,864.00 / month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of April 27, 2023; and

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 the execution of the Lease Agreement with Mille Lacs Motor Sports II, Inc.; subject to City Attorney review.
2) Authorize Staff to communicate to the Tenant that the lease for 6745 Hwy 10 (front) will not be extended beyond May 31, 2025.

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 9th day of May, 2023.

Mayor

ATTEST:

City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____ day of _____, 2023, is entered into by and between the **City of Ramsey**, a Minnesota Municipal Corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") **and Mille Lacs Motor Sports II,** a Minnesota Corporation, 6781 Highway 10 Ramsey, MN 55303 ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose**. Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use as a place for servicing ATV's, boats and trailers. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises**. The "Premises" consists of the 4,864 square feet of office and warehouse area (excluding the pit area service bay) located in the building located at 6745 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

   Lot 2, Block 2, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. The Tenant's employees and invitees shall not be permitted to the use of those parking areas which interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto. Exhibit A is incorporated herein as if fully set forth in this Lease.

3. **Term**. The term of this Lease is for a period of two years, commencing on June 1, 2023 (the "Commencement Date") and ending at midnight on May 31, 2025, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term").

   If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. However, in no event may Tenant terminate this Lease earlier than May 31, 2024. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use**. The Premises shall be used by Tenant as a commercial use for servicing ATV's, boats and trailers. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such

rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

June 1, 2023 - May 31, 2024: $4,053.33
June 1, 2024 - May 31, 2025: $4,864.00

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Four Thousand Fifty-three and 33/100 Dollars ($4,053.33) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent**. In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal**. Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Tenant is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair or replace all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks and parking areas free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain or replace the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Tenant shall be responsible to keep sidewalks adjacent to the Premises neat and clean and in sanitary condition, free from ice and snow, waste or debris and shall neither commit or permit and waste or nuisance thereon. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, all lawn (grass) maintenance on the

grassy areas around the Building. Tenant shall also be responsible for any flower, shrubbery plantings, and or tree pruning it may choose on the front of the Building. Tenant shall pay 100% of all costs and expenses for such maintenance of any plantings it chooses and/or tree pruning. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant.

11. **Signage**. Tenant will remove the pylon sign at Tenant's expense.

12. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

13. **Destruction of Premises**. If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90 day time limit, whereupon payment of full Rent shall re-commence. In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

14. **Removal of Fixtures**. Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

15. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

16. **Default**. If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall

violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

17. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

18. **Nuisance**. Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Building or the Premises.

19. **Hold Harmless and Liability Insurance**. Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination. During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

20. **Hazard Insurance**. It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

21. **Time of the Essence**. Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties**. This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over**. If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain**. If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination**. Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver**. No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein

contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions**. The captions and headings herein are for convenience and reference only.

29. **Brokers**. Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith, with exception to Premier Commercial Properties, who represents the Landlord.

30. **No Partnership**. This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Notices**. All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	Premier Commercial Properties, LLC Property Manager for the City of Ramsey 299 Coon Rapids Blvd, Suite 200 Coon Rapids, MN 55433
Tenant:	Mille Lacs Motorsports II, Inc 6781 Highway 10 NW Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

32. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

33. **Minnesota Law**. This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

34. **Entire Agreement**. This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

35. **Equal Drafting**. In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

36. **Savings Clause**. Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

37. **Counterparts**. This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

38. **Security and Damage Deposit.** Tenant has previously deposited with Landlord the sum of Three Thousand Four Hundred Forty-Five and 33/100 Dollars ($3,445.33), 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 use 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 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.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Tenant's Address:

6781 Highway 10 NW
Ramsey, MN 55303

MILLE LACS MOTORSPORTS II, INC.

a Minnesota Corporation

By: _____
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Mark E. Kuzma, the Mayor, and Brian Hagen, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Tom Dehn, the President of Mille Lacs Motorsports II, Inc., a Minnesota Corporation.

_____
Notary Public

EXHIBIT A

"The Premises"

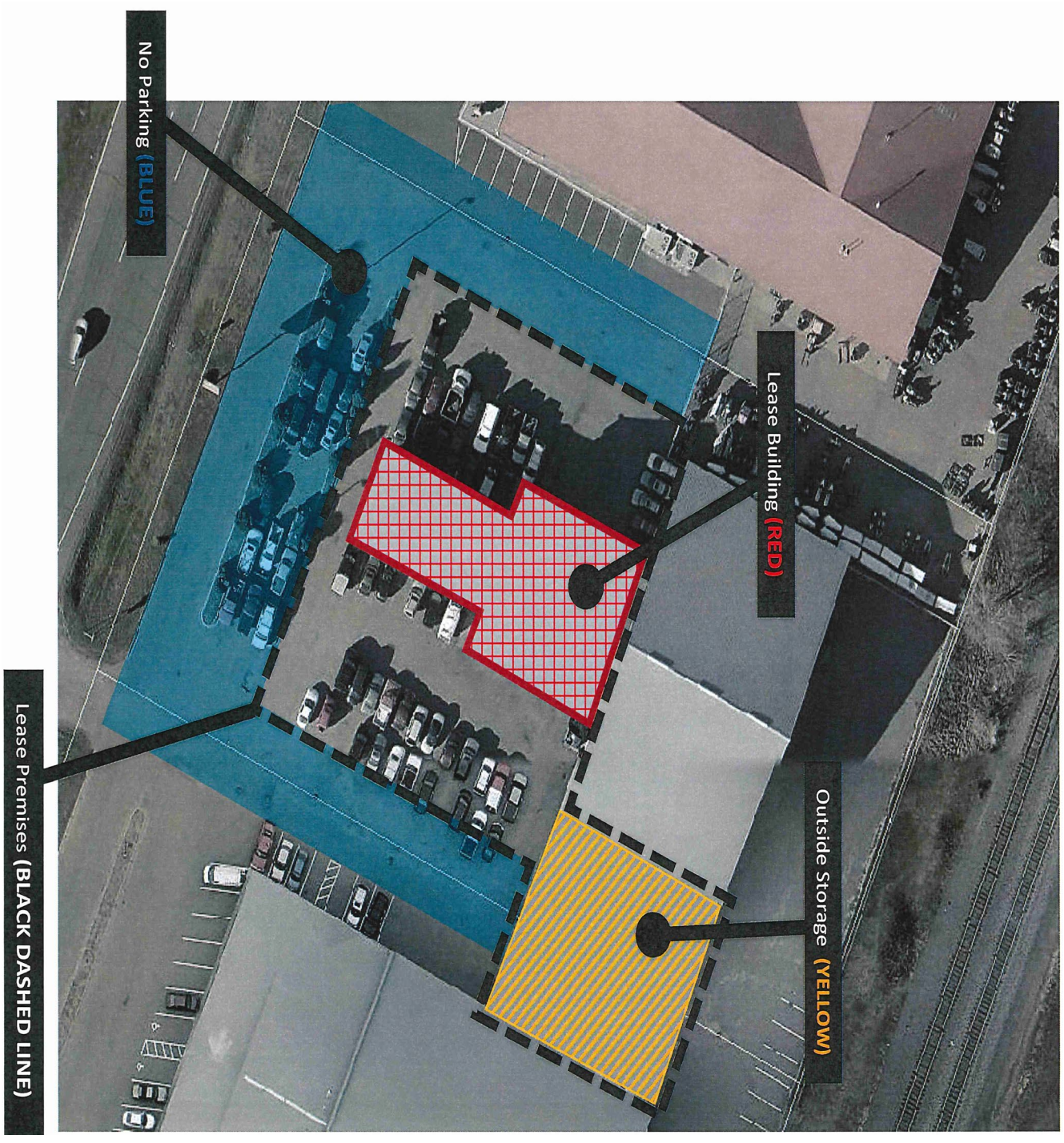
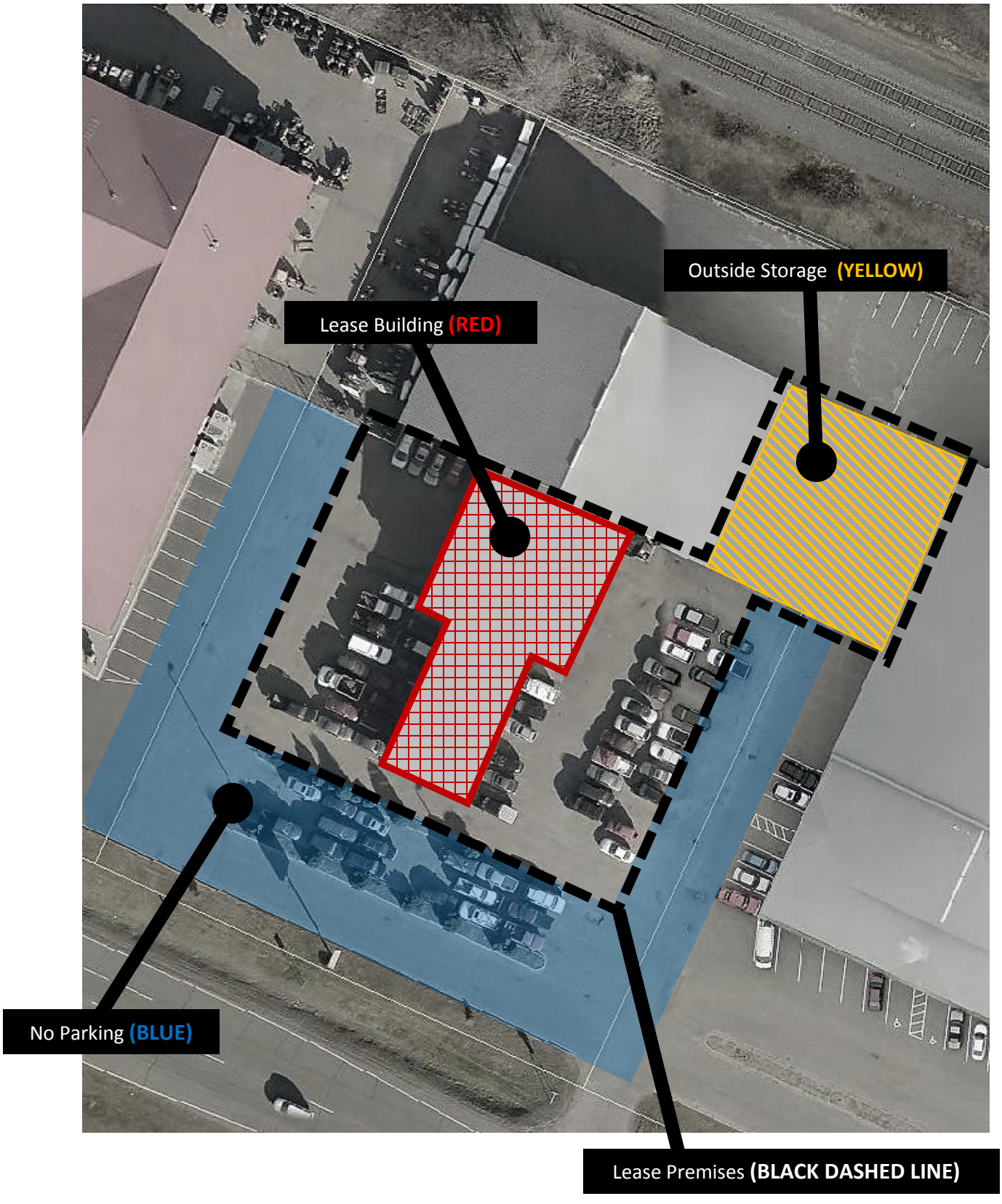


EXHIBIT A

Lease Premises



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

MEMORANDUM

Date: April 6, 2021

From: City of Ramsey Building Division

Re: 6745 Highway 10

An internal request was made for the Building Division to conduct an on-site inspection of the building at 6745 Hwy. 10 to evaluate it for potential occupancy. The following list of items represents the minimum steps required for the type of use described at the time of the inspection. Completion of the work could allow for the minimum requirements needed to occupy the building.

Office Area:

- Properly terminate all open electrical wiring.
- Service bathroom fixtures to ensure they are functioning properly.

Two Bay Vehicle Service Area with Below Grade "Pits":

- Disconnect and eliminate all pit electrical wiring. Work to include confirming the electrical panel located in the two bay area does not service the three bay area.
- Disconnect and eliminate all non-gravity plumbing in the pit area. Work to include removal of fixtures and capping water lines as needed.
- Install a barrier to prevent access to the stairway leading to the pit area.
- Install structural covers over pit openings – designed to withstand the anticipated loads.
- Pump existing waste out of sump basket and dispose of properly. Work to include providing an electrical outlet at the grade level for the sump pump and a means to service to the pump if needed.
- Provide a structural evaluation of the steel beam located in the pit area supporting the concrete planks and the cracked plank perpendicular to the beam by a Licensed Design Professional.

Three Bay Lease Area:

- Pump existing waste out of each trench drain and dispose of properly.
- Service the flammable waste interceptor.
- Properly terminate all open electrical wiring. Remove extension cord servicing the overhead garage door opener.
- Eliminate all trip hazards projecting from the floor.
- Provide a detailed description of the intended use and occupancy to the Building Division and Fire Department for further code compliance analysis.

The outline provided by the Building Division is not intended to be all inclusive of steps needed to gain occupancy. Other code related or structural deficiencies could be discovered at any time while the work is being conducted.

Regards,

Jesse Szykulski | jszykulski@cityoframsey.com
Building Official
City of Ramsey | Community Development
P: 763-433-9849 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

CC:
Tim Gladhill – Deputy City Administrator
Carey Schiferli – Assistant Fire Chief / Fire Marshal
Sean Sullivan – Economic Development Manager
Property File

CC Regular Session **5. 17.**

Meeting Date: 05/09/2023

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution # 23-102 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot C, Affinity at the COR; Case of COR Trust Bank
(Portions may be closed to the public)

Purpose/Background:

The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the City Council chooses to enter into closed session, the statute and reason above needs to be referenced along with legal description (Part of Outlot C, Affinity at the COR) and the Anoka County Tax ID number 28-32-25-24-0017.

The purpose of this case is to consider extending the Inspection Period from April 30, 2023 to June 30, 2023. The Developer has submitted a site plan application that will be reviewed by the Planning Commission on May 25, 2023. The developer is not comfortable issuing a Notice to Proceed prior to the site plan being recommended by the Planning Commission and ultimately adopted by the City Council. As such, the request to extend the Inspection Period from April 30 to June 30, 2023 has been submitted by the Developer. City Staff and the City Attorney have drafted a Second Amendment to Purchase Agreement to accomplish this goal. The Developer has reviewed the Second Amendment and has signed it showing its commitment to move forward in this process. The Developer has stated that the City can continue to hold the $10,000 in Earnest Money in the interim until the Second Amendment is approved. COR Trust is on track to break ground this year if site plan approval is granted.

More Background

The EDA met August 11, 2022 and adopted a motion to City Council recommending approval of a purchase agreement with COR Trust Bank to build in the COR. The City Council of Ramsey approved the Purchase Agreement and form of Right of Re-Entry Agreement through adoption of Resolution #22-186. Staff previously reviewed the proposed layout and has requested more detailed information relating to building size, materials, access points and some preliminary building elevations. Staff has also conveyed the requirements of the COR and building height along Sunwood Drive to the Developer. The site has been reconfigured based on Staff comments. The buyer had some problems with its civil engineer/architect relating to licensing in Minnesota that set back this project a few months. The City Council approved the First Amendment to Purchase Agreement extending the Inspection Period one month to April 30, 2023. However, this was not enough time to get a complete site plan submitted in a timely manner and more time is ultimately needed.

The Planning Commission will review the formal site plan on May 25, 2023 to ensure the layout is consistent with COR zoning and code.

Notification:

Notification is not required.

Observations/Alternatives:

Observations: The proposed site will be +/- 1.24 acres upon completion of the Final Plat which is slightly smaller than originally envisioned. The new proposed legal description is Lot 1, Block 1, Affinity at the COR 2nd Addition. Based on a proposed building size of 5,020 SF, staff believes that the proposed site acreage better accommodates the development size. The purchase price would be adjusted to $323,346 ($6.00 / SF) if the acreage in the preliminary plat does not change. This price per/SF is within the approved "deal range". A copy of the site plan submitted to the Planning Commission is attached but could change slightly. This was a city generated lead for a city listed parcel so CBRE and JB Vang will each receive 3% commission.

The following items are worth highlighting:

Earnest Money	$10,000, Nonrefundable after a Notice to Proceed has been given by the Buyer.
Inspection Period	271 days from Effective Date (Date City Council Approves) (city requires plat/ site plan approval before sale). (Extended from April 30, 2023 to June 30, 2023)
Closing	Within 30 days of Notice to Proceed.
Extensions	Developer will deposit $10,000 in escrow for each 60 day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
Performance	City to require construction of a minimum 4,500 SF building and obtain a Certificate of Occupancy **16 months** after Closing. If this is not done, the City may exercise the Right of Re-Entry Agreement.

Alternatives:

1. Adopt Resolution #23-102 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement as presented. (Staff recommendation)
2. Adopt Resolution #23-102 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement with changes.
3. No Action (PA would terminate and Property would be put back on the market)
4. Something else.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends that the City Council to approve Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot C, Affinity at the COR (as presented); subject to City Attorney review.

Action:

Motion to Adopt Resolution #23-102 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot C, Affinity at the COR as presented; subject to City Attorney review

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Attachments

Site Location Map

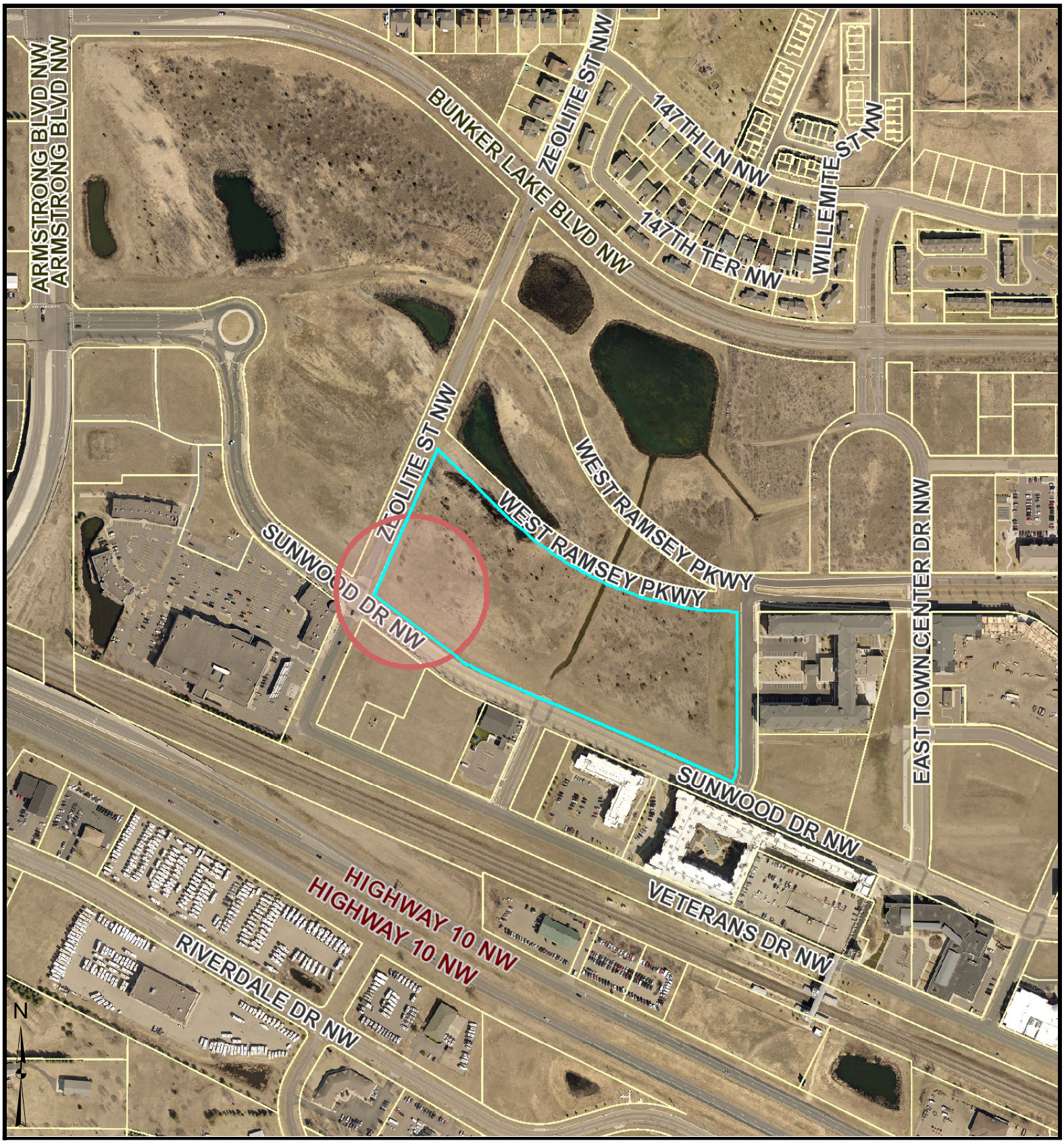
ACTION - Resolution #23-102 COR Trust

ACTION - Second Amendment to PA - COR Trust
ACTION - Right of Re-Entry Agreement - COR Trust
Reference - Original Executed PA
Reference - 1st Amendment to PA
Reference - Res #22-186
Reference - Request for Extension by COR Trust

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/03/2023 09:09 AM
Sean Sullivan (Originator)	Sean Sullivan	05/03/2023 09:30 AM
Brian Hagen	Brian Hagen	05/04/2023 11:43 AM
Form Started By: Sean Sullivan		Started On: 05/02/2023 09:37 AM
Final Approval Date: 05/04/2023		

COR Trust Bank Site



Parcel Information:
28-32-25-24-0017

RAMSEY
MN 55303
Plat: AFFINITY AT THE COR

Approx. Acres: 11.72
Commissioner: MATT LOOK

Owner Information:
RAMSEY CITY OF
7550 SUNWOOD DRIVE
RAMSEY
MN
55303

Sean Sullivan | 1:4,800 | Date: 8/3/2022

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 #23-102

RESOLUTION APPROVING SECOND AMENDMENT TO PURCHASE AGREEMENT FOR PART OF OUTLOT C, AFFINITY AT THE COR – COR TRUST BANK

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City Council adopted Resolution #22-186 approving a Purchase Agreement for the sale and adopted Resolution #23-056 Approving a First Amendment to Purchase Agreement of the parcel legally described on **Exhibit A** ("the Property"), with COR TRUST BANK, N.A., a South Dakota Corporation (the "Buyer"); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $323,346 ($6.00 per square foot) on +/- 1.5 acres (53,891 square feet) subject to Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, the Buyer has requested that the City agree to a Second Amendment to Purchase Agreement that would extend the Inspection Period end date from April 30, 2023 to June 30, 2023 to give time to receive Site Plan and Plat Approval; and

WHEREAS, the has submitted a complete site plan and preliminary plat application that will be reviewed at the May 25, 2023 Planning Commission Meeting; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, COR TRUST BANK, N.A., a South Dakota Corporation is in Good Standing with the Secretary of State of South Dakota, its home jurisdiction.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to COR TRUST BANK, N.A., a South Dakota Corporation for $323,346 ($6.00 per square foot) on +/- 1.24 acres (53,891 square feet) subject to Final Plat for the Property for the development of a minimum 4,500 square foot bank/office.

3) That the City authorizes execution of the Second Amendment to Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Part of Outlot C, Affinity At The COR, to be platted as:

Lot 1, Block 1, Affinity at the COR 2nd Addition, Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0017 ("Property")

SECOND AMENDMENT
TO
PURCHASE AGREEMENT

This is the Second Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COR Trust Bank, N.A.** and/or its assigns, a Minnesota Limited Partnership ("Buyer"), with an Effective Date of August 30, 2022.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains August 30, 2022.

2. **INSPECTION PERIOD.** The Inspection Period is changed from April 30, 2023 to June 30, 2023.

3. **EXHIBIT B – SITE PLAN CONCEPT.** The Site Plan concept has been revised to depict a 5,020 SF Bank.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this Second Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the First Amendment to Purchase Agreement and Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this Second Amendment to Purchase Agreement. The terms used in this Second Amendment to Purchase Agreement have the same meaning as in the First Amendment to Purchase Agreement and Purchase Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation

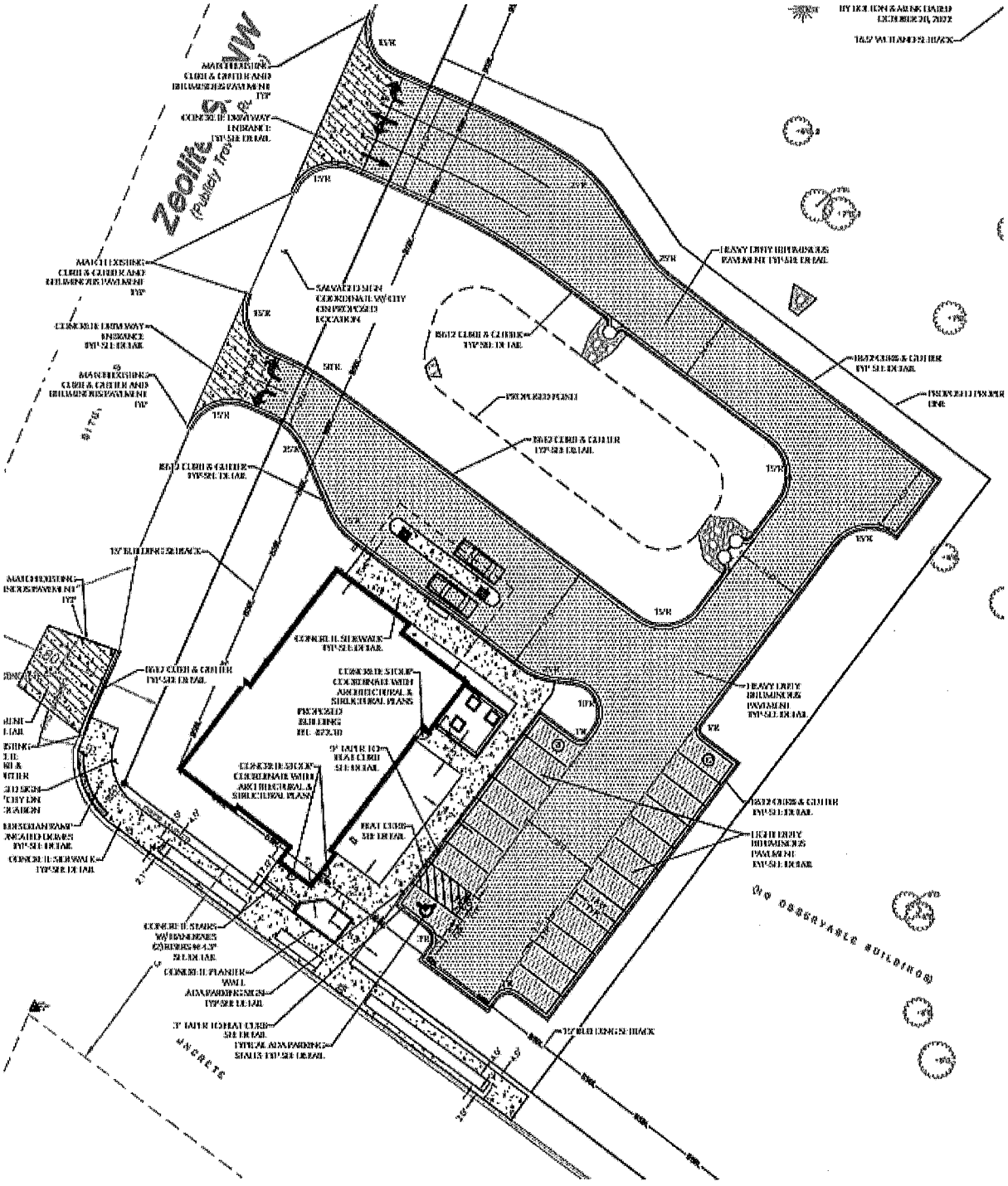
By: _____ Dated: _____, 2023
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2023
Brian Hagen, City Administrator

BUYER: COR Trust Bank, N.A.

By: _____ Dated: 4.27.23, 2023
Dean Suchy, Market President

EXHIBIT B


Zeolite St NW
(Public) Trail
SITE
PROPOSED BUILDING
HEAVY DUTY BITUMINOUS PAVEMENT
CONCRETE SIDEWALK
CONCRETE STAIRS
CONCRETE PLANTER WALL
NO OBSERVABLE BUILDING

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2023, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COR Trust Bank, N.A.**, a South Dakota Corporation ("Buyer").

Recitals

A. On _____, 2023, Seller conveyed title of the following Property to Buyer:

Part of Outlot C, Affinity At The COR, to be platted as:

Lot 1, Block 1, Affinity at the COR 2nd Addition, Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0017 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement and First Amendment to Purchase Agreement between the City of Ramsey and **COR Trust Bank, N.A.**, with an Effective Date of **August 30**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

    a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by Insert Date 16 months from Closing date.

        Project Description:

        i. **COR Trust Bank** Site Plan, approved by the City of Ramsey on _____ by Resolution #_____.

        ii. Development Agreement for **COR Trust Bank**, approved by the City of Ramsey on _____ by Resolution #_____.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum INSERT APPROVED SF from Site Plan square foot retail building, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2023, by Mark E. Kuzma and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

COR Trust Bank, N.A. a South Dakota Corporation.

By: _____
Dean Suchy, Market President

This instrument was acknowledged before me on _____, 2023, by Dean Suchy, Market President of **COR Trust Bank, N.A.**, a corporation under the laws of South Dakota, on behalf of the South Dakota Corporation.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COR TRUST BANK, N.A.**, a South Dakota Corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is August 30, 2022 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.5 acres (65,340 SF) of vacant land, legally described as follows:

   Part of Outlot C, Affinity At The COR, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-24-0017 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $6.00 / Square foot or $392,040 as depicted on attached Exhibit and subject to square footage of plat (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $10,000.00 (the "Earnest Money") with Land Title Company or other title company that is mutually agreed upon ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided the Buyer a 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof for the underlying legal (the "Survey") from a duly licensed surveyor dated March 5, 2018. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any

Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.
g. The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **March 30, 2023** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges

and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims

arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: CorTrust Bank, N.A.
Mr. Dean Suchy, Market President
1300 Babcock Blvd East
Delano, MN 55328
Email: dsuchy@cortrustbank.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction for each lot shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be

deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2022 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker") and JB Vang ("Buyer's Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller shall pay Buyer's Broker 3% of final gross sales price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Within 16 months from the Closing Date Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a 3,000 - 5,000 SF building compliant with COR Zoning requirements to be further defined by an approved Site Plan. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: August 30, 2022
Mark E. Kuzma, Mayor

By: _____ Dated: August 26, 2022
Brian Hagen, City Administrator

BUYER: CorTrust Bank, N.A.

By: _____ Dated: 7.22, 2022
Dean Suchy, Market President

Exhibit A

Legal Description

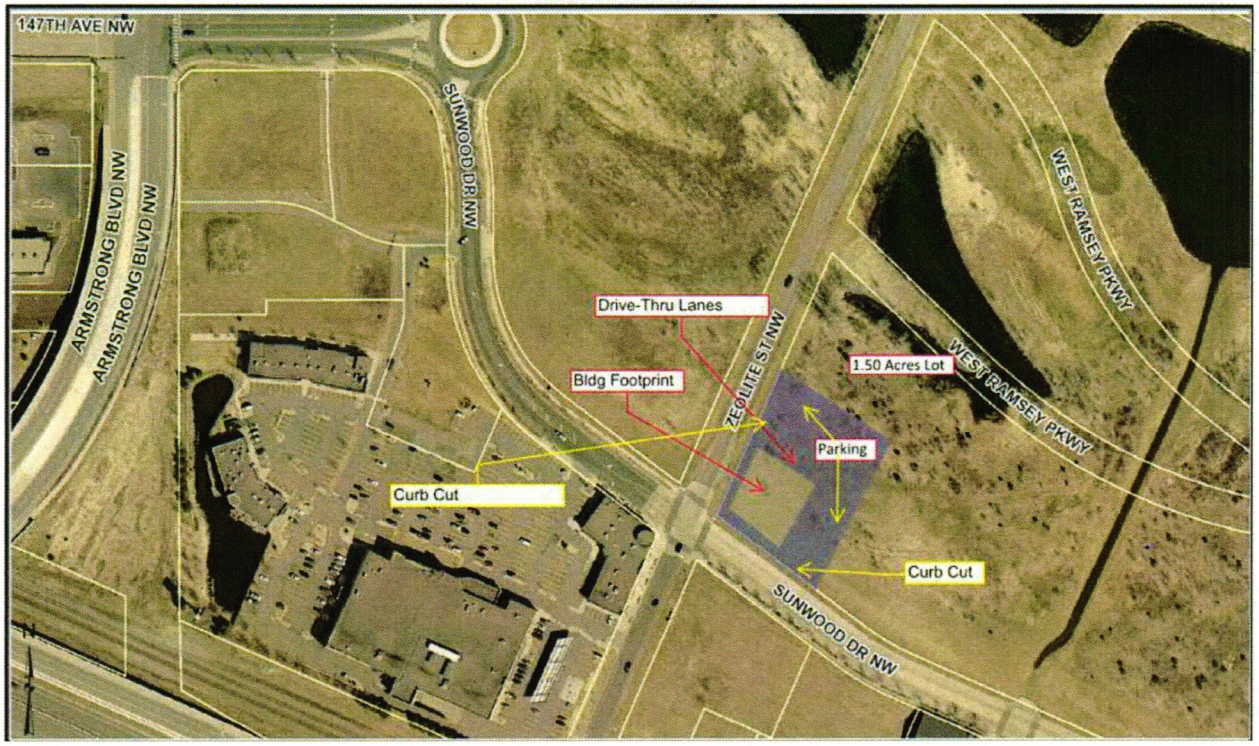
Part of Outlot C, Affinity At The COR, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0017 ("Property")
approximately 1.5 acres (65,340 SF)

Exhibit B

Sunwood-Zeolite



FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COR Trust Bank, N.A.** and/or its assigns, a Minnesota Limited Partnership ("Buyer"), with an Effective Date of August 30, 2022.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains August 30, 2022.

2. **INSPECTION PERIOD.** The Inspection Period is changed from March 30, 2023 to April 30, 2023.

3. **EXHIBIT B – SITE PLAN CONCEPT.** The Site Plan concept has been revised to depict a 4,818 SF Bank.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation

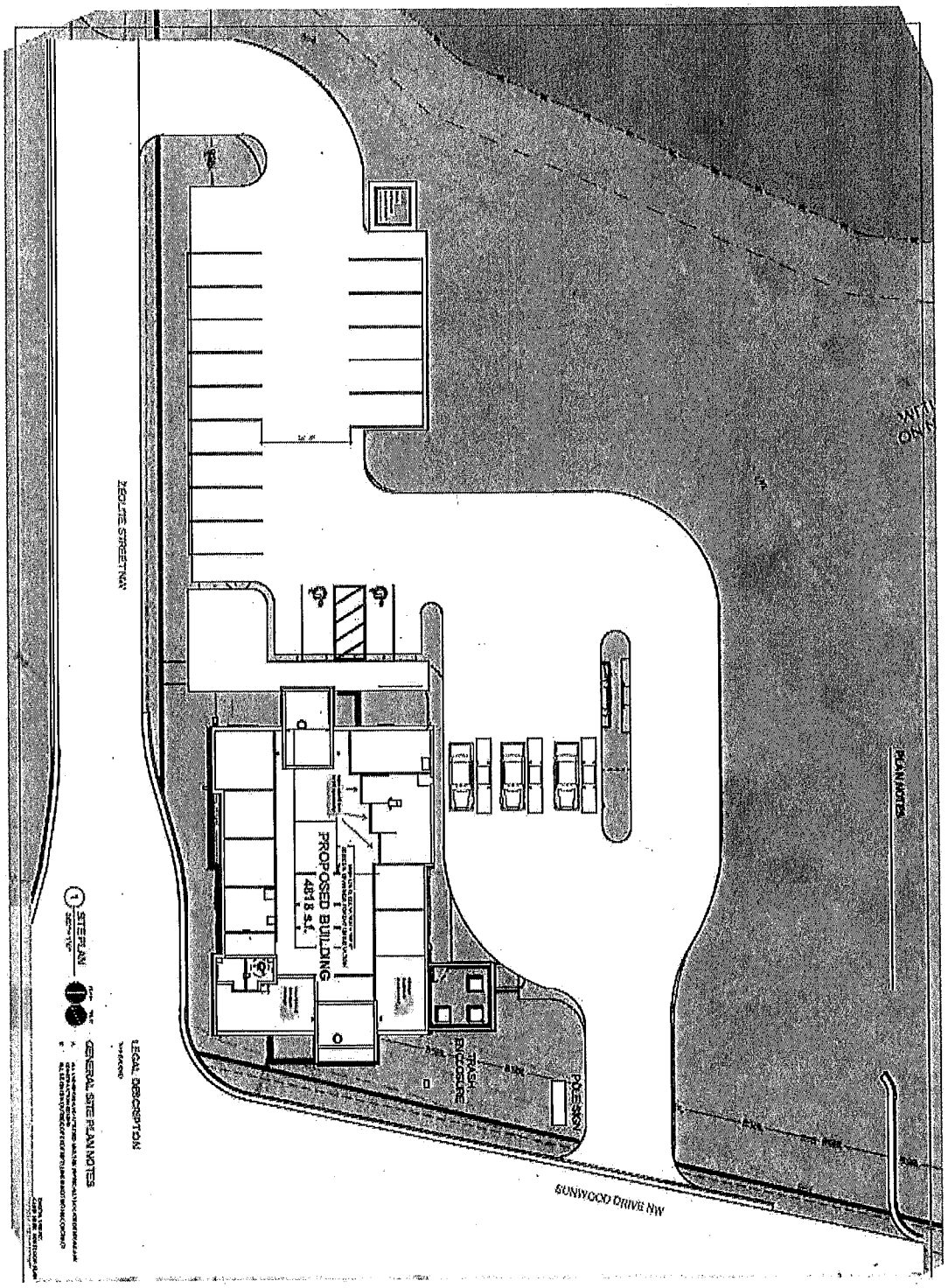
By: _____ Dated: 3-15, 2023
Mark E. Kuzma, Mayor

By: _____ Dated: 03-16, 2023
Brian Hagen, City Administrator

BUYER: COR Trust Bank, N.A.

By: _____ Dated: 3.20, 2023
Dean Suchy, Market President

EXHIBIT B


PROPOSED BUILDING
4818 s.f.
TRASH ENCLOSURE
SUNIVOOD DRIVE NW
REQUITE STREETNW
SITE PLAN
GENERAL SITE PLAN NOTES
LEGAL DESCRIPTION

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

RESOLUTION #22-186

RESOLUTION APPROVING PURCHASE AGREEMENT FOR PART OF OUTLOT C, AFFINITY AT THE COR

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with COR TRUST BANK, N.A., a South Dakota Corporation (the "Buyer"); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $392,040 ($6.00 per square foot) on +/- 1.5 acres (65,340 square feet) subject to Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, the Ramsey EDA recommends the sale and development of the Property to COR TRUST BANK, N.A., a South Dakota Corporation; and

WHEREAS, Proof of being in Good Standing for COR TRUST BANK, N.A., a South Dakota Corporation will be required prior to sale of Property to Buyer.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to COR TRUST BANK, N.A., a South Dakota Corporation for $392,040 ($6.00 per square foot) on +/- 1.5 acres (65,340 square feet) subject to Final Plat for the Property for the development of a minimum 3-5000 square foot bank/office.

3) That the City authorizes execution of the Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

Acting Mayor Riley
Councilmember Musgrove
Councilmember Woestehoff
Councilmember Heineman
Councilmember Howell
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Mayor Kuzma

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2022.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Part of Outlot C, Affinity At The COR, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0017 ("Property")

From: Dean Suchy
To: Sean Sullivan
Subject: Inspection Period
Date: Tuesday, April 25, 2023 1:46:14 PM
Attachments: image002.png

Sean,
I am requesting that we extend the inspection period for acquisition of the lot in Ramsey for CorTrust Bank until the final plat is approved. In addition, the City of Ramsey can continue to hold the $10,000 in earnest money. Let me know if you have any questions.

Thanks

Dean Suchy
Market President
NMLS#1080050
1300 Babcock Blvd E
Delano, MN 55328
Office 763-972-4219
Cell 612-590-1165

CorTrust Bank

CC Regular Session **5. 18.**

Meeting Date: 05/09/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-105 Accepting Proposals and Awarding Contract for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-105 Accepting Proposals and Awarding Contract 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 reconstruction 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 street segments is proposed to receive pavement marking improvements in 2023 as part of this project. 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).

Plans for the 2023 MSA Pavement Marking Improvements were prepared in-house as part of Staff's normal duties. A copy of the plans is attached to this case.

City Staff sent request for quotes to three (3) firms, the one (1) quotes received is shown below.

Contractor	**Total Quote**
Sir Lines-A-Lot	$68,703.00
Engineer's Estimate	*$76,472.75*

Sir Lines-A-Lot submitted the lowest responsible quote. Based on the submitted quotes, Staff recommends accepting the proposal for pavement marking improvements from Sir Lines-A-Lot.

Sire Lines-A-Lot is required to complete their work by June 30, 2023.

Notification:

No notifications were required with this case.

Observations/Alternatives:

Motion to adopt Resolution #23-105 Accepting Proposals and Awarding Contract for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13, to Sir Lines-A-Lot for the proposal in the amount of $68,703.00

Funding Source:

Funding for this work is proposed to come from the MSA Fund.

Recommendation:

Staff recommends adopting Resolution #23-105 Accepting Proposals and Awarding Contract for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13, to Sir Lines-A-Lot for the proposal in the amount of $68,703.00.

Action:

Motion to adopt Resolution #23-105 Accepting Proposals and Awarding Contract for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13, to Sir Lines-A-Lot for the proposal in the amount of $68,703.00.

Attachments

Res 23-105

23-13 RFP

23-13 Final Plans

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/04/2023 03:44 PM
Brian Hagen	Brian Hagen	05/04/2023 03:50 PM
Form Started By: Joe Feriancek		Started On: 05/02/2023 08:21 AM
Final Approval Date: 05/04/2023		

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

RESOLUTION #23-105

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT 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, City Staff has prepared plans and specifications for Improvement Project #23-13, 2023 MSA Pavement Marking Improvements; and

WHERAS, requests for proposals were submitted to three (3) firms for the purpose of obtaining quotes for completing the proposed pavement marking improvements; and

WHERAS, the one (1) proposal received is tabulated below; and

PROPOSALS RECIEVED	
Contractor	**Total Quote**
Sir Lines-A-Lot	$68,703.00

WHERAS, the quote of Sir Lines-A-Lot, in the total amount of $68,703.00 for said services in accordance with the prepared proposals is the lowest responsible quote and their quote shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Sir Lines-A-Lot for said pavement marking services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

REQUEST FOR QUOTE

CITY IMPROVEMENT PROJECT #23-13

2023 MSA PAVEMENT MARKING IMPROVEMENTS

ISSUE DATE:
April 27, 2023

QUOTE SUBMITTAL DEADLINE:
4:00 P.M. Wednesday, May 3, 2023

SUBMIT QUOTE TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Marsha Weidner
MWeidner@cityoframsey.com
Office: 763-433-9839

PROJECT LOCATION: The City of Ramsey (City) is requesting quotes from Contractors (Contractor) to place pavement markings to several MSA street segments across the City. All work is proposed to occur along City streets under traffic, plans are attached.

PROJECT SCOPE: The overall scope of this work includes freshening the existing pavement marking layouts to; 164th Lane between Jarvis Street and Andrie Street, Andrie Street between 164th Lane and Alpine Drive, Alpine Drive between CSAH 5 and TH 47, Alpine Drive between CR 56 and CR 57, Alpine Drive between Variolite Street and CR 56, Armstrong Boulevard between Riverdale Drive and South approximately 325 feet, Center Street between Sunwood Drive and Ramsey Parkway, Jarvis Street within City of Ramsey City Limits, Riverdale Drive between west of Armstrong Interchange and Traprock Street, Roanoke Street between Alpine Drive and Juniper Ridge Drive, Sunwood Drive between CR 56 and CSAH 5. Additional project notes are included within the attached plans. Once work has commenced, the Contractor shall continuously pursue completion until work is complete.

DELIVERABLES:

- **Signature Page –** The enclosed Signature Page must be completed in its entirety and submitted, including signature(s).
- **Quote Form -** The enclosed Quote Form must be completed in its entirety and submitted.

COMMUNICATION WITH CITY: If any requirements of this RFQ are not clearly understood, Contractor is responsible for promptly contacting City for further clarification. Responses to inquiries that substantially modify or clarify the RFQ will be forwarded by addenda.

SUBMISSION OF QUOTE: A signed copy of the signature page, and attached quote form must be submitted to the City by **4:00 P.M. Wednesday, May 3, 2023**. Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 to the attention of Marsha Weidner, Engineering Assistant, MWeidner@cityoframsey.com. Quotes received by the submittal deadline via e-mail will be accepted.

PROPOSAL UNDERSTANDING: By submitting a quote, Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no conditions will any costs for preparation of the quote be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a quote, Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFQ in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

WORK AND STAGING AREAS: Contractor shall confine their work activities within the right of way at all times. No equipment shall be left on city streets outside normal working hours.

TRAFFIC CONTROL: Contractor will be required to follow the most current edition of the Temporary Traffic Control Zone Layout Manual.

SPECIFICATION REFERENCES: Contractor shall conduct all work in conformance with the specifications set forth herein and in accordance with the most current edition of the Minnesota Department of Transportation Standard Specifications for Construction, which is incorporated by reference to these specifications.

PAYMENT: Partial and final payments will be made upon submittal of each pay request to the City on a net 30-day basis following City acceptance of all work items included on the pay request. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made for all components of the work as specified in this RFQ. The cost of any additional equipment, labor, materials, permits, tools, and supplies which have not been specifically identified in this RFQ for payment, but are required to complete the work, shall be considered incidental to the project.

SIGNATURE PAGE

This quotation is submitted to the City of Ramsey for I.P. 23-13; 2023 MSA Pavement Marking Improvements. That _____ accepts the terms and conditions herein and agrees to complete all work for the total project quote of $_____ no later than Friday, June 30, 2023. Contractor acknowledges that the final amount paid for all work may be more or less than the quoted amount based on final line item quantities after construction is complete.

All information below must be provided, including signatures(s).

Contractor Name _____

Owner/Representative _____

Phone _____

Fax _____

E-mail _____

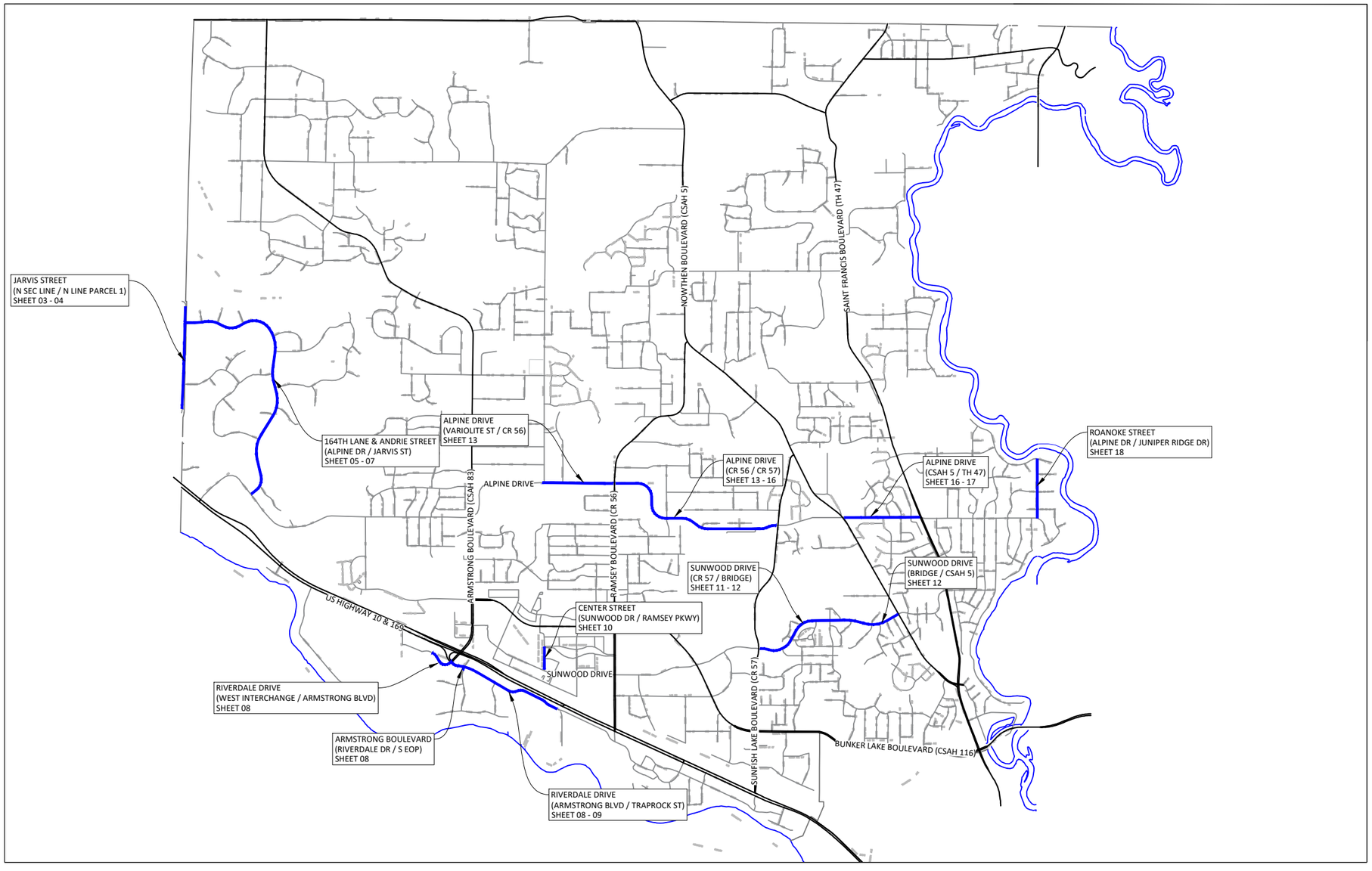
Signature _____

Date _____

23-13 2023 MSA Pavement Marking Improvements
Quote Form

Item No.	MnDOT No.	Item	Unit	Estimated Quantity	Unit Cost	Cost Extension
1	2021.501	Mobilization	LS	1	_____	_____
2	2563.601	Traffic Control	LS	1	_____	_____
3	2582.503	24” Solid Line – White (Epoxy)	LF	181	_____	_____
4	2582.503	24” Solid Line – Yellow (Epoxy)	LF	518	_____	_____
5	2582.503	4” Double Solid Line – Yellow (Epoxy)	LF	29,469	_____	_____
6	2582.503	4” Solid Line – White (Epoxy)	LF	69,138	_____	_____
7	2582.503	4” Solid Line – Yellow (Epoxy)	LF	2,256	_____	_____
8	2582.518	Crosswalk Markings (Epoxy)	SF	1,794	_____	_____
9	2582.602	Pavt Mssg – Turn Arrows (Epoxy)	EA	20	_____	_____
10	2582.602	Pavt Mssg – Handicap Symbol (Epoxy)	EA	1	_____	_____
		Total Quote (Items 1 – 10)				_____

CITY OF RAMSEY
2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 23-13



0 50 100 150
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 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
4/26/23	UPDATE PROJECT LIMITS

Apr 26, 2023 - 4:28pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Pavement Marking\2023 Pavement Marking\Plan Drawings\23-13 Title Sheet.dwg

STATEMENT OF ESTIMATED QUANTITIES

IP 23-13 2023 MSA PAVEMENT MARKING IMPROVEMENTS

ITEM NO.	MNDOT NO.	ITEM	UNIT	QUANTITY
1	2021.501	Mobilization	LS	1
2	2563.601	Traffic Control	LS	1
3	2582.503	24" SOLID LINE - WHITE (EPOXY)	LF	181
4	2582.503	24" SOLID LINE - YELLOW (EPOXY)	LF	518
5	2582.503	4" DOUBLE SOLID LINE - YELLOW (EPOXY)	LF	29469
6	2582.503	4" SOLID LINE - WHITE (EPOXY)	LF	69138
7	2582.503	4" SOLID LINE - YELLOW (EPOXY)	LF	2256
8	2582.518	CROSSWALK MARKINGS (EPOXY)	SF	1794
9	2582.602	PAVT MSSG -TURN ARROWS (EPOXY)	EA	20
10	2582.602	PAVT MSSG - HANDICAP SYMBOL (EPOXY)	EA	1

PERMANENT PAVEMENT MARKING GENERAL NOTES AND GUIDELINES:

1. THE ENGINEER'S INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD CONSULTATION AND INSPECTION. THE CONTRACTOR WILL PLACE NECESSARY "SPOTTING" AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. LONGITUDINAL JOINTS, PAVEMENT EDGES AND EXISTING MARKINGS MAY SERVE AS HORIZONTAL CONTROL WHEN SO DIRECTED.
2. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN OR TRAFFIC SIGNAL. THE BREAKPOINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES OR CROSSWALKS.
3. TOLERANCE OF $\frac{1}{4}$ INCH UNDER OR $\frac{1}{4}$ OVER THE SPECIFIED WIDTH WILL BE ALLOWED FOR STRIPING PROVIDED THE VARIATION IS GRADUAL AND DOES NOT DETRACT FROM THE GENERAL APPEARANCE. BROKEN LINE SEGMENTS MAY VARY UP TO $\frac{1}{2}$ FOOT FROM THE SPECIFIED LENGTH PROVIDED THE OVER AND UNDER VARIATIONS ARE REASONABLY COMPENSATORY. ALIGNMENT DEVIATIONS FROM THE CONTROL GUIDE SHALL NOT EXCEED 1 INCH. MATERIAL SHALL NOT BE APPLIED OVER LONGITUDINAL JOINTS. ESTABLISHMENT OF APPLICATION TOLERANCES SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY AS CLOSELY AS PRACTICAL WITH THE PLANNED DIMENSIONS.
4. THE ROAD SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER JUST PRIOR TO APPLICATION. PAVEMENT CLEANING SHALL CONSIST OF AT LEAST BRUSHING WITH A ROTARY BROOM (NON-METALLIC) OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER. THIS WORK SHALL BE INCIDENTAL TO PAVEMENT MARKING.
5. THE EPOXY MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING. GLASS BEADS SHALL BE APPLIED IMMEDIATELY AFTER APPLICATION OF THE EPOXY RESIN LINE TO PROVIDE AN IMMEDIATE NO-TRACK SYSTEM.
6. APPLY EPOXY MARKINGS WITH A MINIMUM THICKNESS OF 20 MILS, GLASS BEADS SHALL BE APPLIED AT A RATE OF AT LEAST 25 LB/GAL. THE "NO-TRACKING" CONDITION SHALL BE DETERMINED ON AN APPLICATION OF SPECIFIED THICKNESS TO THE PAVEMENT AND COVERED WITH GLASS BEADS AT THE RATE OF AT LEAST 25 LB/GAL.
7. OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE ROAD PAVEMENT SURFACE TEMPERATURES ARE 50 DEGREES OR GREATER.
8. PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY TAPE MARKINGS.

DATE	REVISION
4/26/23	UPDATE PROJECT LIMITS

Apr 26, 2023 - 4:27pm
C:\Engineering\AutoCad Dwgs\Projects N-Z\Pavement Marking\2023 Pavement Marking\Plan Drawings\23-13 Title Sheet.dwg

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

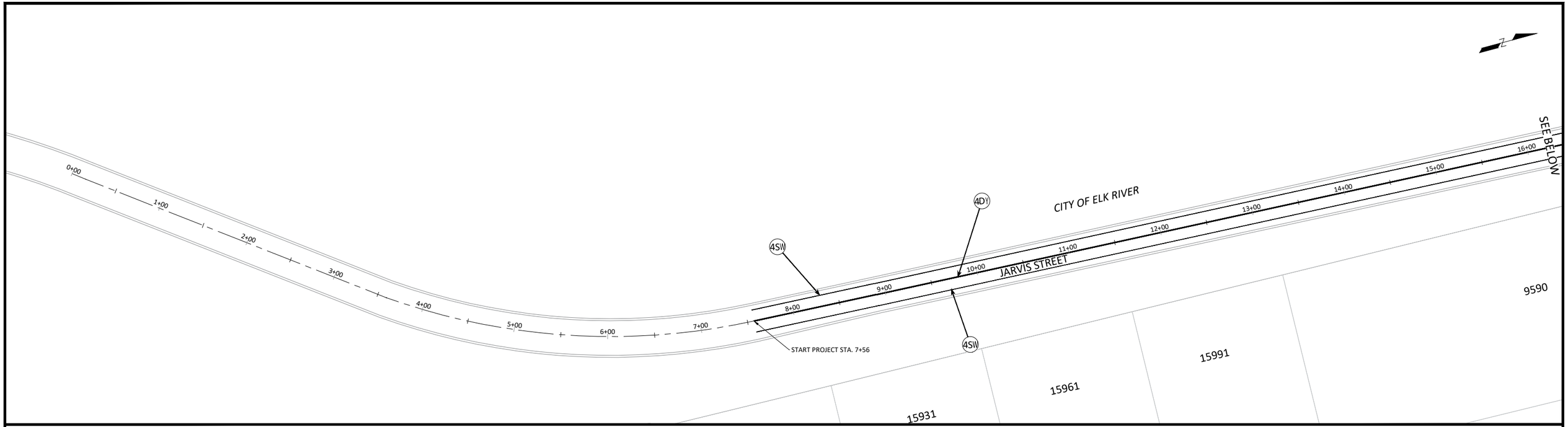
JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: XX-XX

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

STATEMENT OF ESTIMATED QUANTITIES

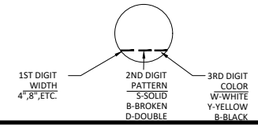
2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

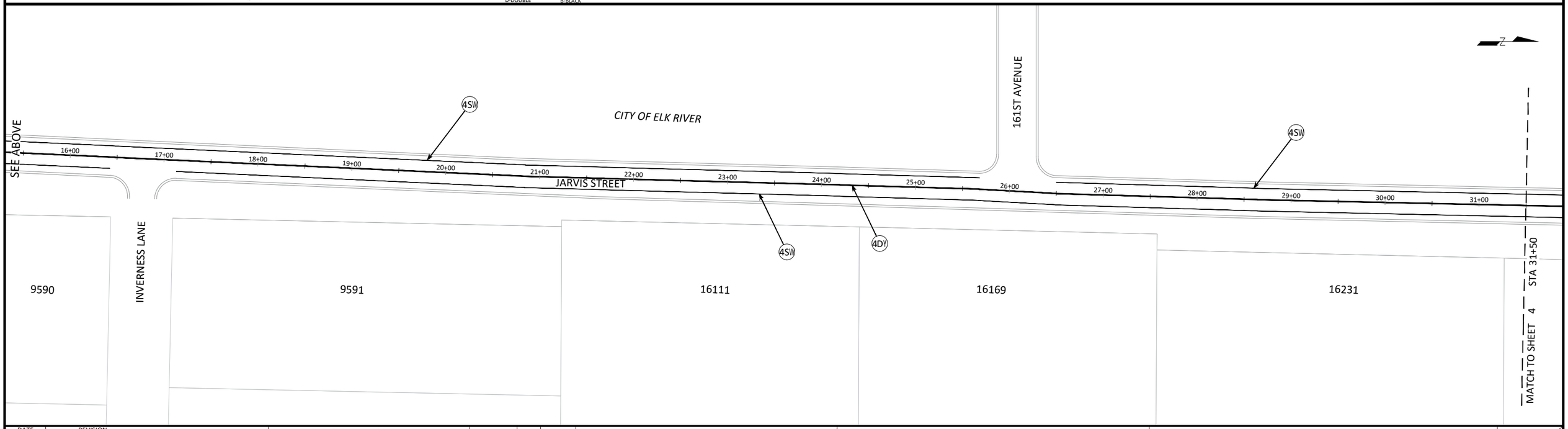


CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION
4/26/23	UPDATE PROJECT LIMITS

Apr 26, 2023 - 3:52pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Pavement Marking\2023 Pavement Marking\Plan Drawings\23-13 Pavement Marking Plan - West.dwg

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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

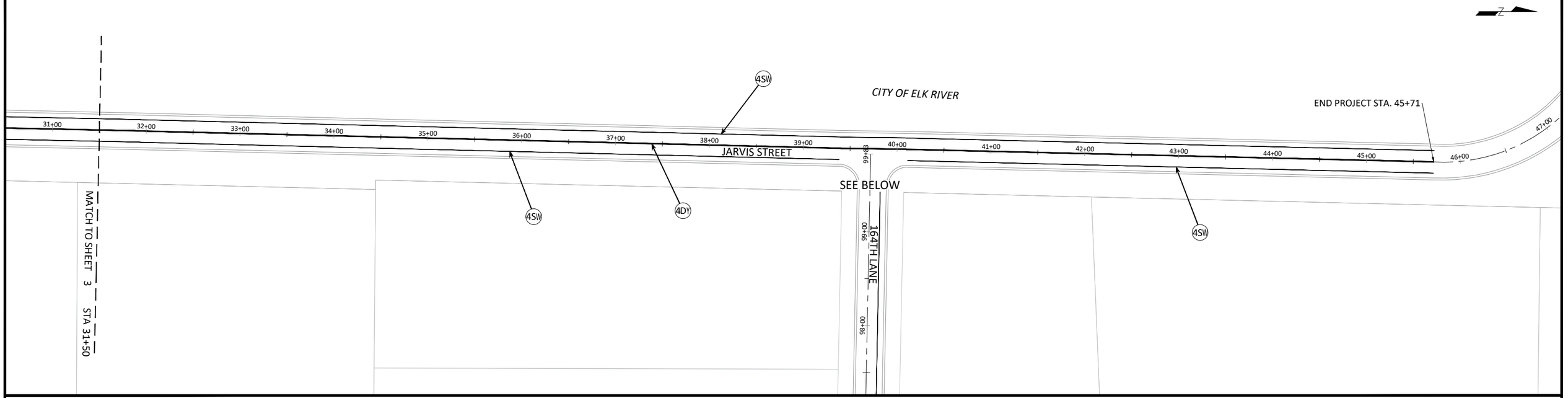
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DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

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

PAVEMENT MARKING PLAN
JARVIS STREET

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

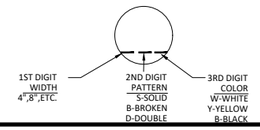
SHEET 03 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

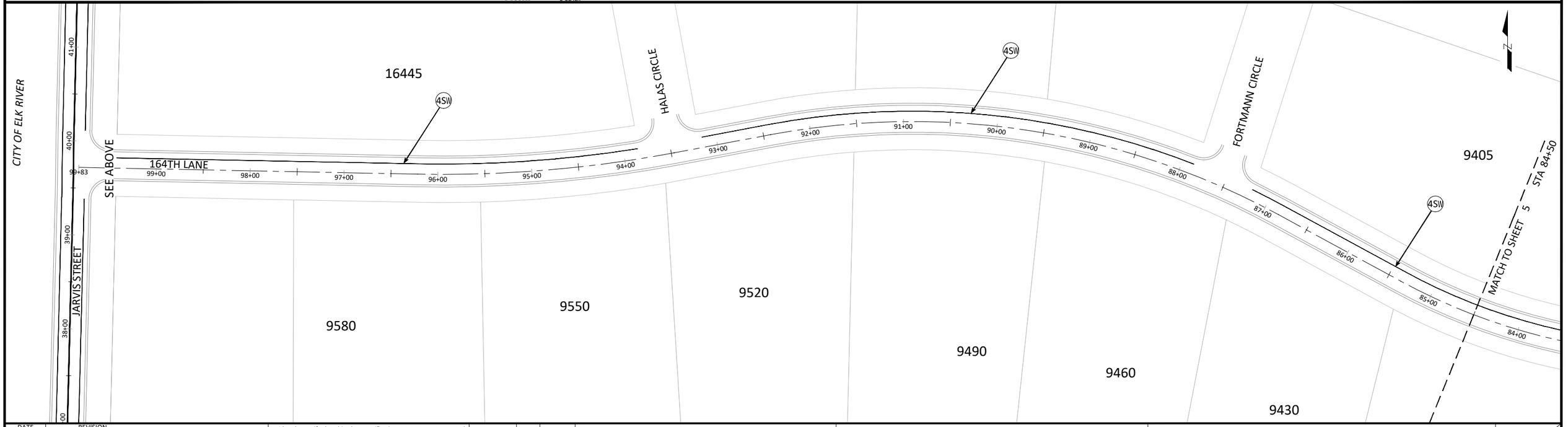


CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION
4/26/23	UPDATE PROJECT LIMITS

Apr 26, 2023 - 3:51pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

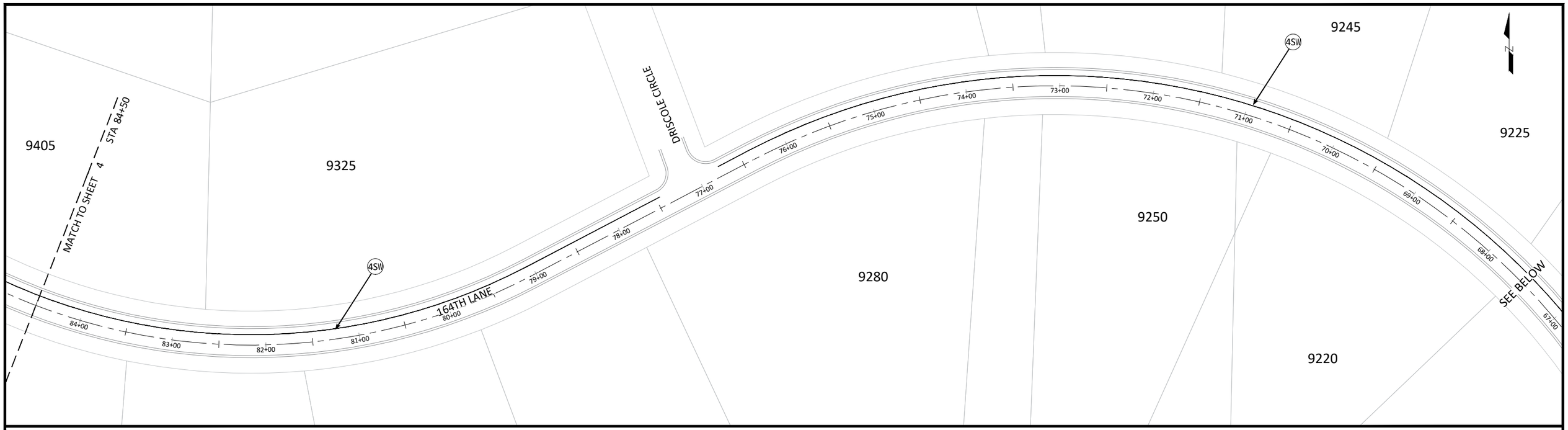
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DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
JARVIS STREET & 164TH LANE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 18 SHEETS



LEGEND

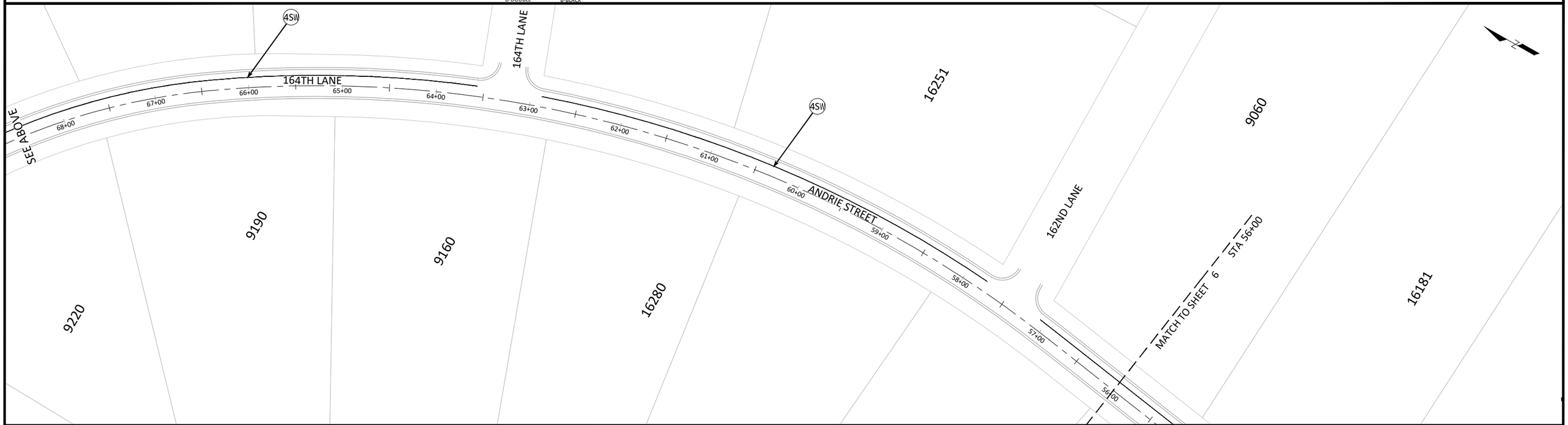
- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

- 1ST DIGIT WIDTH 4",8",ETC.
- 2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
- 3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK
- EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY
- CIRCLE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 3:54pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

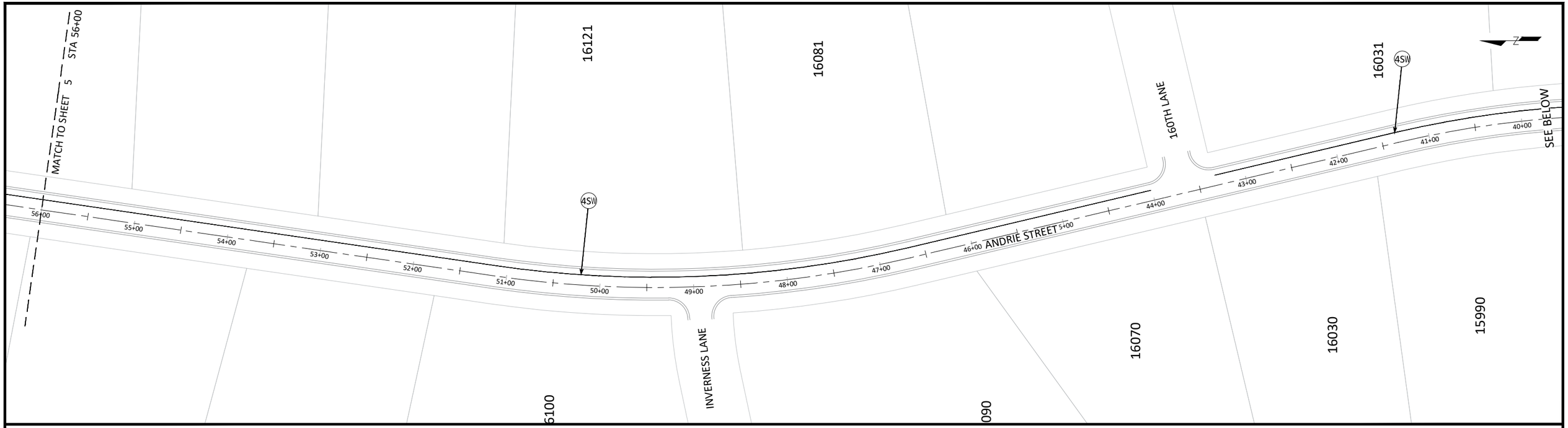
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DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

CITY OF RAMSEY
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RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
164TH LANE & ANDRIE STREET

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

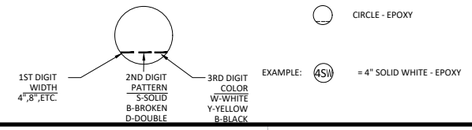
SHEET 05 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

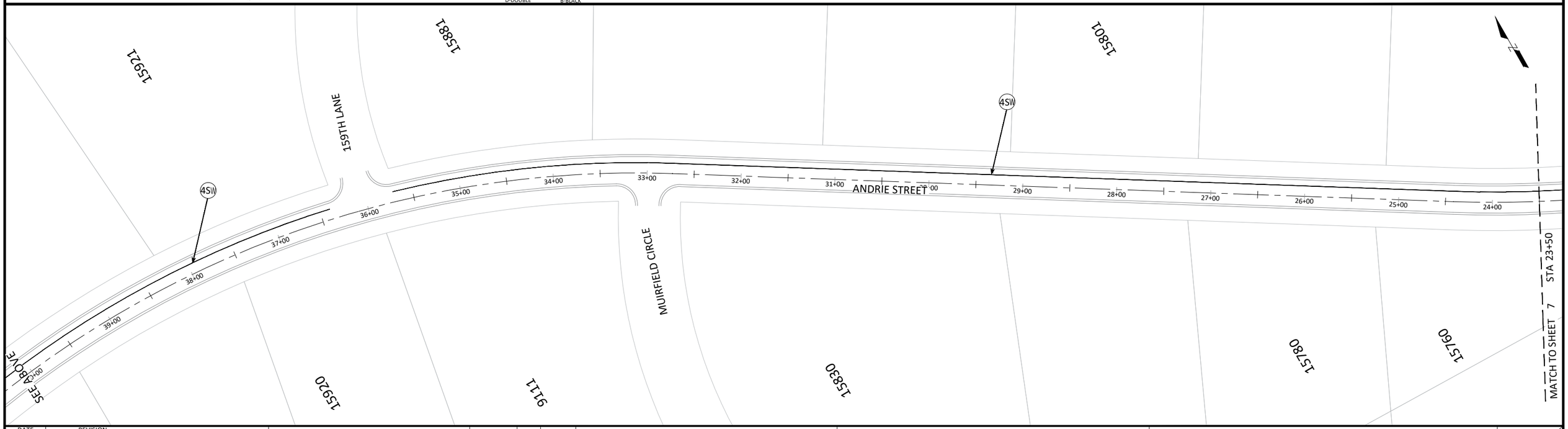


CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 3:16pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

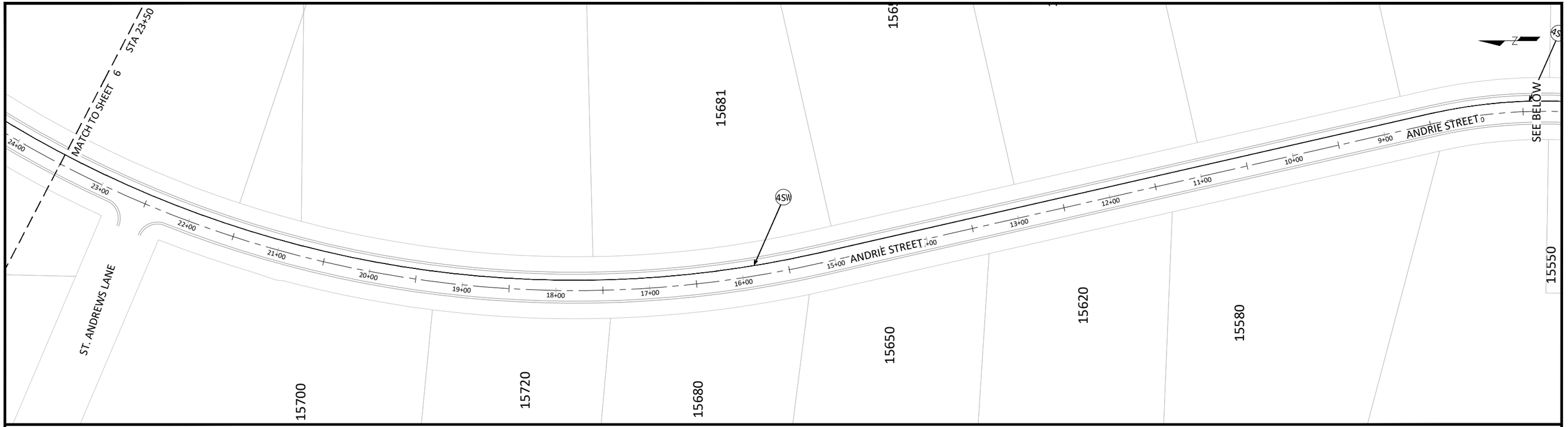
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DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

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RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
ANDRIE STREET

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

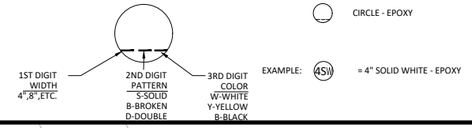
SHEET 06 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

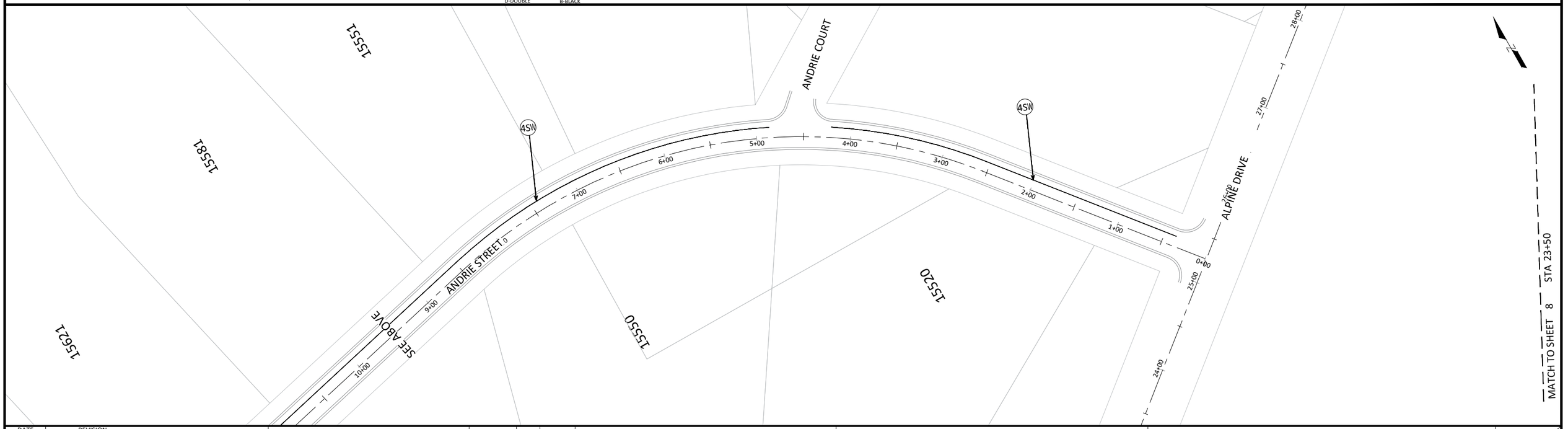


EXAMPLE: (4SW) = 4" SOLID WHITE - EPOXY

CIRCLE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 3:57pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

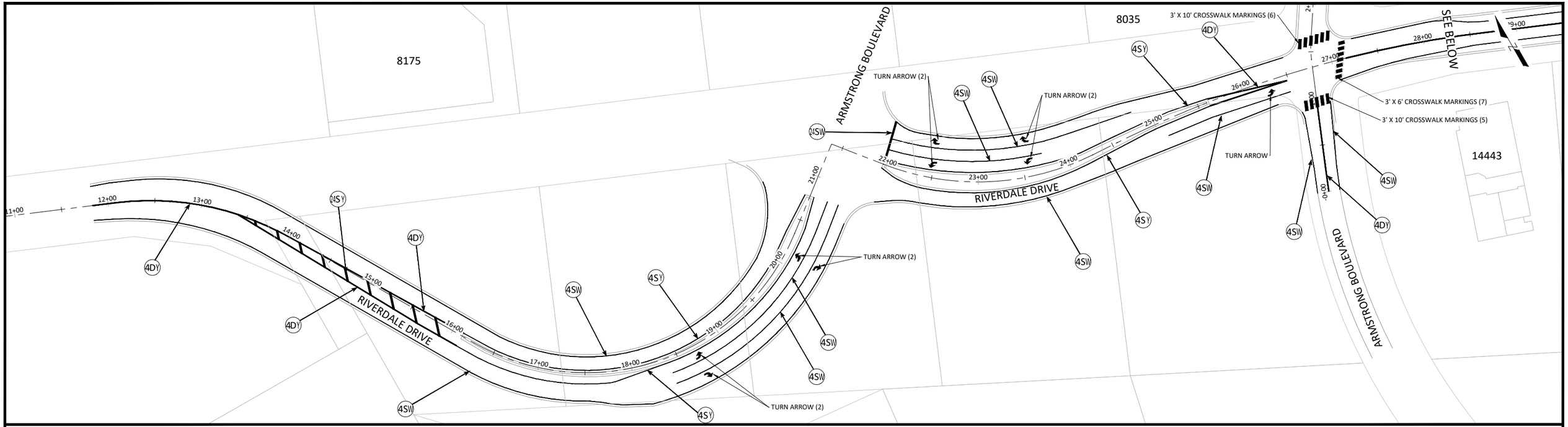
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DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
ANDRIE STREET

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

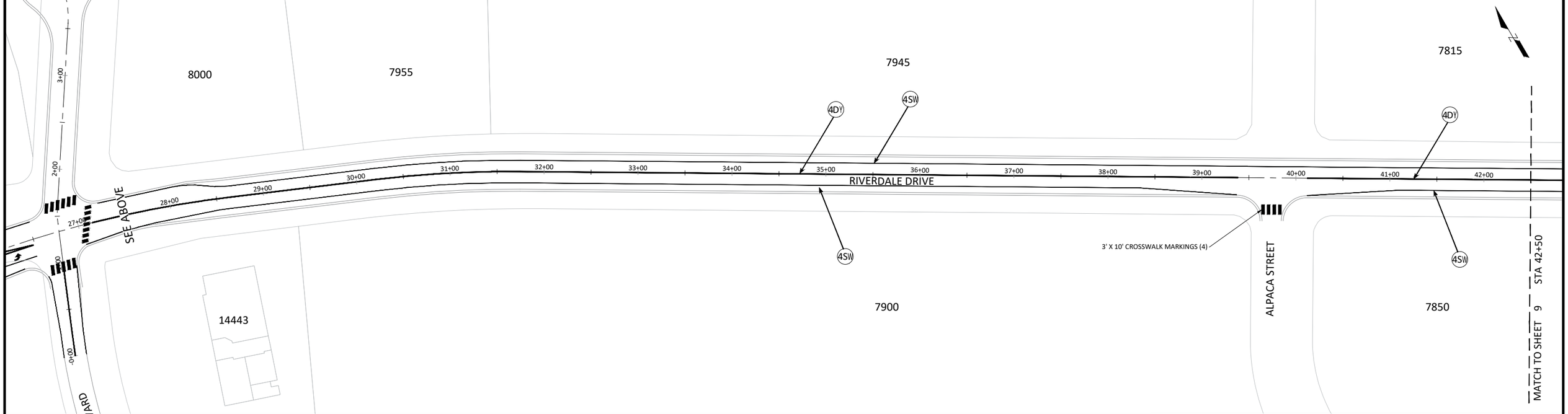
1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

CIRCLE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 3:10pm
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Date 04/16/23 Lic. No. 57095

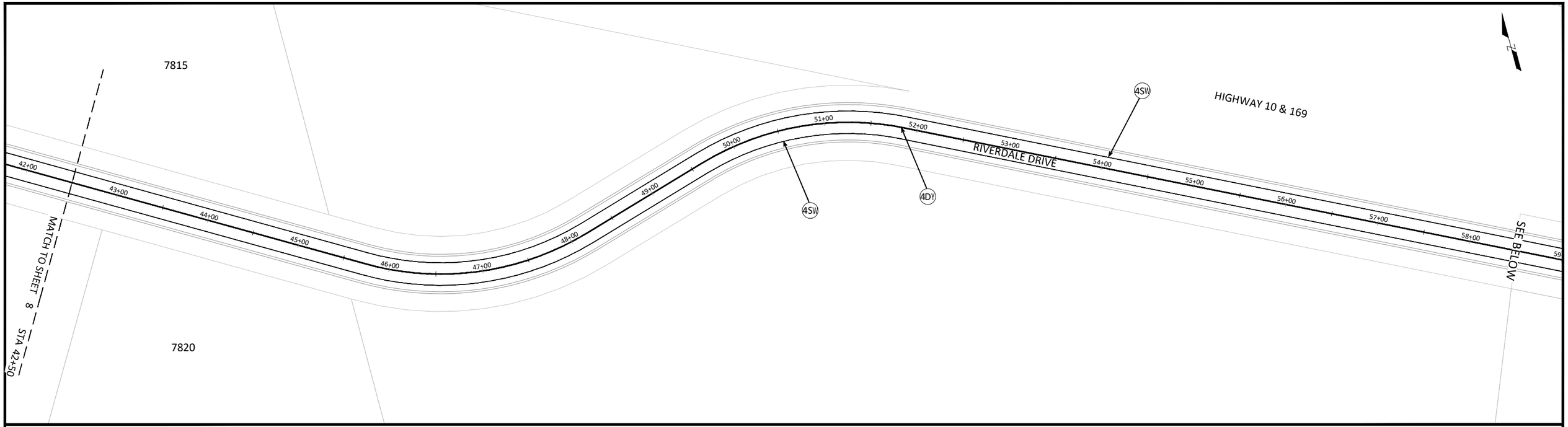
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CHECKED BY:	JJF	FILE: 23-13

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
RIVERDALE DRIVE & ARMSTRONG BLVD

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 08 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

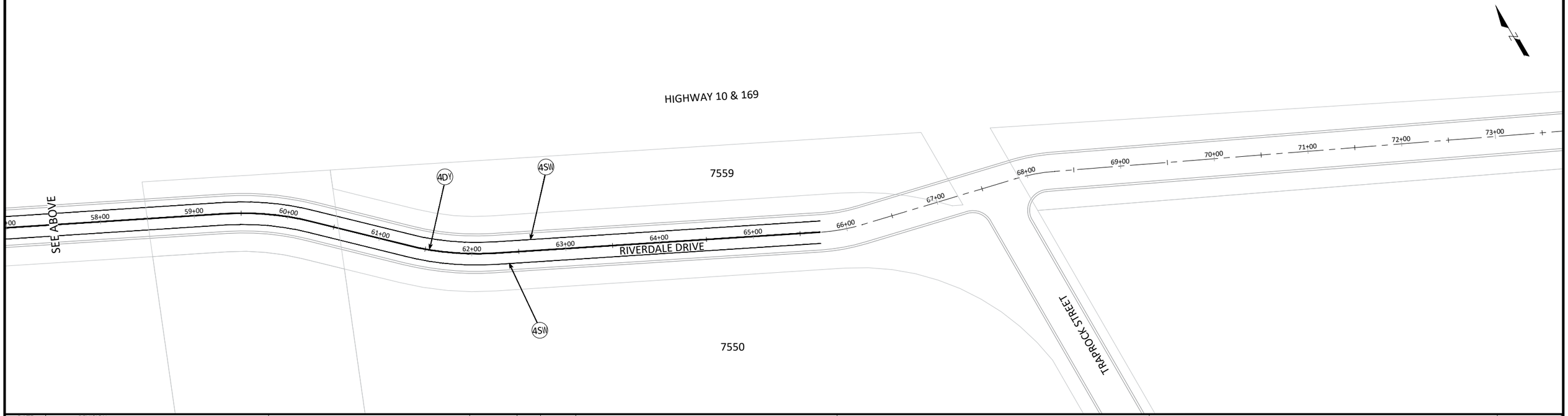
1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 4:00pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

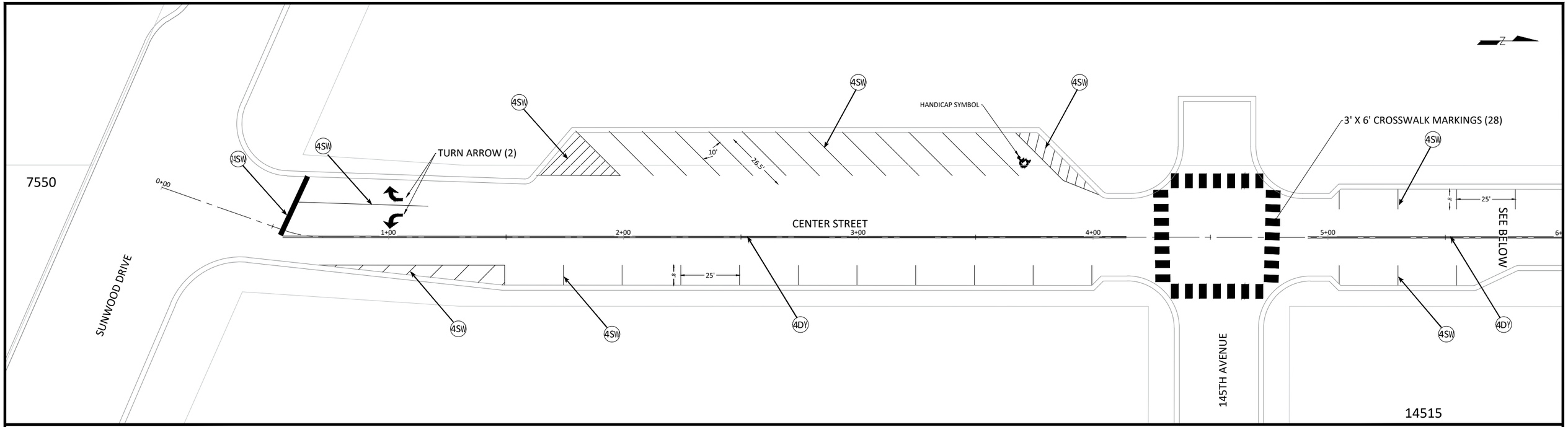
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DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

CITY OF RAMSEY
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RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
RIVERDALE DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 09 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

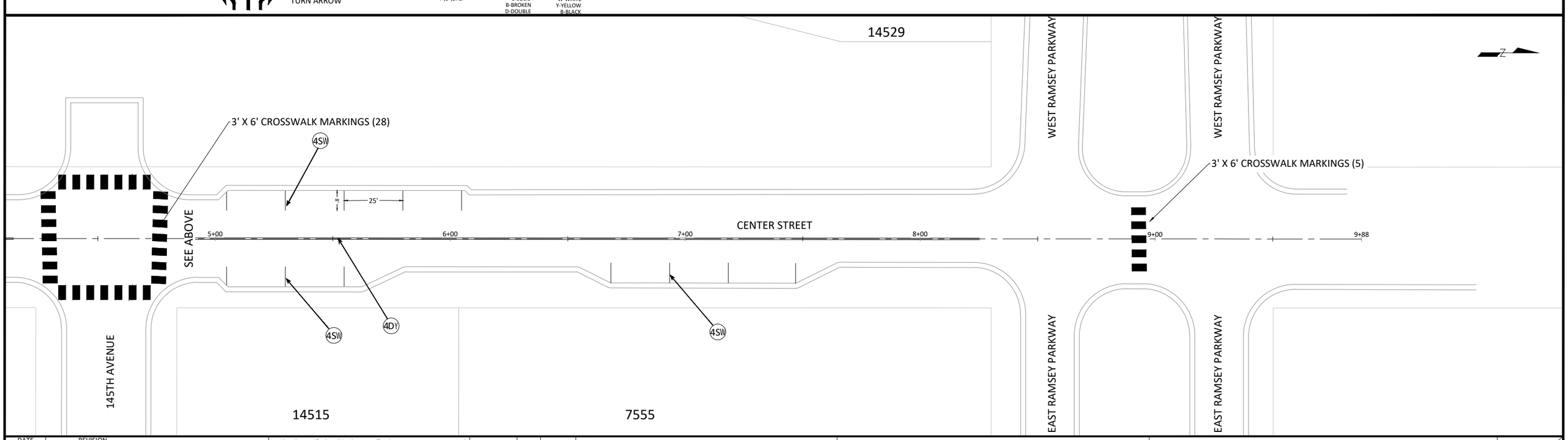
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2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

CIRCLE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 20 40 60
SCALE (FEET)



DATE	REVISION
4/26/23	UPDATE PROJECT LIMITS

Apr 26, 2023 - 4:10pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

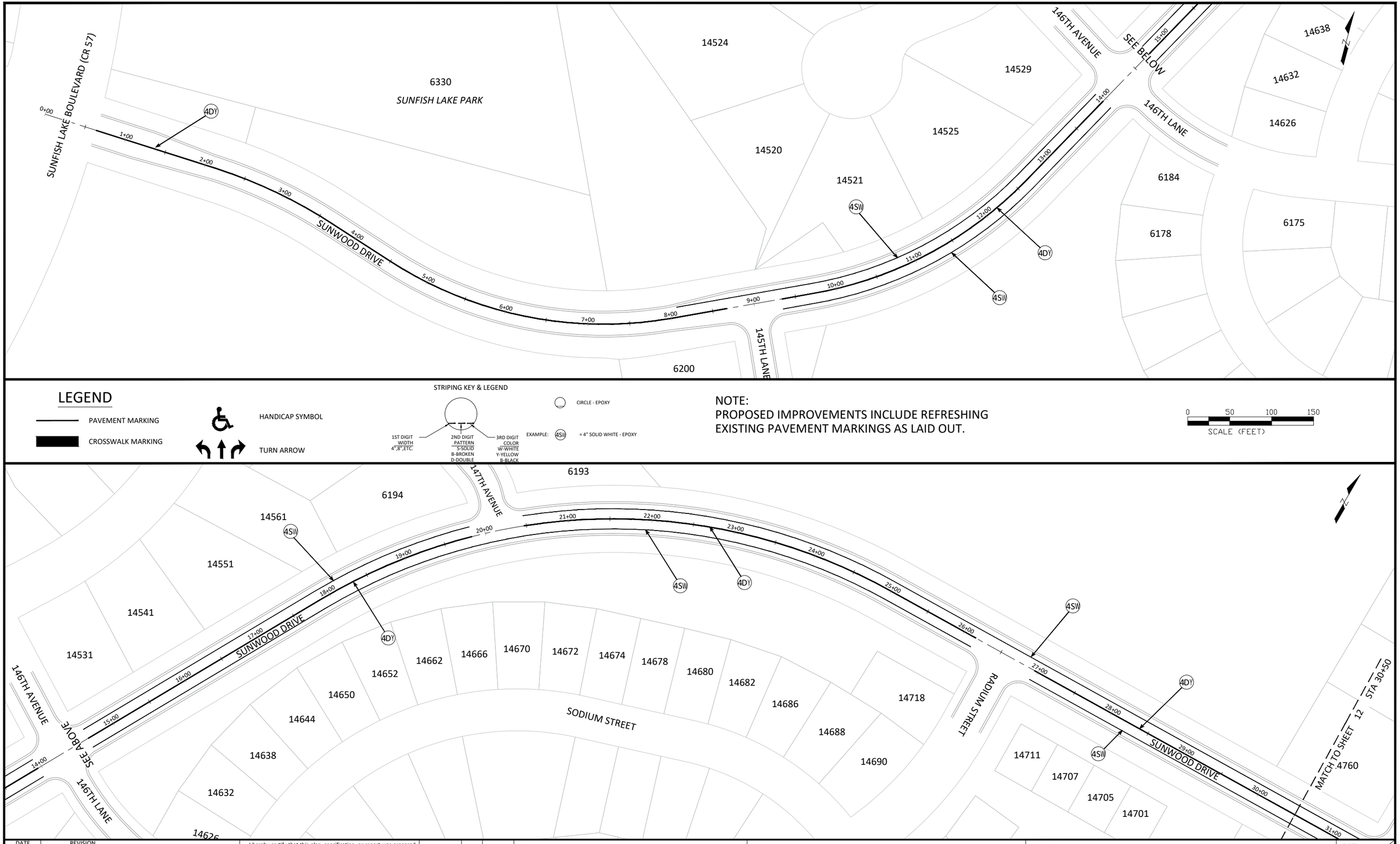
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CHECKED BY:	JJF	FILE: 23-13

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
CENTER STREET

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH	2ND DIGIT PATTERN	3RD DIGIT COLOR
4",8",ETC.	S-SOLID B-BROKEN D-DOUBLE	W-WHITE Y-YELLOW B-BLACK

EXAMPLE: (4SW) = 4" SOLID WHITE - EPOXY

CIRCLE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)

DATE	REVISION

Apr 26, 2023 - 4:11pm
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Joe Feriancek

JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

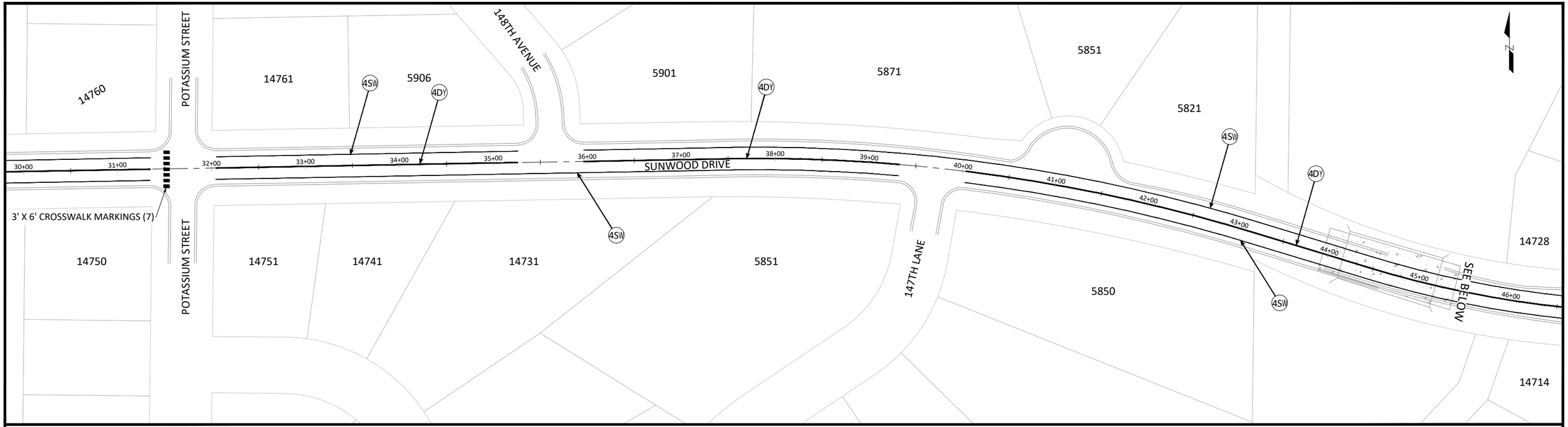
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CHECKED BY:	JJF	FILE: 23-13

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
SUNWOOD DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

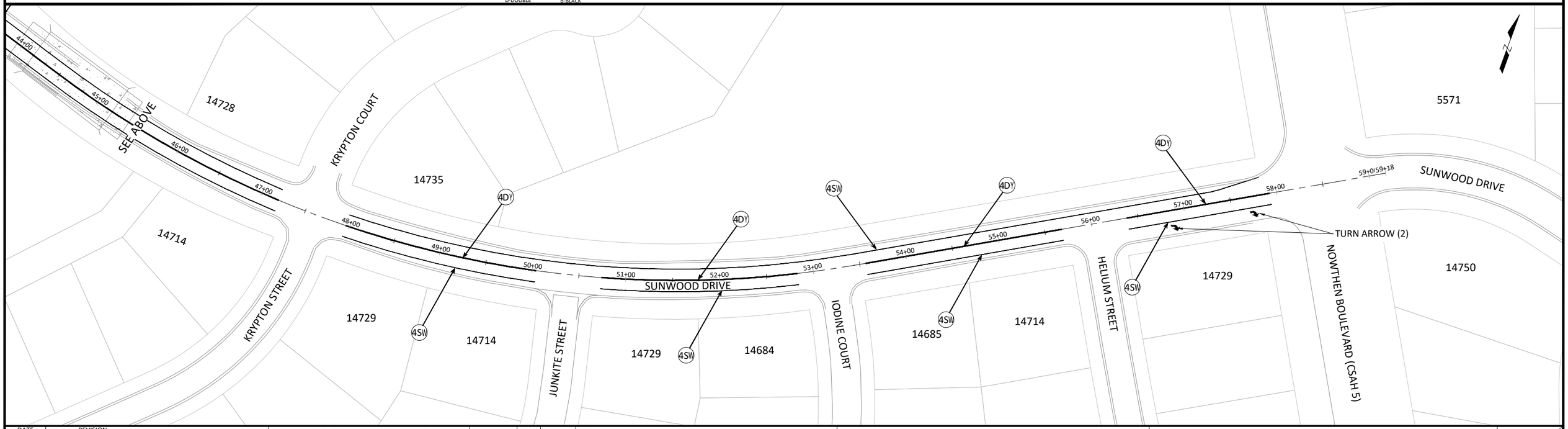
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2ND DIGIT PATTERN 5-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

CIRCLE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

0 50 100 150
SCALE (FEET)



DATE	REVISION
4/26/23	UPDATE PROJECT LIMITS

Apr 26, 2023 - 4:17pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Pavement Marking\2023 Pavement Marking\Plan Drawings\23-13 Pavement Marking Plan - South.dwg

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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

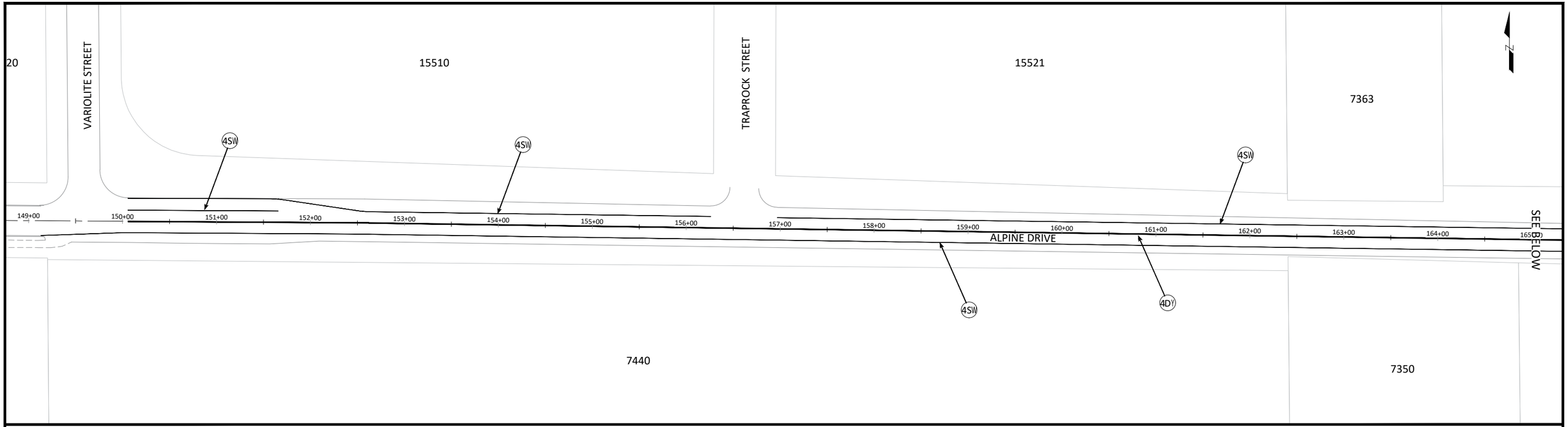
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CHECKED BY:	JJF	FILE: 23-13

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

PAVEMENT MARKING PLAN
SUNWOOD DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

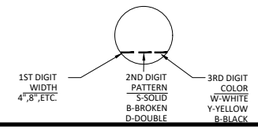
SHEET 12 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

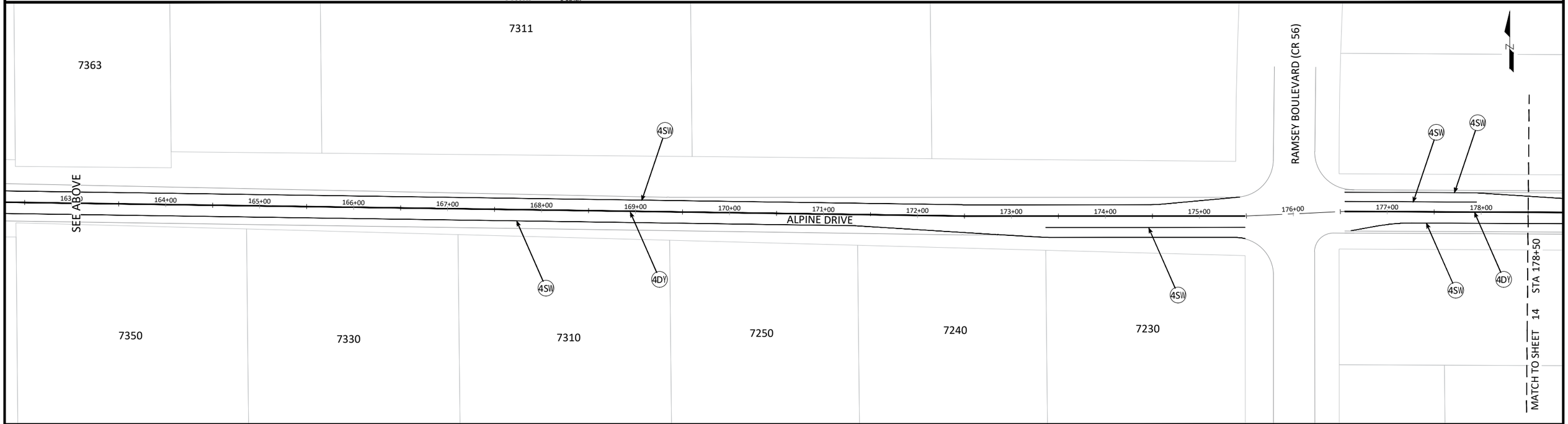


CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

NOTE:
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0 50 100 150
SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 4:18pm
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JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

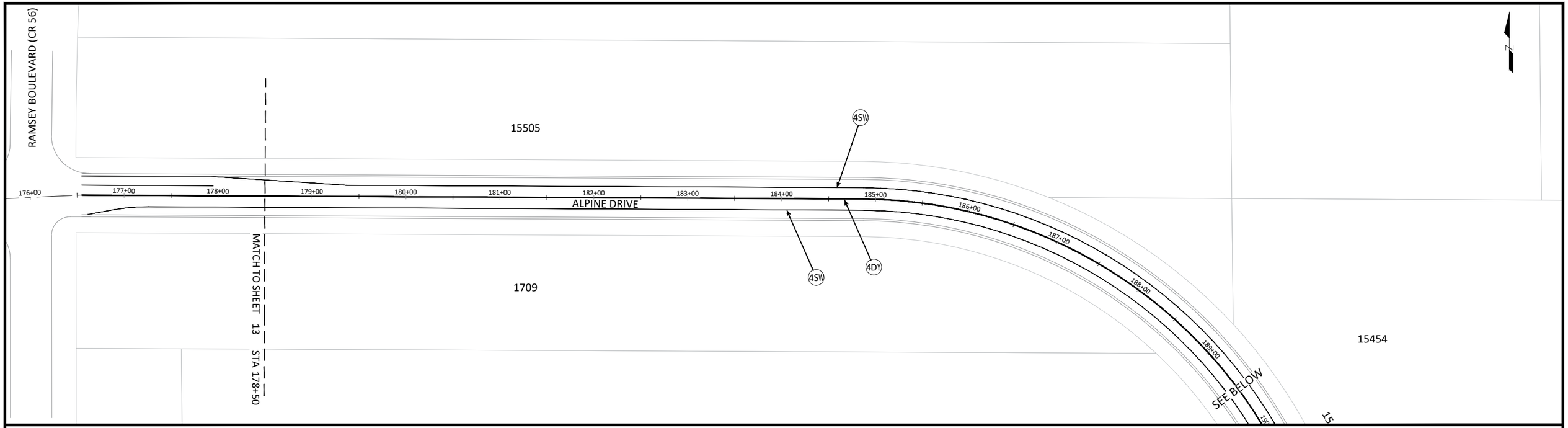
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 04/16/23
CHECKED BY:	JJF	FILE: 23-13

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

PAVEMENT MARKING PLAN
ALPINE DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

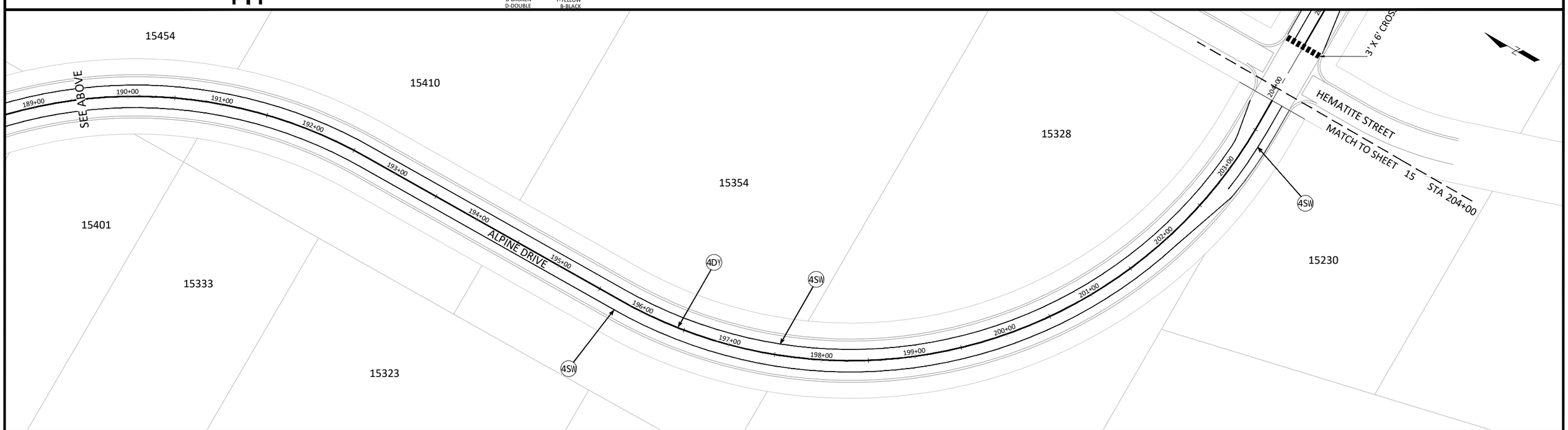
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2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

NOTE:
PROPOSED IMPROVEMENTS INCLUDE REFRESHING EXISTING PAVEMENT MARKINGS AS LAID OUT.

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SCALE (FEET)



DATE	REVISION

Apr 26, 2023 - 4:19pm
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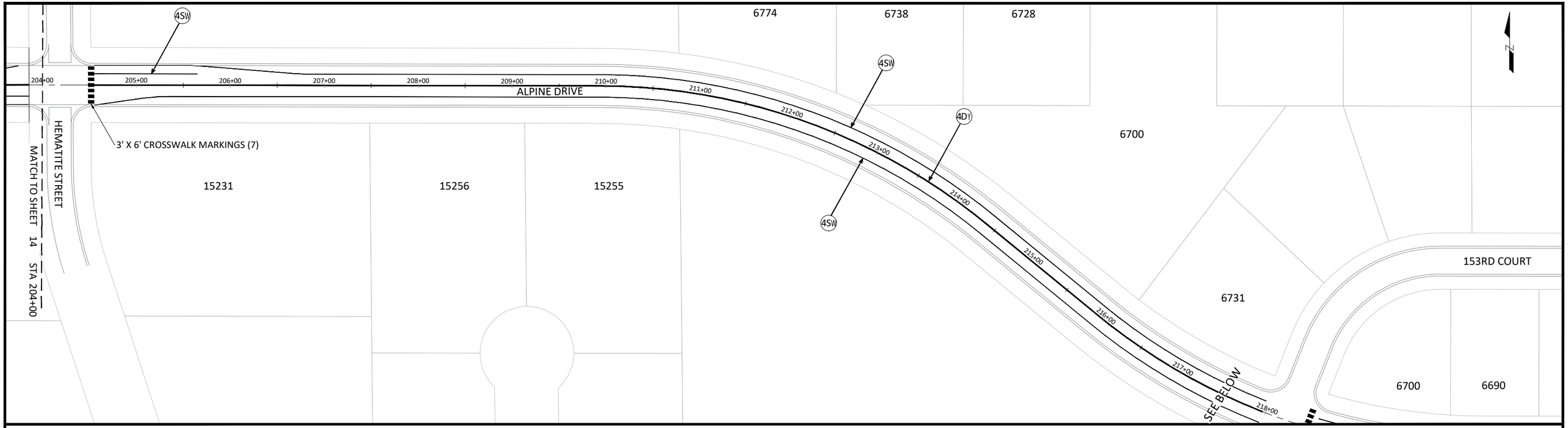
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PAVEMENT MARKING PLAN
ALPINE DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 18 SHEETS



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

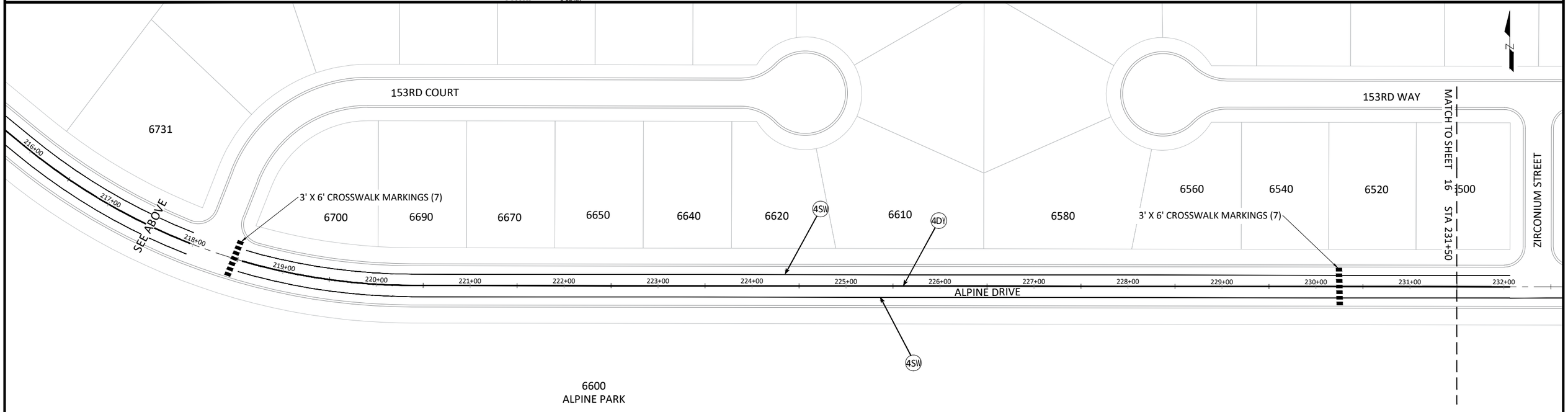
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SCALE (FEET)



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Joe Feriancek
JOE FERIANCEK
Date 04/16/23 Lic. No. 57095

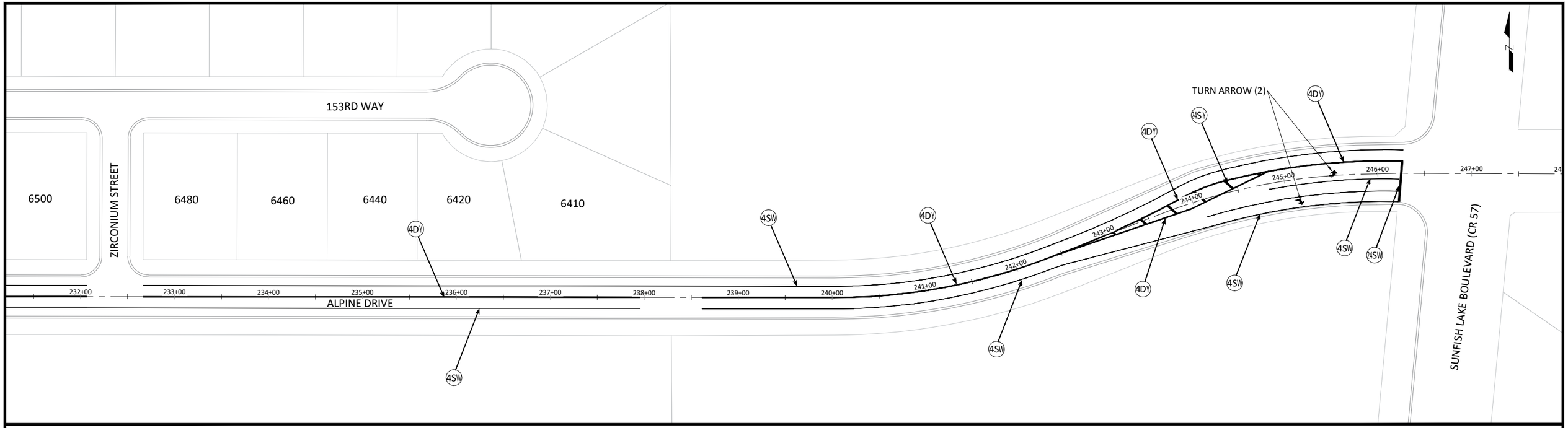
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CHECKED BY:	JJF	FILE: 23-13

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RAMSEY, MN 55303
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PAVEMENT MARKING PLAN
ALPINE DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 15 OF 18 SHEETS



LEGEND

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- CROSSWALK MARKING
- HANDICAP SYMBOL
- TURN ARROW

STRIPING KEY & LEGEND

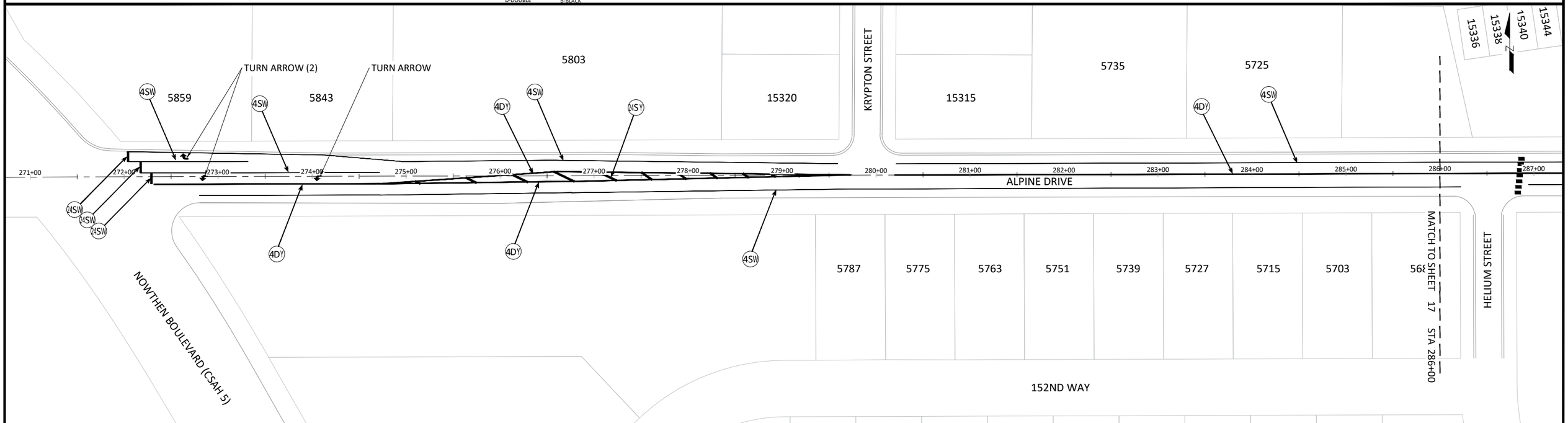
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SCALE (FEET)



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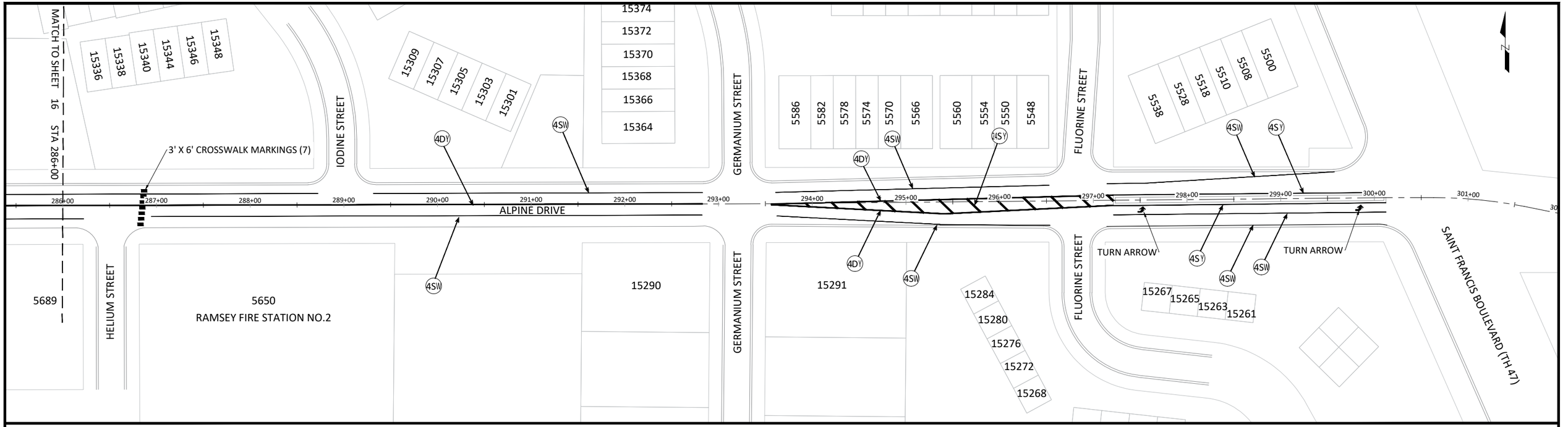
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PAVEMENT MARKING PLAN
ALPINE DRIVE

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CITY PROJECT NO. 23-13
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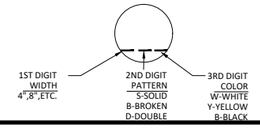
SHEET 16 OF 18 SHEETS



LEGEND

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STRIPING KEY & LEGEND



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SCALE (FEET)

DATE	REVISION
4/26/23	UPDATE PROJECT LIMITS

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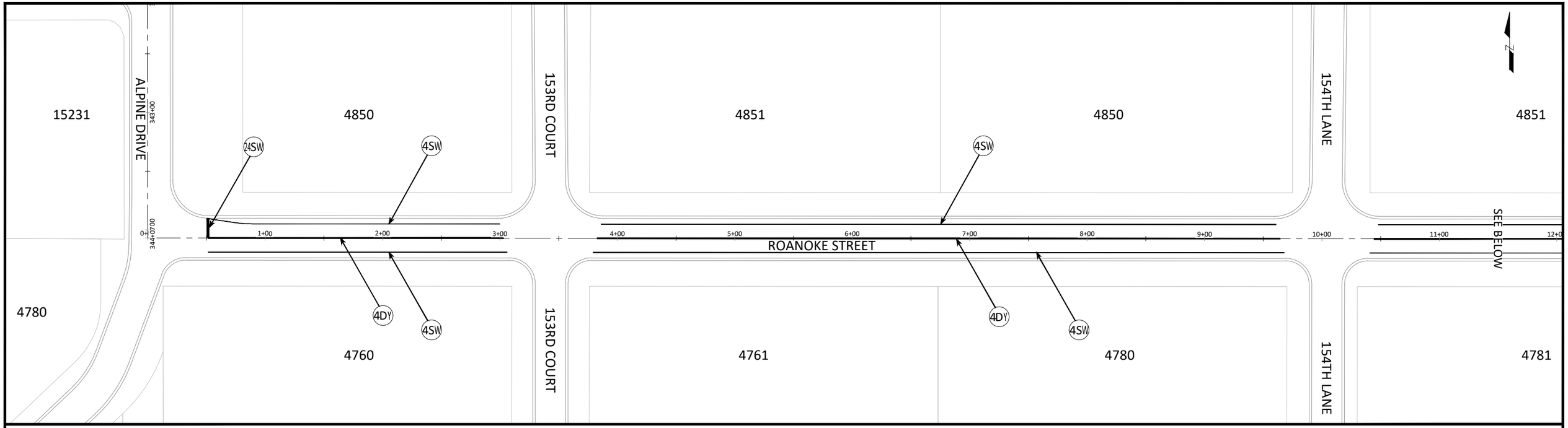
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CITY OF RAMSEY
7550 SUNWOOD DRIVE
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(763) 427-1410 FAX (763) 433-9898

PAVEMENT MARKING PLAN
ALPINE DRIVE

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 18 SHEETS



LEGEND

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- HANDICAP SYMBOL
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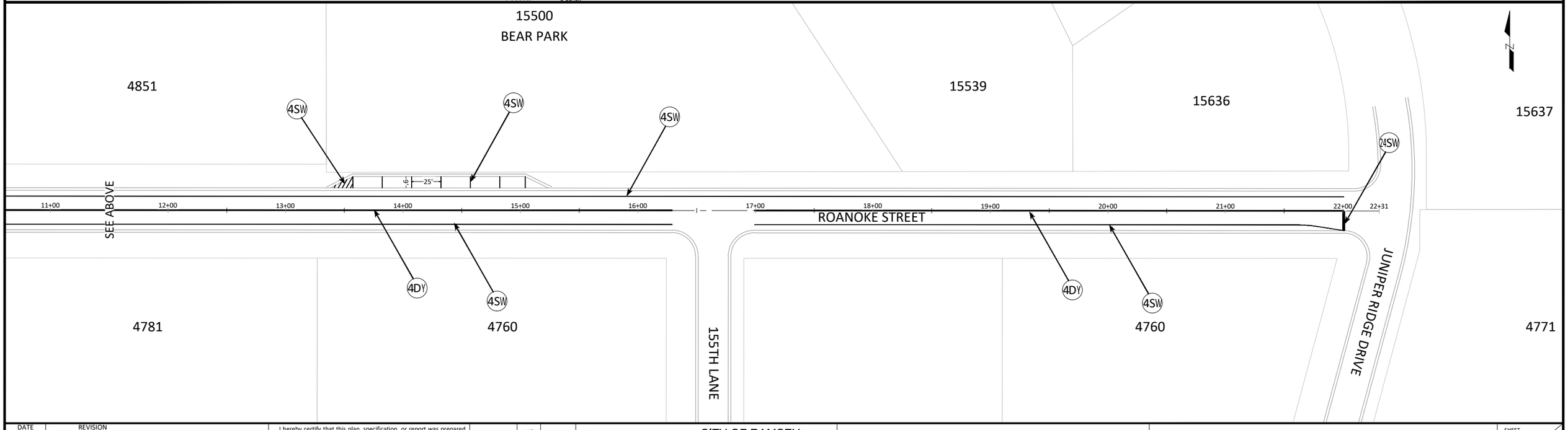
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SCALE (FEET)



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PAVEMENT MARKING PLAN
ROANOKE STREET

2023 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 23-13
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 18 SHEETS

CC Regular Session **6. 1.**

Meeting Date: 05/09/2023

Submitted For: Stephanie Hanson, Community Development

By: Stephanie Hanson, Community Development

Information

Title:

Introduce Ordinance #23-09 Interim Use Ordinance Prohibiting the Sales of Adult-Use Cannabis

Purpose/Background:

At the April 11, 2023 City Council Work Sessions, the Council gave staff direction to proceed to draft an Interim Ordinance to prohibit the sale of THC products until ordinances for restrictions on the operation of businesses are developed, forms and procedures are put in place and policies and procedures for performance compliance checks are in place.

As part of the 2023 Minnesota Legislative session, HF 100 Regulation of Adult-Use Cannabis continues and has passed the house and senate. As of July 1, 2023, it will be legal to possess a regulated amount of THC products. As of January 1, 2024, it will be legal for the commercial sales of THC with approved licenses from the State of MN and the City of Ramsey.

As part of the current proposed language in the bill, Section 13. [342.13] LOCAL CONTROL, gives local governments the authority to adopt an interim ordinance (moratorium) that "may regulate, restrict, or prohibit the operation of a cannabis business within the jurisdiction or portion thereof until January 1, 2025." During the time of the interim ordinance, staff would be working closely with the Office of Cannabis Management (the Office) to develop ordinances for reasonable restrictions of the operation of a cannabis or hemp business, develop standardized forms and procedures for the issuance of retail registration, and develop policies and procedures for the performance compliance checks.

Draft Ordinance #23-09 is attached for your review. City Attorney Fritz Knaak assisted with the writing of the draft and has approved the attached draft.

Notification:

A public hearing notice was published in the newspaper, advertised on the city website and posted in City hall.

Time Frame/Observations/Alternatives:

If the interim ordinance is adopted, it will remain in effect for one (1) year or until City Council determines the proper regulations are in place for the sale of adult-use cannabis.

Recommendation:

Staff suggests City Council hold a public hearing for the first reading to introduce Ordinance #23-09, An Interim Ordinance Prohibiting the Sales of Adult-Use Cannabis

Outcome/Action:

Hold a public hearing for the introduction of Ordinance #23-09, An Interim Ordinance Prohibiting the Sales of Adult-Use Cannabis

Attachments

Ordinance #23-09

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 11:53 AM
Form Started By: Stephanie Hanson		Started On: 04/17/2023 01:44 PM
Final Approval Date: 05/04/2023		

ORDINANCE #23-09
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN INTERIM ORDINANCE PROHIBITING THE ESTABLISHMENT OF NEW USES OR THE EXPANSION OF EXITING USES RELATED TO SALES, TESTING, MANUFATURING, AND DISTRIBUTION OF REAL TETRAHYDROCANNABINOL (THC) PRODUCTS AND CHEMICALLY RELATED PRODUCTS

The City of Ramsey Does Ordain:

Preamble: The interim ordinance is applicable to all of the City of Ramsey for the purpose of protecting the planning process and the health, safety, and welfare of its citizens related to the recently legalized sale of edible cannabinoid products containing Tetrahydrocannabinol (THC). A prohibition on the establishment of new uses or the expansion of existing uses related to the sale of such products is necessary to ensure that the City has sufficient time to study potential regulations that will protect the health and safety of the residents of Ramsey. There is insufficient time to complete the ordinary procedure for introduction and adoption of a City ordinance as required by City Charter.

Section 1. Authority and Findings.

A. The Minnesota Legislature recently amended Minnesota Statutes, Section 151.72 relating to the sale of certain cannabinoid products. The new law permits the sale of edible cannabinoid products, provided that a product sold for human or animal consumption does not contain more than 0.3 percent of tetrahydrocannabinol and an edible cannabinoid product does not contain an amount of any tetrahydrocannabinol that exceeds more than five milligrams of any tetrahydrocannabinol in a single serving, or more than a total of 50 milligrams of any tetrahydrocannabinol per package ("THC Products"). Sales of THC and chemically related product became legal on July 1, 2022.
B. The new law allows sales and establishes some labeling and testing requirements, but it does not establish any licensing criteria or parameters for compliance by retailers. The new law does not prohibit local regulation.
C. Minnesota Statutes, Section 462.355, subd. 4 provides that if a municipality is conducting studies or has authorized a study to be conducted for the purpose of considering adoption or amendment to an official control, the City Council may adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and welfare of its citizens. An interim ordinance may regulate, restrict, or prohibit any use within the city for a period not to exceed one year from the effective date of the interim ordinance. Many cities have adopted interim ordinances to study the impacts of certain uses and deterring whether regulations are appropriate for the purpose of protecting the pubic health, safety, and welfare of their citizens; and
D. The City Council believes that authorizing a study regarding the types of uses that involve the sales, testing, manufacturing, and distribution of THC Products and any chemically related product is necessary to evaluate the regulatory options available to the City and is for the purpose of protecting the health and safety of Ramsey's residents.
E. Upon passage of the aforementioned legislation, further discussion occurred nationally and in Minnesota about expansion of the allowance of THC and chemically related products that were outside of the express regulation provided in Minnesota. Regulation of such things as locations of distribution points of any and all kinds of THC products and any chemically related product are matters of immediate concern as they relate to the health and safety of the citizens of Ramsey. It is necessary, in order to protect the health, safety and welfare of the citizens of the City to have as broad a study as possible in this area prior to allowing the sale and/or distribution of any such products within the City.

F. The City of Ramsey will work with the Office of Cannabis Management to develop ordinances for reasonable restrictions on the time, place, and manner of the operation of a cannabis business or hemp business; develop standardized forms and procedures for the issuance of retail registration pursuant to section 342.22; and develop model policies and procedures for the performance of compliance checks required under section 342.22.

Section 2. Study. The City Council hereby authorizes and directs City Staff to conduct a study of the issues relating to the sales, testing, manufacturing, and distribution of THC Products and chemically related products. Staff will then make a recommendation to the City Council about whether the City should amend its zoning, business licensing, or other general Code provisions related to these types of uses to better protect the residents of Ramsey.

Section 3. Moratorium. In accordance with the findings set forth herein, a moratorium is established as follows:

A. No business, person, or entity may establish a new use or expand an existing use that includes or involves the sale, testing, manufacturing, or distribution of THC Products or chemically related products for a period of twelve (12) months from the effective date of this Ordinance or until the City Council repeals this Ordinance, whichever occurs first.
B. During the term of this Ordinance, the City Staff will not issue any license or permit, nor will it accept or process any applications for uses related to the sale, testing, manufacturing, or distribution of THC Products or chemically related products.
C. The moratorium established by this Ordinance does not apply to the sale, testing, manufacturing, or distribution of products that were lawful prior to enactment of the new law relating to THC Products and chemically related product.

Section 4. Enforcement. In addition to any criminal penalties allowed by law, the City may enforce this Interim Ordinance by injunction or any other appropriate civil remedy in any court of competent jurisdiction. A violation of this Ordinance is also subject to the City's general penalty in Section 2-333 and Section 2-334 of Ramsey City Code.

Section 5. Severability. Every section, subsection, provision, or part of this Ordinance is declared severable from every other section, subsection, provision, or part. If any section, subsection, provision, or part of this interim ordinance is adjudged to be invalid by a court of competent jurisdiction, such judgement shall not invalidate any other section, subsection, provision, or part.

Section 6. Effective Date; Duration. Pursuant to Section 3.6 of the City Charter, this emergency ordinance shall become effective immediately upon its adoption without previous filing or voting, and may be adopted finally at the meeting at which it is first introduced and voted upon by the City Council. No prosecution shall be based upon the provisions of his Ordinance until 24 hours after the Ordinance has been adopted, filed with the City Clerk, and either has been posted in three conspicuous places in the city or published as provided for in the City Charter, or the person charged with violation thereof had actual notice of the Ordinance prior to the act or omission resulting in the prosecution. It shall be effective until the earlier of the following events: (a.) one year from the effective date of this Ordinance or (b.) the date upon which the City Council adopts an ordinance repealing this Ordinance.

Section 7. Summary. That the following summary clearly informs the public of the intent and effect of the Ordinance and is approved for publication: "The purpose of this Ordinance is to authorize a study related to the sales, testing, manufacturing, and distribution of recently-legalized consumable cannabinoid products. City Staff will then make a recommendation to the City Council about whether the City should

amend its zoning, business licensing, or other general Code provisions related to these types of products and associated uses to better protect the residents of Ramsey. During the term of this Ordinance, no business, person, or entity may establish a new use or expand an existing use that includes or involves the sale, testing, manufacturing, or distribution of THC products or chemically related products, whether or not legalized on July 1, 2022, by the Minnesota Legislature's amendment of Minnesota Statues, Section 151.72."

PASSED by the City Council of the City of Ramsey, Minnesota, the ____day of _____, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 1.**

Meeting Date: 05/09/2023

Submitted For: Todd Larson, Community Development

By: Brian McCann, Community Development

Information

Title:

Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)

Purpose/Background:

An application for Preliminary Plat and Site Plan Review was submitted by Ramsey Properties LLC (the "Applicant") for a hotel under the affiliated brand of Home2Suites by Hilton. The proposed location is the southern-most portion of PID: 28-32-25-22-0058, which is generally located north of Sunwood Drive and west of Zeolite St. The four-story hotel will include 98 rooms with a mix of king and queen spaces, a breakfast space, an indoor pool, laundry facilities, and a fitness center.

Notification:

The City attempted to notify residents via mailing up to 700 feet from the property borders of PID: 28-32-25-22-0058. A notice was also published in the Anoka UnionHerald advertising the public hearing held by the Planning Commission on Thursday, April 27th at 7:00 pm in the City Council Chambers at Ramsey City Hall. Copies of the 700 feet mailing map and public hearing notice are attached to this case. A proposed development sign was placed at the northwest corner of Sunwood Drive and Zeolite Street NW.

Observations/Alternatives:

Summary

The Subject Property is approximately 30.7 acres in size currently owned by the City. It is zoned COR-2 Commercial subdistrict, and guided as Mixed Use in the City's 2040 Comprehensive Plan. The property will be subdivided into a 2.8-acre lot for this project with the remainder retained by the City for future development. The proposed four-story hotel includes 98 extended-stay rooms with a mix of king and queen suites, a breakfast space, an indoor pool, laundry facilities, and a fitness center and is consistant with the COR-2a permitted uses. The proposed site plan and architecture are added to this case.

Building Design

Architectural plans have been provided by the applicant and are attached to this case. The building features a mix of materials including brick, stone, and Nichiha panels with several windows. Being in the COR, added emphasis is placed on the streetfronts of buildings. The four-story hotel will have two operating entrances--one fronting Sunwood Drive to the south and one fronting the parking lot to the north. The Zeolite Street side of the building will not have any doors other than service doors, though it will have windows on all four levels, including a large window bank for the swimming pool room. The hotel is being designed in such a way that an addition to the building is possible along its northwestern side.

Site Plan

The proposed location for the hotel is within the COR-2 Zoning District, which requires conformance with the COR Design Framework. The COR-2 standards for Connector Street (Zeolite Street) and Destination Street (Sunwood Drive) are applicable for the review of this proposal. Requirements include a 15-foot build-to line for the building along Sunwood Drive with parking facilities located behind the building. The proposed site plan generally meets the applicable standards of the COR-2 subdistrict with some adjustments to the sidewalk and streetscape necessary.

Access and Parking

The site's primary vehicular access is located where there is an existing driveway apron opposite Northstar Marketplace's northwestern driveway. This apron will be widened to accommodate one in-bound lane and two outbound lanes. This driveway will be shared between the hotel site and the future site to the north. A cross-access and maintenance agreement will be needed so that both property owners will have access rights and maintenance responsibility for the shared areas (this easement will be recorded with the plat). The secondary access will be from Zeolite Street.

The Applicant has proposed 135 total parking spaces in the parking lot, six of which are ADA-compliant, four reserved for electric vehicle charging, and another six 10-foot wide spaces for oversized vehicles. All the remaining parking spaces meet the minimum commercial parking requirement of 9' wide by 16' long. The parking area is proposed to consist of bituminous pavement with 24' wide drive aisles throughout, except along the building is 26' as required by the Fire Code for multi-story buildings. One space per room and one space per employee are required. Approximately 110 spaces would be required. The parking lot is somewhat oversized for what is needed today, though it takes into account future expansion. There is room at the eastern end of Sunwood Drive for two or three on-street parking spaces.

Zeolite Street was not constructed to its final design (it was constructed as a temporary street several years ago). It will be reconstructed in the next couple years to include new pavement and concrete curb and gutter while being raised up. With that project, sidewalks and street lights will be installed. The driveway to Zeolite is designed with reconstruction slopes in mind. It is unknown if Zeolite will be constructed to accommodate on-street parking.

Pedestrian Connections and Streetscape

A concrete walkway is proposed around the west, north, and east elevations. The south elevation does not have a full sidewalk proposed along Sunwood Drive but does have three points of access to the hotel with concrete area. The sidewalk portion on the east side is proposed to connect to the City right-of-way along Zeolite Street, with a note to coordinate with the City on this improvement.

Along the Sunwood Drive side of the building, a semi-enclosed patio is proposed with private seating areas for guests. This patio will help bring activity to the streetfront. The patio will have a stone kneewall and a louvered screen above it.

Utilities

City sanitary sewer and water are available to the site. A water line will be looped through the parking lot for fire hydrants.

Storm Water Management

The site is within the COR where infiltration is not permitted due to the drinking water supply management area. Instead, storm water is sent via a storm sewer to a regional basin to the southeast. The applicant will be responsible for contributing money towards this basin.

Landscaping

The applicant has provided a landscape plan that provides for good tree and shrub cover throughout the site. The Environmental Policy Board (EPB) reviewed the landscape plan on April 17. Along Sunwood Drive, several trees were planted when the road was reconfigured a few years ago. Along Sunwood Drive, the plans show two large planting beds, similar in size to the ones in front of GiGi's Salon across the intersection. This enhanced streetscape is likely needed to be extended westward so that it matches the western extent of streetscaping along the south side of Sunwood Drive. Beyond that point to the west, the existing boulevard has trees planted that should remain.

Signs

The applicant is proposing wall-mounted signage on the building and a monument sign near the Sunwood Drive driveway. The monument sign is identified on the site plan, though no renderings are provided. COR Framework allows for a 6-foot tall, 100-square-foot sign to be constructed there. Base materials must match the building and will be verified through a standard sign permit. The wall signs are shown on the upper part of each facade. COR

Framework allows for signage on street-facing sides of the building. With the high signage, staff recommends adding street-level signage near each door for the benefit of the pedestrians. An allowance for these signs is provided in the approval resolution should the applicant choose to install additional signs.

Lighting

The applicant submitted a photometric plan that shows for adequate lighting across the property line and that 20-foot poles will be used. The plans, however, do not identify the fixtures that will be used. All lighting must be downcast and shielded to prevent views of the light source from off site. The light fixtures will be verified at the time of building permit.

Waste Management

Located in the northeast corner of the parking lot, a small accessory building is proposed to enclose trash receptacles and a small amount of storage. The enclosure will have a roof to keep out snow and unauthorized dumping while being aesthetically pleasing to guests.

Preliminary Plat

The proposed plat of "Ramsey Properties Addition" creates one buildable lot and one outlot reserved for further subdivision in the future.

The preliminary plat proposes 10-foot drainage and utility (D&U) easements adjacent to both Sunwood Drive and Zeolite Street. This practice is generally typical, except for within the COR. Most of the plats along Sunwood Drive have reduced or no adjacent D&U easements in order to accommodate the build-to lines of the buildings. Near this area, however, a large storm sewer main is buried towards the north side of the roadway. The proposed easement would allow for proper excavation, if needed, though this is not anticipated for several decades. The proposed patio and kneewall encroach into this easement. It is recommended that the patio and kneewall remain as proposed with an encroachment agreement. An encroachment agreement allows for construction of specified items within an area as an at-your-own-risk improvement. If the City needs to use this area for excavation, the property owner will be notified to remove the encroachments at their expense.

Applicable City Code Sections

- City Code Section 117-54. - Site Plan Review
- City Code Section 117-118. - The COR District
    - COR Design Framework as part of the COR District
- City Code Section 117-588. - Major plat

Funding Source:

All costs associated with the project are the responsibility of the Applicant.

Recommendation:

Planning Commission Recommendation: The Planning Commission unanimously recommended approval of the proposal at its meeting on April 27, 2023, including the staff modifications.
City Staff Recommendation: Staff recommends approving the Preliminary Plat and Site Plan for Home2Suites Hotel with modifications listed in the proposed resolution.

Alternatives:

1. Approve the Preliminary Plat and/or Site Plan with modifications as requested by the Council.
2. Deny either/both the Preliminary Plat and Site Plan for the proposed hotel based on certain findings.

Action:

Motion to adopt Resolution #23-059 approving the Preliminary Plat of "Ramsey Properties Addition" and Site Plan for a hotel at 7895 Sunwood Drive Northwest.

Attachments

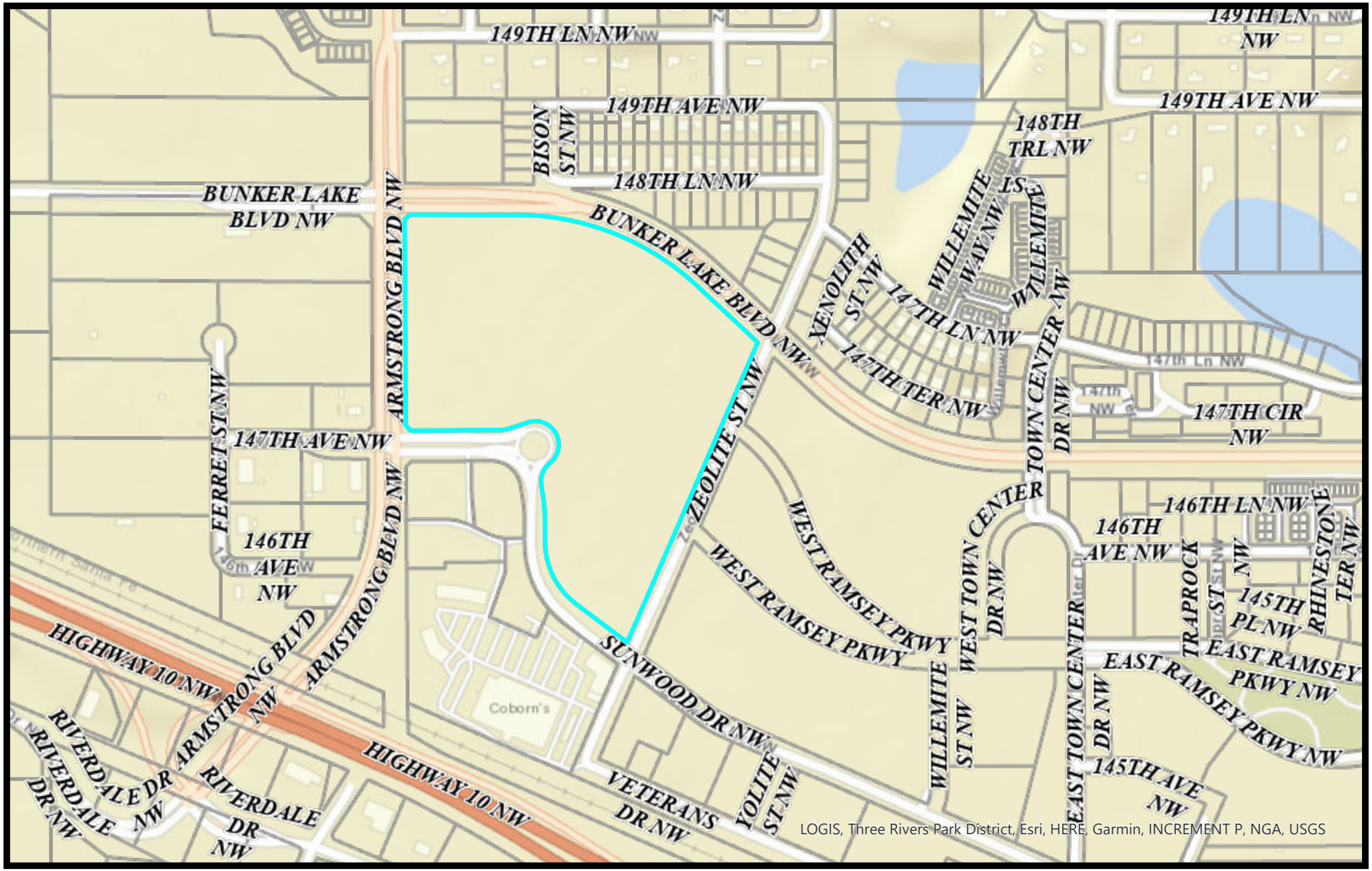
Site Location Map
Public Hearing Notice
700 Feet Mailing Map
Project Narrative
Civil Plans
Architectural Plans
Staff Review Comments - Second Round
ACTION - Resolution #23-059
Public Comments

Form Review

Form Started By: Todd Larson
Started On: 04/28/2023 08:46 AM
Final Approval Date: 05/03/2023

PID:
28-32-25-22-0058

Home2Suites



Print Date: March 13, 2023

0 0.040.07 0.15 0.22 0.3
mi

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

NOTICE OF PUBLIC HEARING
PROJECT 23-102: HOME2 SUITES

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Planning Commission of the City of Ramsey will hold a public hearing on Thursday, April 27, 2023 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Preliminary Plat and Site Plan Review for a 16,000 square foot hotel within the COR Zoning District. The proposed hotel would be located on the southeast corner of the property generally located north of Sunwood Drive, west of Zeolite Street, and legally described as follows:

Outlot A Cor Two, Anoka County, Minnesota

The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Dana Verbeek at 763-433-9824 by noon on Wednesday, April 19, 2023.

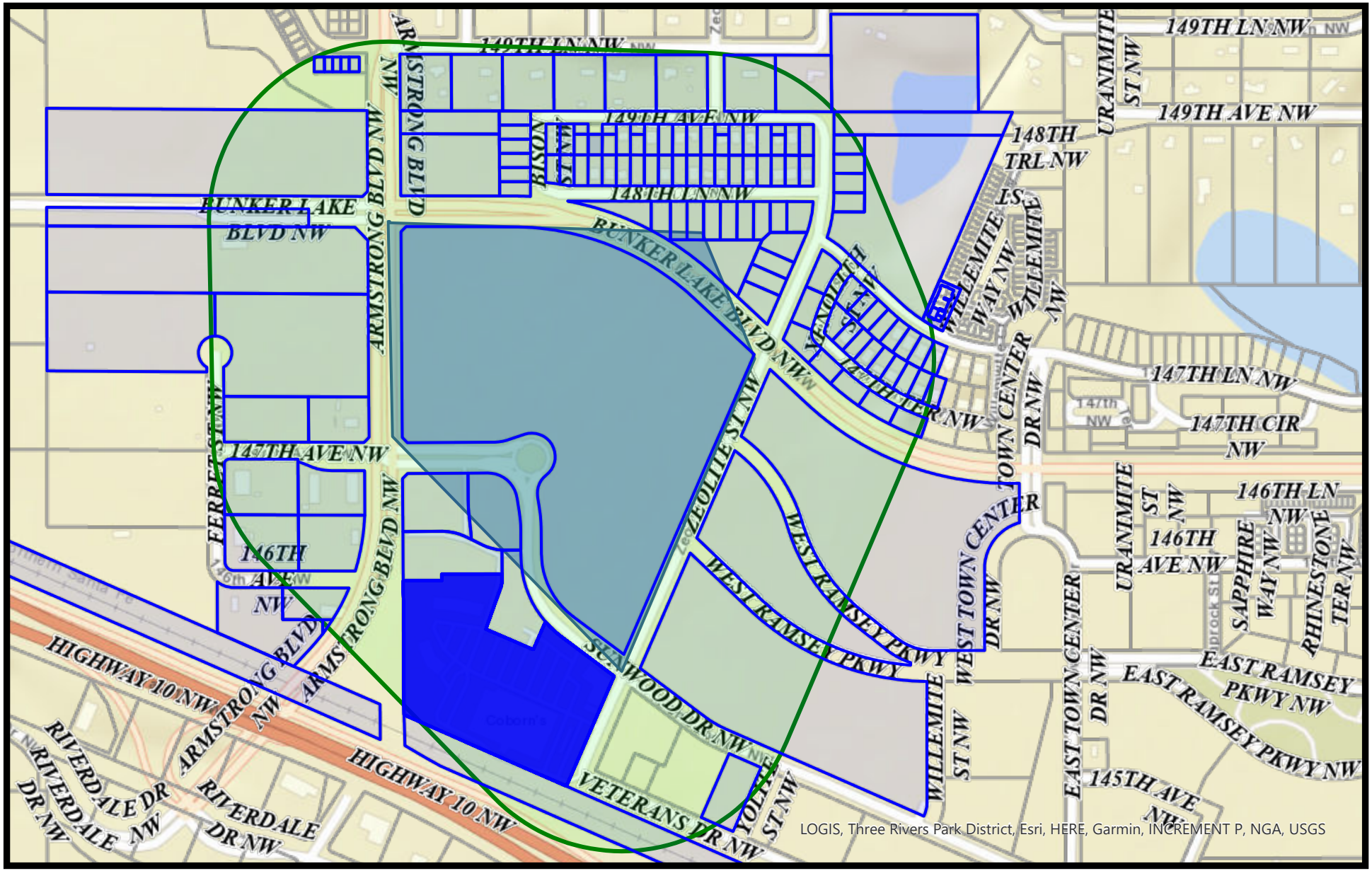
All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to planning@cityofframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on April 27, 2023. For any other inquiries relating to this project contact Todd Larson at 763-433-9821 or tlarson@cityofframsey.com.

Todd Larson
Planning Manager

Date: April 14, 2023

Home2Suites
PID: 28-32-25-22-0058



Print Date: March 13, 2023

0 0.040.07 0.15 0.22 0.3 mi

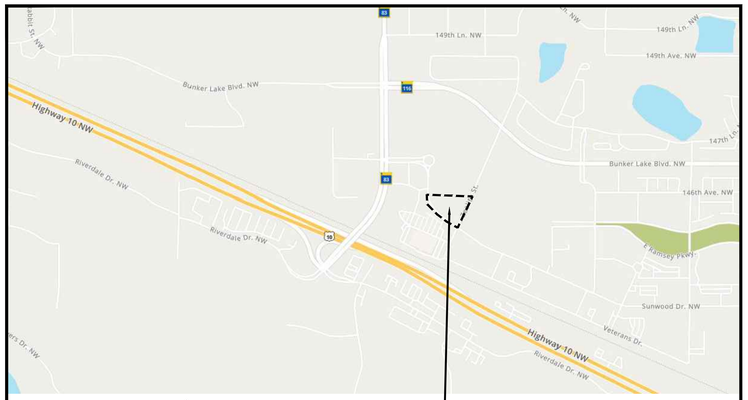
The proposed project is a 123,710 -square (2.85-acre) parcel to be improved with a limited-service,extended-stay lodging facility; the hotel will be associated with the nationally affiliated hotel brand, Home2 Suites by Hilton. The proposed subject property, which is expected to open on July 1, 2024, will feature 98 rooms. The hotel will also contain the appropriate parking capacity and all necessary back-of-the-house space. The proposed project would offer a pool, free breakfast, laundry facilities, and a fitness center.

The owners recently invested in a revision of the plan after hearing from the City of Ramsey of the desire for a "main street" feel along Sunwood Drive. In the family's desire to build community with Ramsey and help develop the next economic opportunities, the owners committed to redesigning their prototype to offer a dual entrance on the North and South of the building, add additional design and windows to the South entrance, and to incorporate more gathering options along the main street for the appeal of the COR's long-term vision of the area. The owner's have also developed a potential expansion option for the hotel to meet the needs of the growing Ramsey community.

HOME2 SUITES BY HILTON

RAMSEY, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



SITE LOCATION MAP

ARCHITECT:

DLW ARCHITECTS
542 DOUGLAS AVE
DUNEDIN, FL 34698
CONTACT: DAVID WALLACE
727-736-6000

DEVELOPER / PROPERTY OWNER:

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW
RAMSEY, MN 55303
CONTACT: EMILY ALLEGRA
EMILY@SCHIEBOUTFA.COM

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: ANDERS MELBY
612-615-0060

SURVEYOR:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
612-615-0060

GEOTECHNICAL ENGINEER:

HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVENUE,
MINNEAPOLIS, MN 55407
CONTACT: PAUL GIONFRIDDO
PGIONFRIDDO@HAUGOGTS.COM
612-271-8185

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.1	TOPOGRAPHIC DETAIL EXHIBIT
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C2.1	TRUCK TURNING MOVEMENT PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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.

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

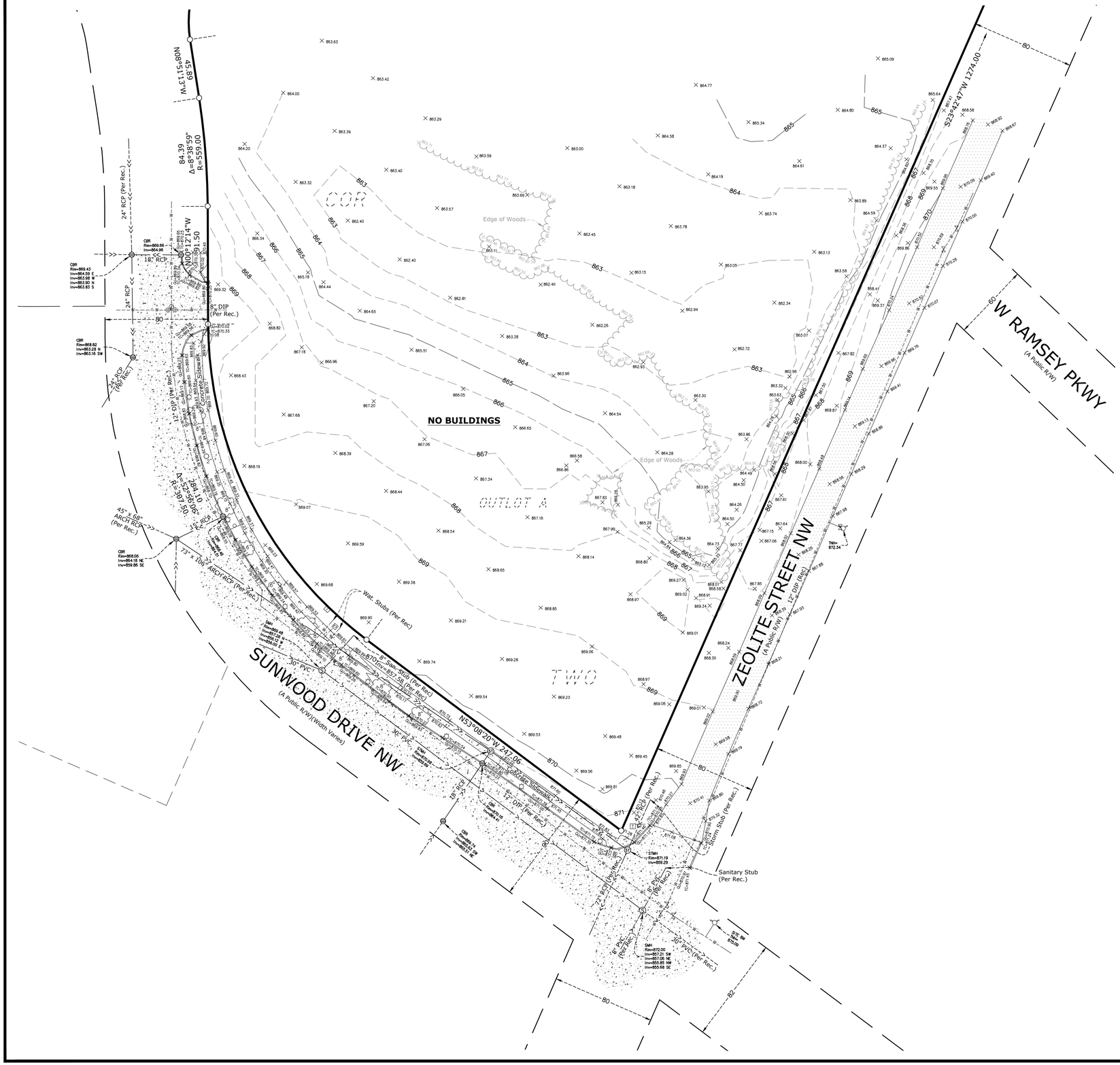
REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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TOPOGRAPHIC DETAIL EXHIBIT GENERAL NOTES

1. Bearings are based on the Anoka County Coordinate System (1996 Adjustment).
2. Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located at the northeast quadrant of the intersection of Sunwood Drive NW and Zeolite Street NW, as shown hereon. Elevation = 875.09.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
4. Please note the purpose of this Topographic Detail Exhibit is to show the utilities and the site and topographic features, as measured by us, in an area of the subject property as requested by the client

N

40 20 0 20 40 80

SCALE IN FEET

Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
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- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE

- AIR CONDITIONER
- CABLE TV BOX
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- ELECTRICAL METER
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- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
HOME2 SUITES BY HILTON
Address Unassinged, Sunwood Dr NW & Zeolite St NW,
Ramsey, Anoka County, Minnesota 55303

CLIENT
Ramsey Properties, LLC
8445 Bunker Lake Boulevard NW, Ramsey, MN 55303

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SVNSTELIEN
DATE 2-28-2023 LICENSE NO. 44565

QA/QC

FIELD CREW	TK
DRAWN BY	DS
REVIEWED BY	CJ
UPDATED BY	-

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

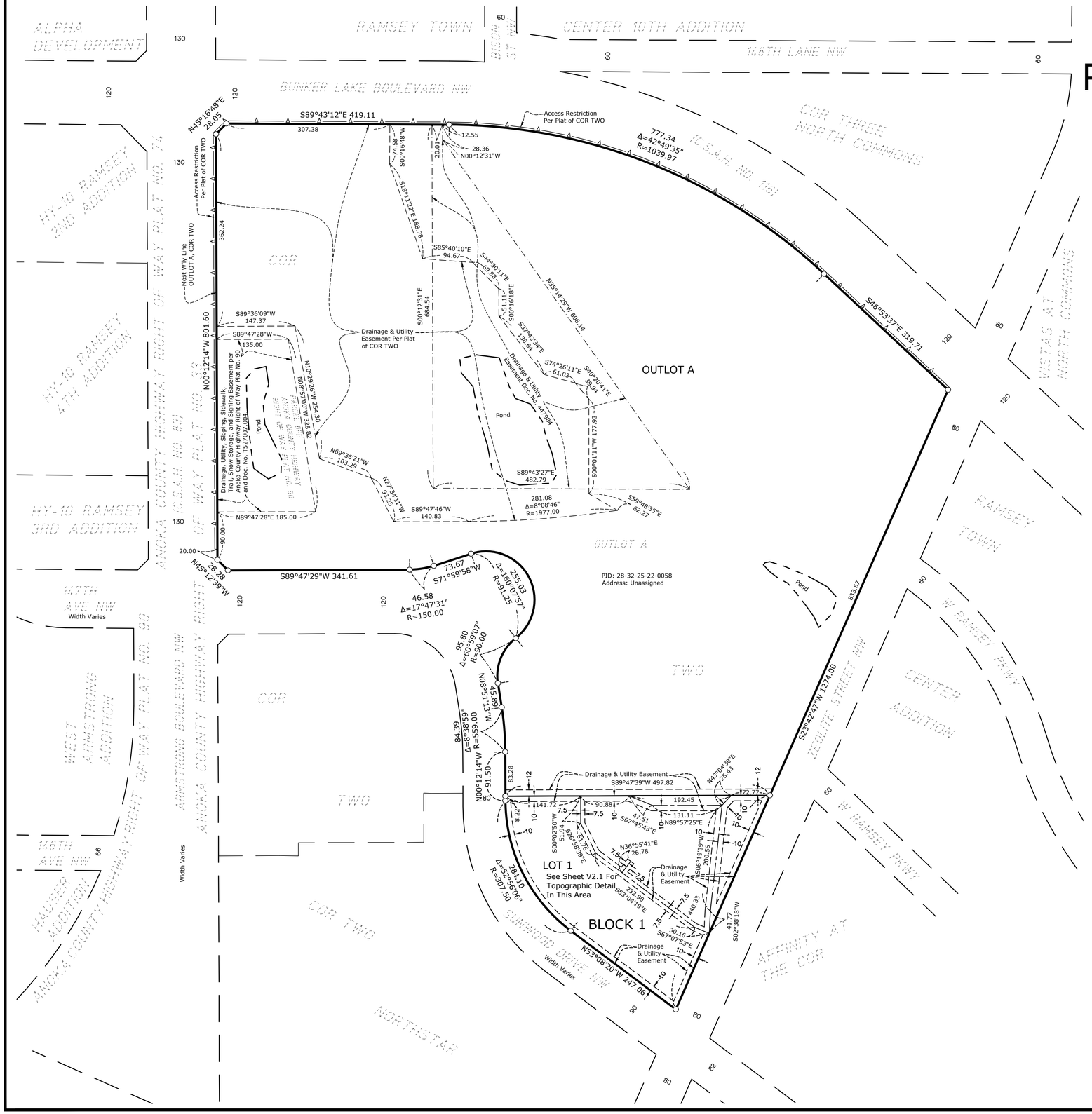
PROJECT NO.: 23034.00

TOPOGRAPHIC DETAIL EXHIBIT

V1.1

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PRELIMINARY PLAT: RAMSEY PROPERTIES LLC



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:
Outlot A, Cor Two, according to the recorded plat thereof, Anoka County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 129186.

DATE OF PREPARATION:
3-9-2023

APPLICANT:
Ramsey Properties, LLC
8445 Bunker Lake Blvd NW
Ramsey, MN 55303
Contact: Emily Allegra
763-516-1078
Emily@schieboutfa.com

BENCHMARKS:
Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located at the northeast quadrant of the intersection of Sunwood Drive NW and Zeolite Street NW, as shown on Sheet V2.1 of this survey. Elevation = 875.09.

AREAS:
Proposed Lot 1 = 122,548 Sq. Ft. or 2.813 Acres
Proposed OUTLOT A = 1,217,753 Sq. Ft. or 27.956 Acres
Total Property Area = 1,340,301 Sq. Ft. or 30.769 Acres

FLOOD ZONE:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E, effective date of December 16th, 2015.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

N

100 50 0 50 100 200
SCALE IN FEET

Linetype & Symbol Legend

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CLIENT
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8445 Bunker Lake Boulevard NW, Ramsey, MN 55303

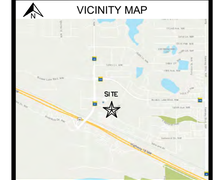
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 3-9-2023 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	
REVIEWED BY	
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

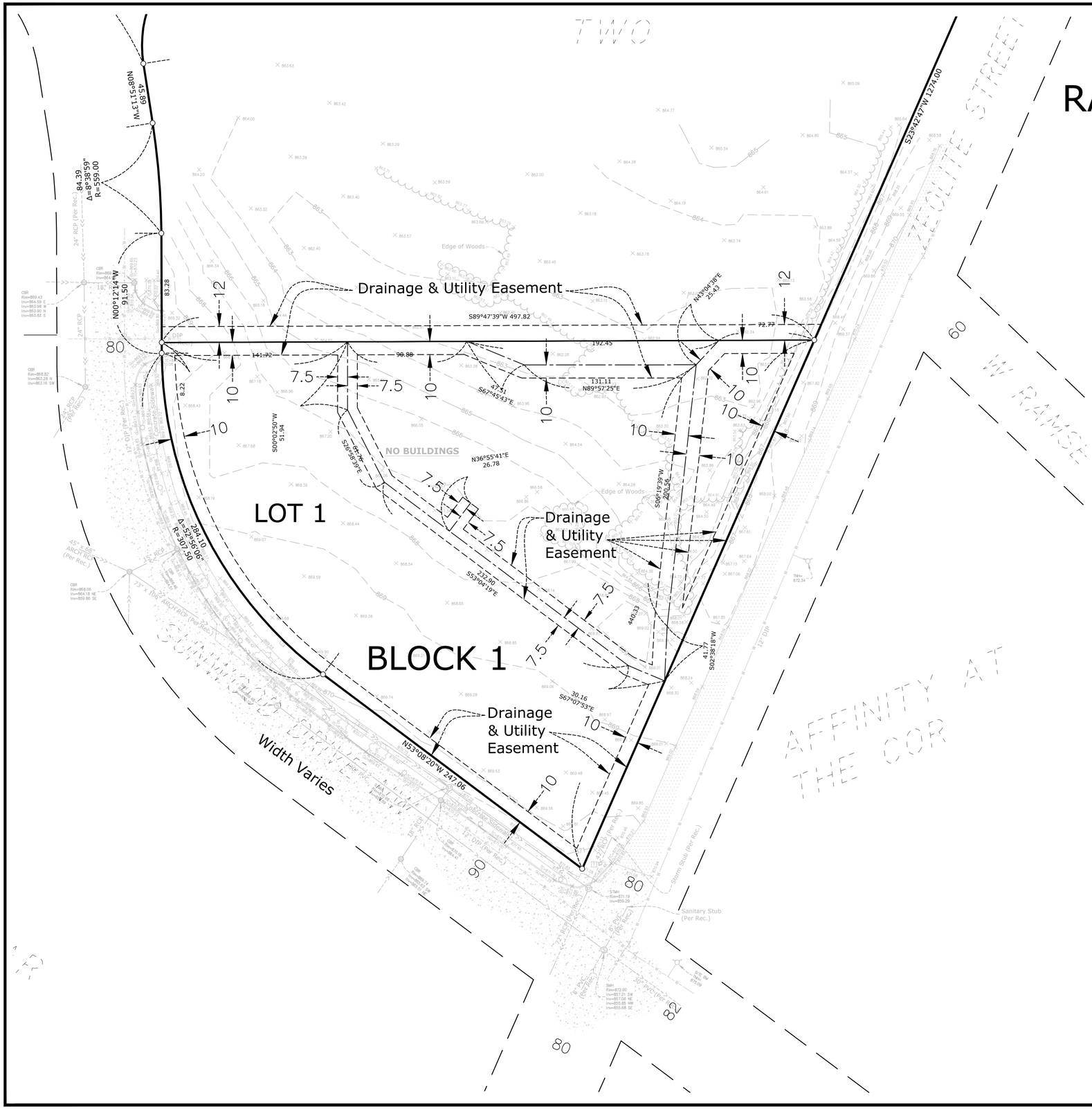
PROJECT NO.: 23034

PRELIMINARY PLAT

V2.0

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DATE OF PREPARATION:
3-9-2023

APPLICANT:
Ramsey Properties, LLC
8445 Bunker Lake Blvd NW
Ramsey, MN 55303
Contact: Emily Allegra
763-516-1078
Emily@schieboutfa.com

BENCHMARKS:
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Proposed OUTLOT A = 1,217,753 Sq. Ft. or 27.956 Acres
Total Property Area = 1,340,301 Sq. Ft. or 30.769 Acres

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Rory L. Synstelien
rory@civilsitegroup.com

Minnesota License No. 44565

N
40 20 0 20 40 80
SCALE IN FEET

Linetype & Symbol Legend

- E — ELECTRIC LINE
- E (RECORD) — ELECTRIC LINE (RECORD)
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CLIENT: Ramsey Properties, LLC
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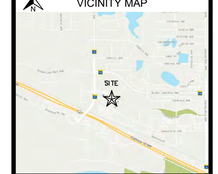
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RORY L. SYNSTELIEN
DATE 3-9-2023 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	
REVIEWED BY	
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 23034

PRELIMINARY PLAT

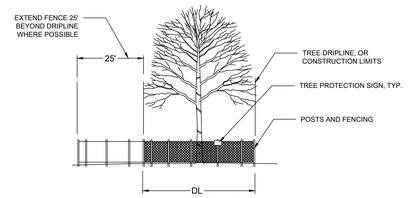
V2.1

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REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY,
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
NTS

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. PROTECT AND/OR REPLACE EXISTING CABINET AND IRRIGATION LINES ALONG SUNWOOD DRIVE NW. COORDINATE WITH CITY IRRIGATION SPECIALIST TERRY BYRON (763)238-9823

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

Know what's below. Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5500 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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.

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

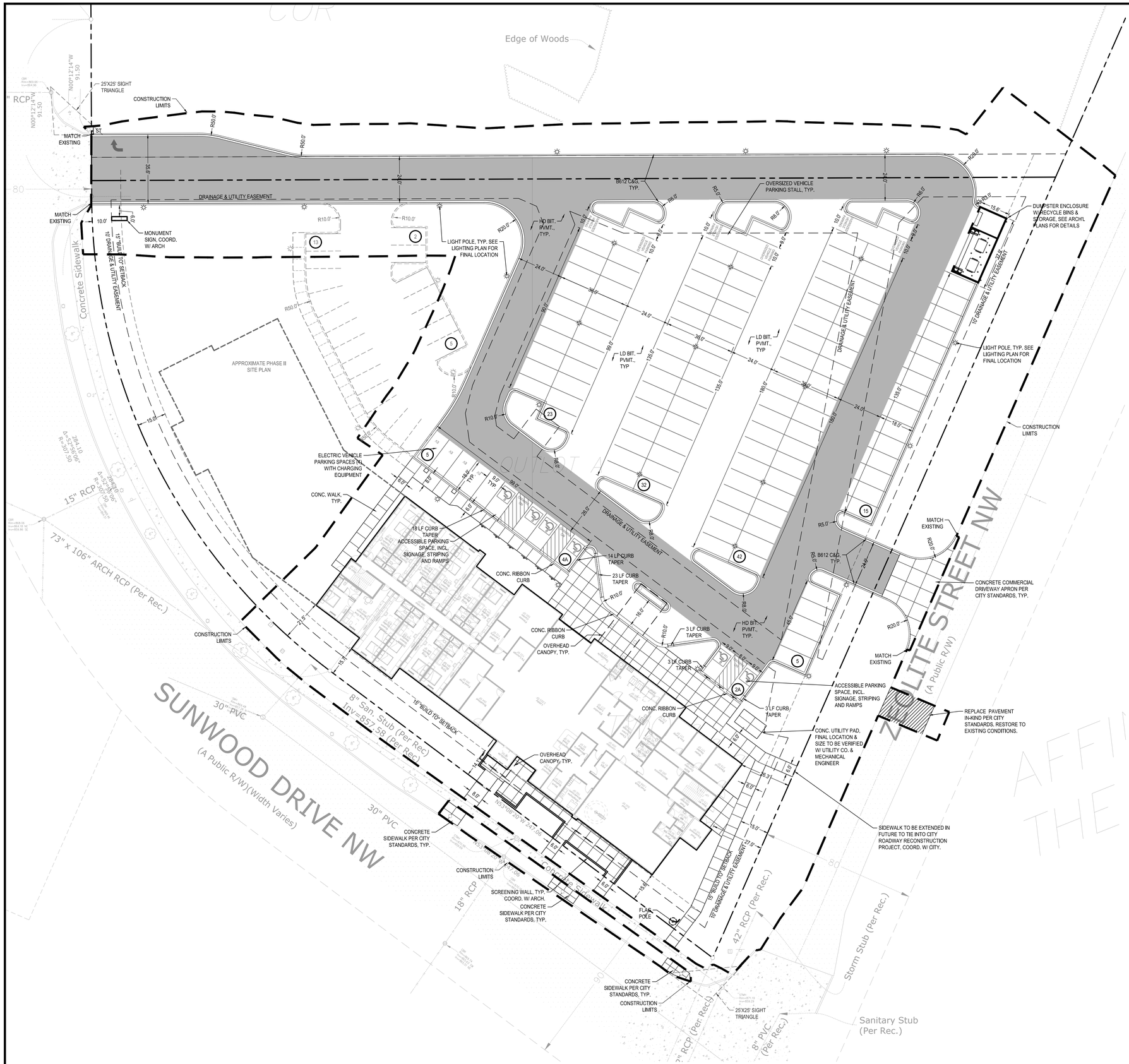
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	16,686 SF	12.9%
ALL PAVEMENTS	0 SF	0.0%	65,824 SF	50.9%
ALL NON-PAVEMENTS	129,235 SF	100.0%	46,725 SF	36.2%
TOTAL SITE AREA	129,235 SF	100.0%	129,235 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	0 SF	0.0%
PROPOSED CONDITION	82,510 SF	63.8%
DIFFERENCE (EX. VS PROP.)	82,510 SF	63.8%

SITE DATA

EXISTING ZONING	COR
PROPOSED ZONING	COR
NUMBER OF UNITS (PH 1)	98
NUMBER OF UNITS (PH 2)	36
SURFACE PARKING SPACES (PH 1)	131
SURFACE PARKING SPACES (PH 2)	17
TYP. PARKING SPACE	9'X18'
TYP. DRIVE AISLE:	24'

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

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PROJECT NUMBER: 23034

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

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SITE PLAN LEGEND:

- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
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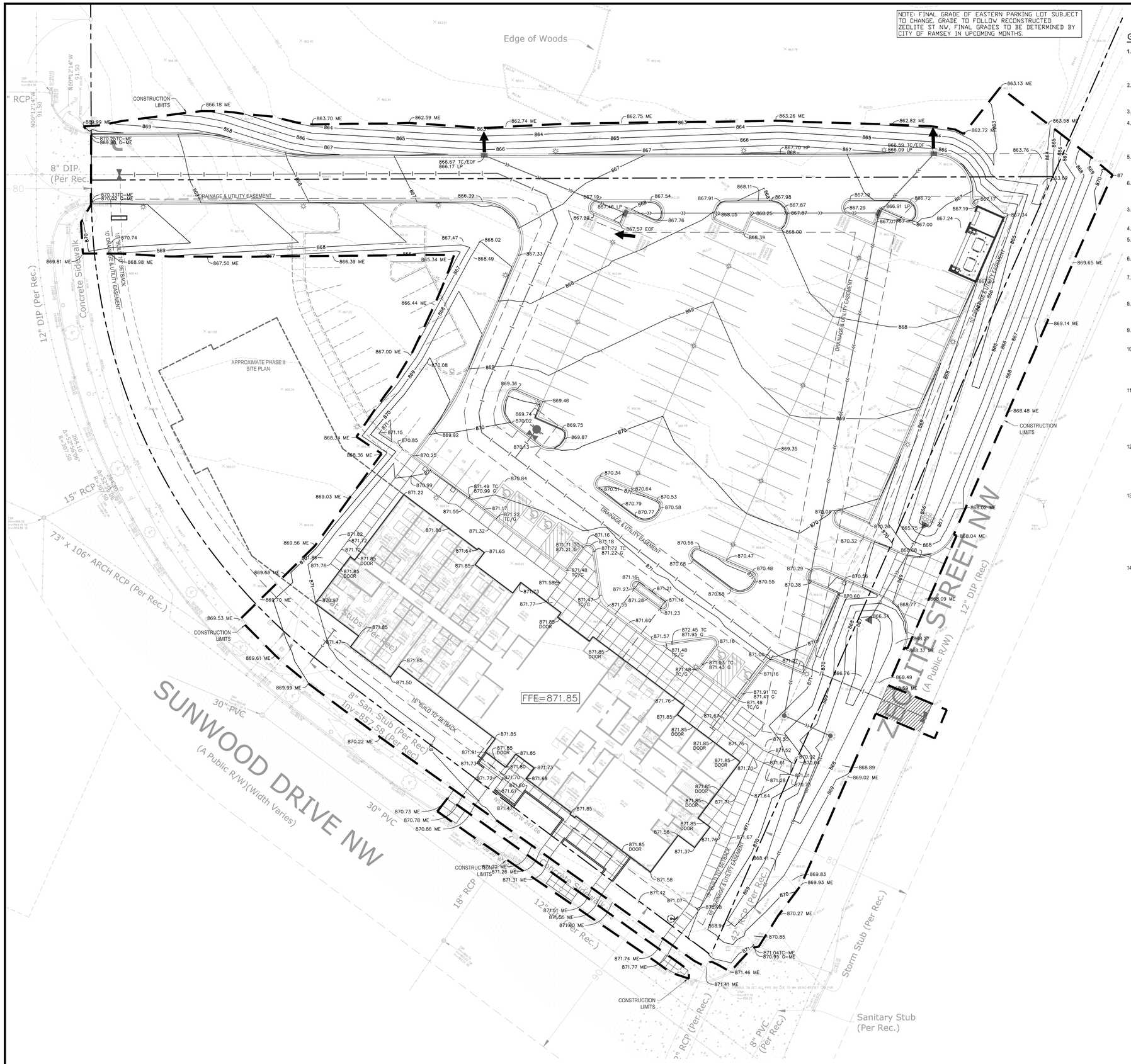
REVISION SUMMARY

DATE	DESCRIPTION

TRUCK TURNING MOVEMENT PLAN

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GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES, RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=XXX.XX	EMERGENCY OVERFLOW

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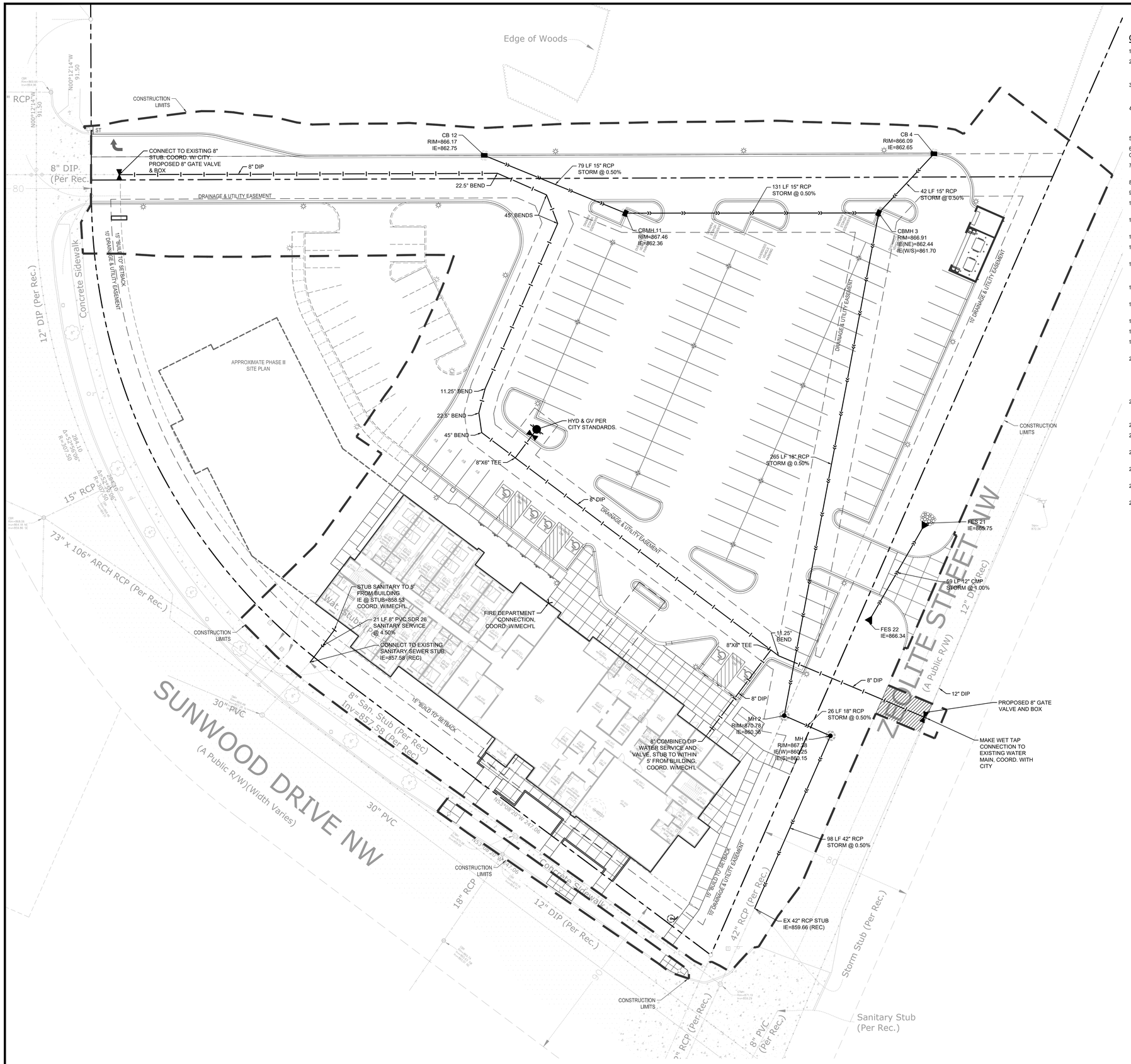
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

C3.0

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GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET, ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT, APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. PROTECT AND/OR REPLACE EXISTING CABINET AND IRRIGATION LINES ALONG SUNWOOD DRIVE NW, COORDINATE WITH CITY IRRIGATION SPECIALIST TERRY BYRON (763)238-9823

UTILITY LEGEND:

- MANHOLE
- CATCH BASIN
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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10'-0" 0 20'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

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Civil Engineering · Surveying · Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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.

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

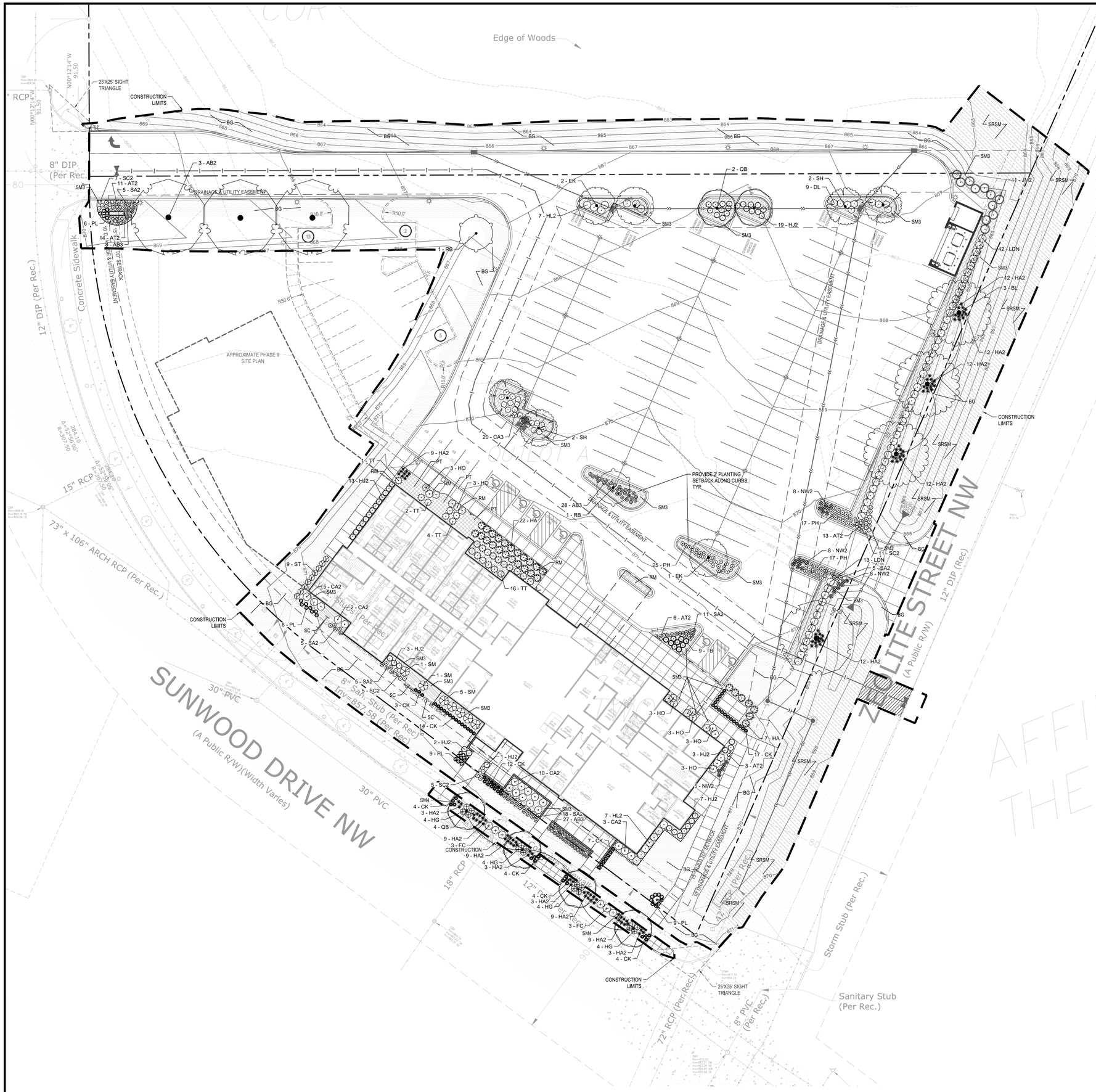
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

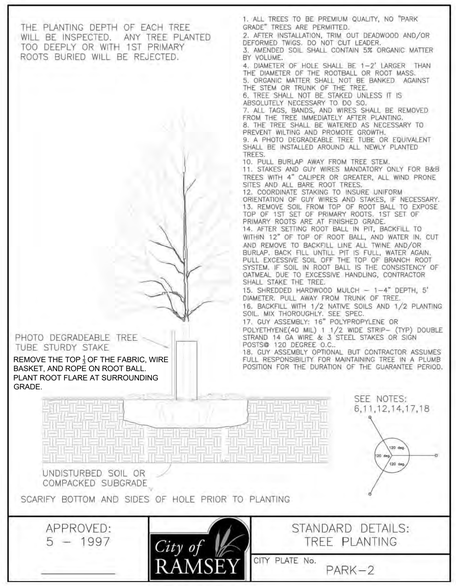
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LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF DYED SHREDDED HARDWOOD MULCH OR CRUSHED ROCK MULCH - SEE PLAN FOR LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH DYED SHREDDED HARDWOOD MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACES SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. TOPSOIL INSPECTION REQUIRED PRIOR TO PLANTINGS AND INSTALLATION OF GROUND COVER.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SEE IRRIGATION NOTES ON SHEET L1.1.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



APPROVED: 5 – 1997

City of RAMSEY

STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - BLACK ALUMINUM EDGING

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JORDAN M. LOCKMAN
DATE 04-10-23 LICENSE NO. 48523

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DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER 23034

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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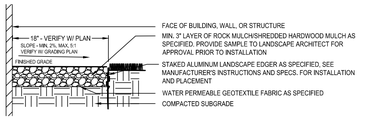
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
AB2	4	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
RB	3	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
SH	4	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
EK	3	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
QB	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
BL	6	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y

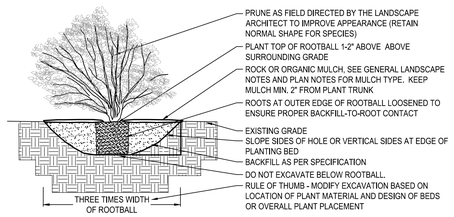
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
CA3	22	New Jersey Tea / Ceanothus americanus PLANT MATERIAL MIN. 24" AT PLANTING	#3 CONT	NATIVE	Y
CA2	18	Arctic Fire Dogwood / Cornus sericea `Arctic Fire` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NATIVE CULTIVAR	Y
DL	10	Dwarf Bush Honeysuckle / Diervilla lonicera PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NATIVE	Y
FC	7	Gold Tide Forsythia / Forsythia x `Courtasol` TM PLANT MATERIAL MIN. 24" AT PLANTING	#2 CONT	NOT NATIVE	Y
HA	29	Annabelle Hydrangea / Hydrangea arborescens `Annabelle` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NOT NATIVE	Y
HL2	14	Little Quick Fire Hydrangea / Hydrangea paniculata `Little Quick Fire` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NOT NATIVE	Y
HJ2	48	Kalm St. Johnswort / Hypericum kalmianum PLANT MATERIAL MIN. 24" AT PLANTING	#2 CONT	NATIVE	Y
JM2	11	Medora Juniper / Juniperus scopulorum `Medora` PLANT MATERIAL MIN. 36" AT PLANTING	#5 CONT	NOT NATIVE	N
LDN	55	Little Devil Ninebark / Physocarpus opulifolius `Donna May` TM PLANT MATERIAL MIN. 24" TALL AT PLANTING	#5 CONT	NATIVE CULTIVAR	Y
ST	9	Birchleaf Spirea / Spiraea betulifolia `Tor` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NOT NATIVE	Y
SM	7	Dwarf Korean Lilac / Syringa meyeri `Palibin` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NOT NATIVE	Y
SM2	2	Miss Kim Lilac / Syringa patula `Miss Kim` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NOT NATIVE	Y
TT	23	Taunton`s Yew / Taxus x media `Tauntonii` PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT	NOT NATIVE	N
TB	9	Mr. Bowling Ball® Arborvitae / Thuja occidentalis 'Bobozam' PLANT MATERIAL MIN. 24" AT PLANTING	#5 CONT		

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
AB3	63	Blackhawks Big Bluestem / Andropogon gerardii 'Blackhawks'	#1 CONT	NATIVE CULTIVAR	Y
CK	69	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
PH	60	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal`	#1 CONT	NATIVE CULTIVAR	Y

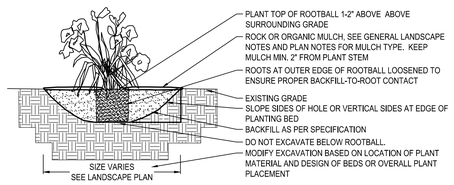
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
AT2	49	Summer Beauty Globe Lily / Allium tanguticum `Summer Beauty`	#1 CONT	NOT NATIVE	Y
HA2	105	Daylily / Hemerocallis x `Chicago Apache`	#1 CONT	NOT NATIVE	Y
HG	16	Guacamole Plantain Lily / Hosta x `Guacamole`	#1 CONT	NOT NATIVE	Y
HO	18	Olive Bailey Langdon Hosta / Hosta x 'Olive Bailey Langdon'	#1 CONT	NOT NATIVE	Y
NW2	29	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT	NOT NATIVE	Y
PL	32	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
SC2	28	Cardonna Salvia / Salvia x superba `Caradonna`	#1 CONT	NOT NATIVE	Y
SA2	49	Showy Stonecrop / Sedum spectabile `Autumn Fire`	#1 CONT	NOT NATIVE	Y
SD	1	Dazzelberry Stonecrop / Sedum x `Dazzleberry`	#1 CONT	NOT NATIVE	Y



1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



3 PERENNIAL BED PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
25. THAT IRRIGATION SYSTEM MUST HAVE A RAIN SENSOR AND UTILIZE SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

PLANT SCHEDULE

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE
	PT	Japanese Pachysandra / Pachysandra terminalis	6-Pak 2" Plugs
	RM	1.5" SCREENED ROCK/STONE / ROCK MULCH 1.5" SCREENED DECORATIVE ROCK/STONE MULCH 3" DEEP OVER GEOTEXTILE FABRIC, PROVIDE SAMPLES. INSTALL W/EDGING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	SRSM	MN MIX #25-121 SANDY GENERAL ROADSIDE / SANDY GENERAL ROADSIDE MIX, MN #25-121 MN SEED MIX #25-121, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014) SEEDING RATE: 61 LB/ACRE (1339 SEEDS/SF) COVER WITH STAPLED DOUBLE SIDED NATURAL NET STRAW BLANKET	Seed Mix
	SC	Stonecrop / Sedum cauticola 6 Pak 2" plugs planted in shredded hardwood mulch 6" on center	6-Pak 2" Plugs
	SM3	SHREDDED CEDAR MULCH 4" DEEP / SHREDDED CEDAR MULCH DOUBLE SHREDDED CEDAR MULCH INSTALLED 4" DEEP ON GRADED AND PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN.	Mulch
	SM4	SHREDDED HARDWOOD MULCH 4" DEEP / SHREDDED HARDWOOD DYED DARK BROWN MULCH DOUBLE SHREDDED HARDWOOD MULCH(DYED DARK BROWN - MINK(SYLVA)) 4" DEEP ON GRADED AND PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN.	Mulch
	BG	BLUE GRASS SOD / SOD BLUE GRASS SOD WITH IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod

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Call before you dig.

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JORDAN M. LOCKMAN
DATE 04-10-23 LICENSE NO. 48523

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DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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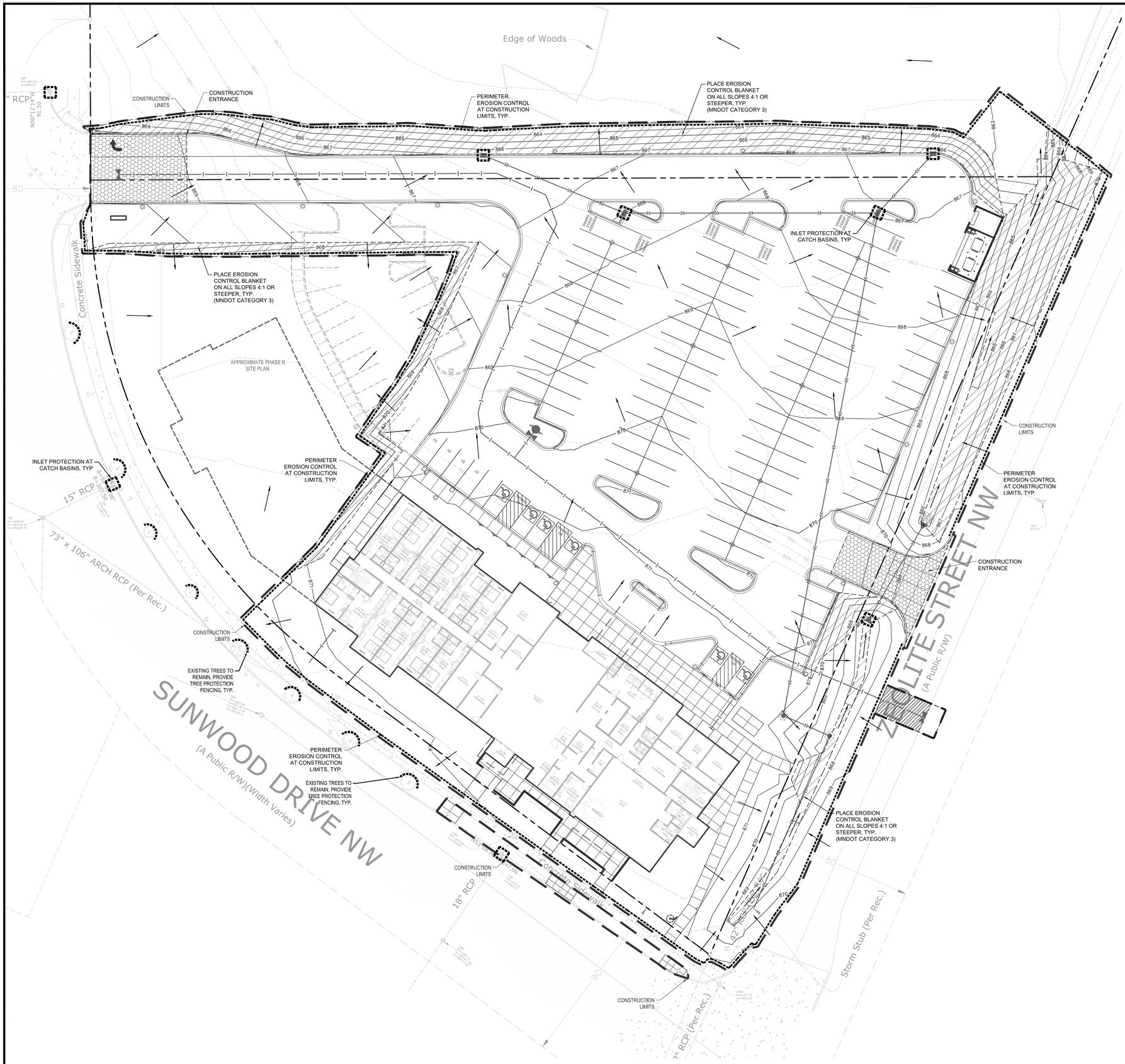
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DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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

1" = 20'-0"

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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.

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

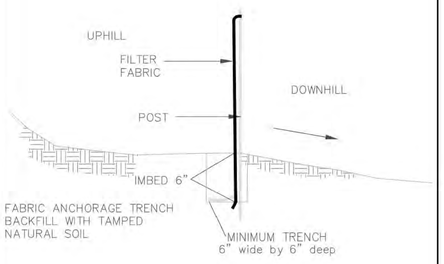
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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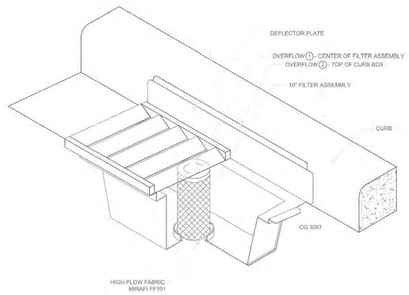


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

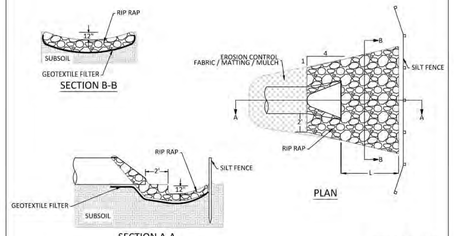


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

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

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



NOTE: NOT TO SCALE

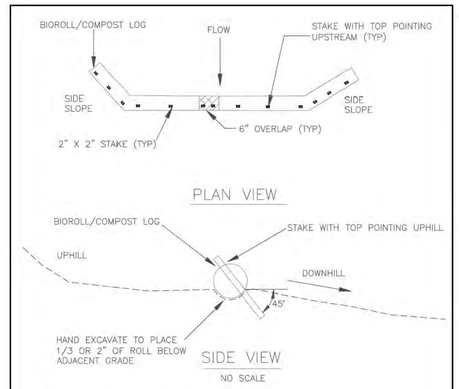
NOTES:

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	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

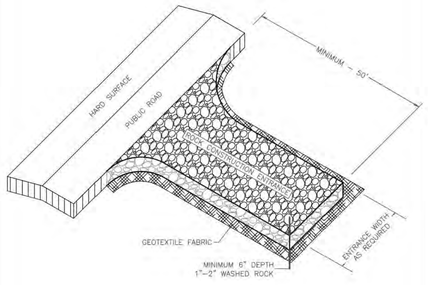
APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



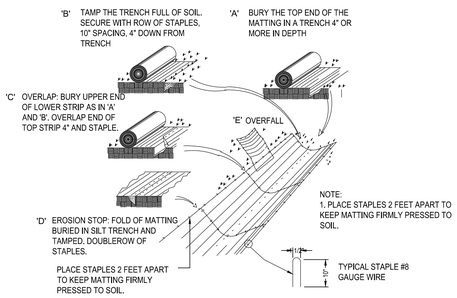
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

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

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



3 EROSION BLANKET
N T S

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5500 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER 23034

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS, SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT. AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSON/NEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS, IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL. RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT 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. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.
11. A COPY OF EVERY WEEKLY AND RAINFALL EVENT INSPECTION MUST BE SENT TO CITY INSPECTOR AT END OF PROJECT. INSPECTION HISTORY MUST BE FORWARDED TO CITY.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS IMPRACTICABLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT NAME: HOME2 SUITES BY HILTON
PROJECT LOCATION
ADDRESS: SUNWOOD DR NW & ZEOLITE ST NW
CITY OR TOWNSHIP: RAMSEY
STATE: MN
ZIP CODE: 55303
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 45.23606 N, -93.46703 W
METHOD OF LAT/LONG COLLECTION (CIRCLE ONE): GPS (ONLINE TOOL) USGS TOPOGRAPHIC
ALL CITIES WHERE CONSTRUCTION WILL OCCUR: RAMSEY
ALL COUNTIES WHERE CONSTRUCTION WILL OCCUR: ANOKA
ALL TOWNSHIPS WHERE CONSTRUCTION WILL OCCUR: N/A

PROJECT SIZE (NUMBER OF ACRES TO BE DISTURBED): 2.9

PROJECT TYPE (CIRCLE ONE): RESIDENTIAL (COMMERCIAL/INDUSTRIAL) ROAD CONSTRUCTION
RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE):

CUMULATIVE IMPERVIOUS SURFACE (TO THE NEAREST TENTH ACRE)
EXISTING AREA OF IMPERVIOUS SURFACE : 0.0
POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE: 1.9
TOTAL NEW AREA OF IMPERVIOUS SURFACE: 1.9

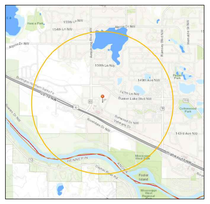
RECEIVING WATERS

WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER? (Y/N)	IMPAIRED WATER (Y/N)
07010206-805	MISSISSIPPI RIVER	RIVER	N	Y
.	.	.	.	.
.	.	.	.	.
.	.	.	.	.

DATES OF CONSTRUCTION
CONSTRUCTION START DATE: 09/23
ESTIMATED COMPLETION DATE: 03/25

GENERAL CONSTRUCTION PROJECT INFORMATION
DESCRIBE THE CONSTRUCTION ACTIVITY: GRADING, UTILITIES, LANDSCAPING, SITE WORK.
DESCRIBE SOIL TYPES FOUND AT THE PROJECT: LOAMY SAND

SITE LOCATION MAP -



GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7). SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4: WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT? NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP: (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060? NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B? NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
YES
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY? NO
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.
IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A
8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? YES

IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

INFILTRATION / REGIONAL PONDING

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)

IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

N/A

SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
D20A	ISAN-ISAN, FREQUENTLY PONDED, COMPLEX, 0-2% SLOPES
D67A	HUBBARD LOAMY SAND, 0-2% SLOPES
.	.
.	.

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMPS EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO: MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
N/A
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
N/A
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
N/A

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING? NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.4 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER? NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.5):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? YES
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? YES OR NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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.

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

DATE	DESCRIPTION
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SWPPP - ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION

INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS	☐	☐

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOME2 SUITES BY HILTON
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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.

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3-10-2023	CITY SUBMITTAL
4-10-2023	CITY RESUBMITTAL

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

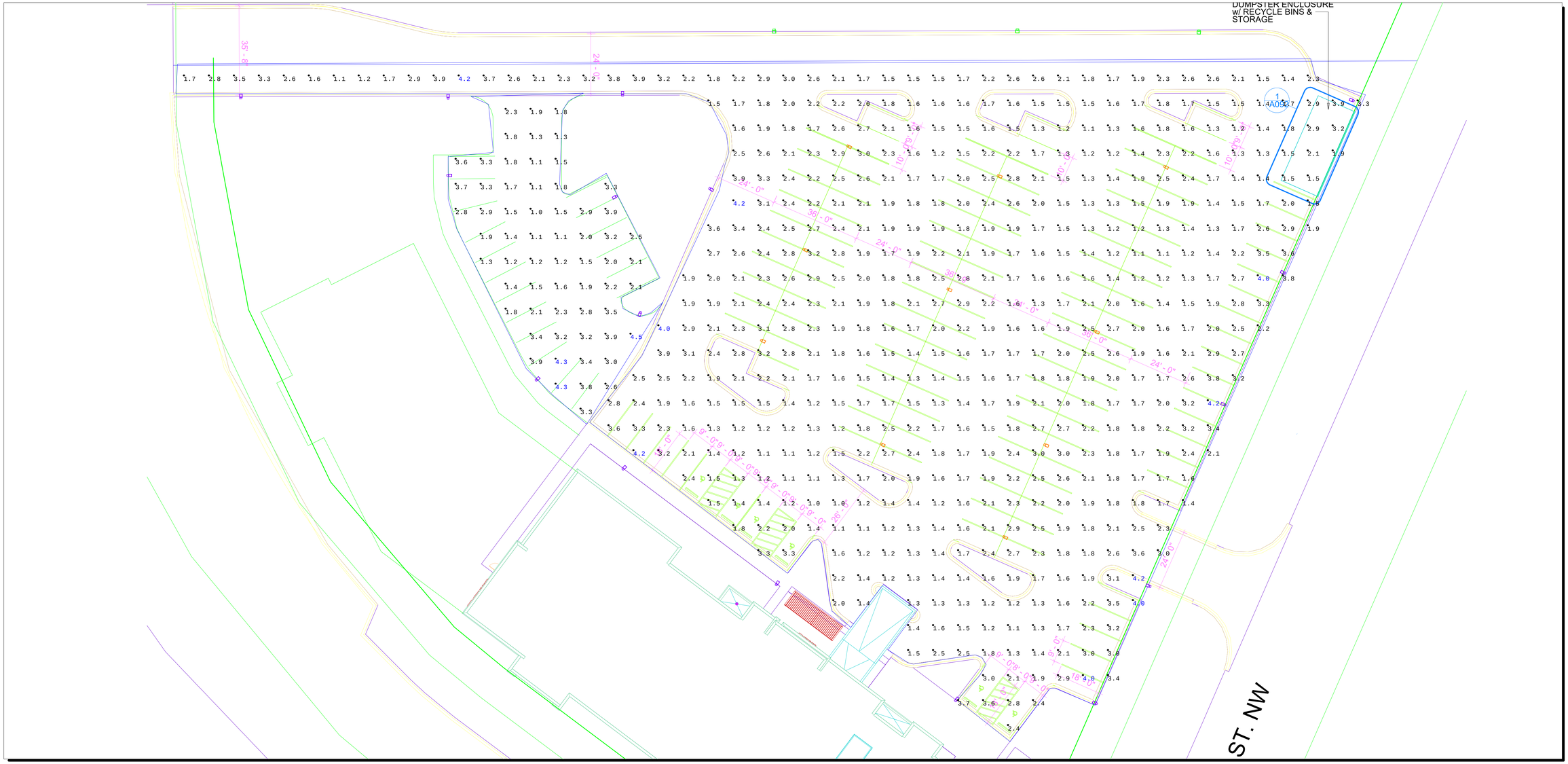
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Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	LB6048_910-US-T3-350-830	LB6048_910-US-T3-350-830	1.000	709	9.5	76
	10	AR13-48N-MV-WW-5-XX-080	AR13-48N-MV-WW-5-XX-080	0.900	7170	52.8953	528.953
	3	AR13-48N-MV-NW-3-XX-080-BLS S	AR13-48N-MV-NW-3-XX-080-BLS	0.900	4556	52	156
	16	AR13-48N-MV-WW-3-XX-080	AR13-48N-MV-WW-3-XX-080	0.900	7231	52.9519	847.23

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot B_Planar	Illuminance	Fc	2.37	4.5	1.0	2.37	4.50
Parking Lot_ Planar	Illuminance	Fc	2.03	4.2	1.0	2.03	4.20

Pole Height 20'



DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurment techniques and field condtions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectants, furniture and architectural elements significantly affect the lighting calculations. If the real enviornment conditions do not match the input data, differences will occur between measured values and calculated values.

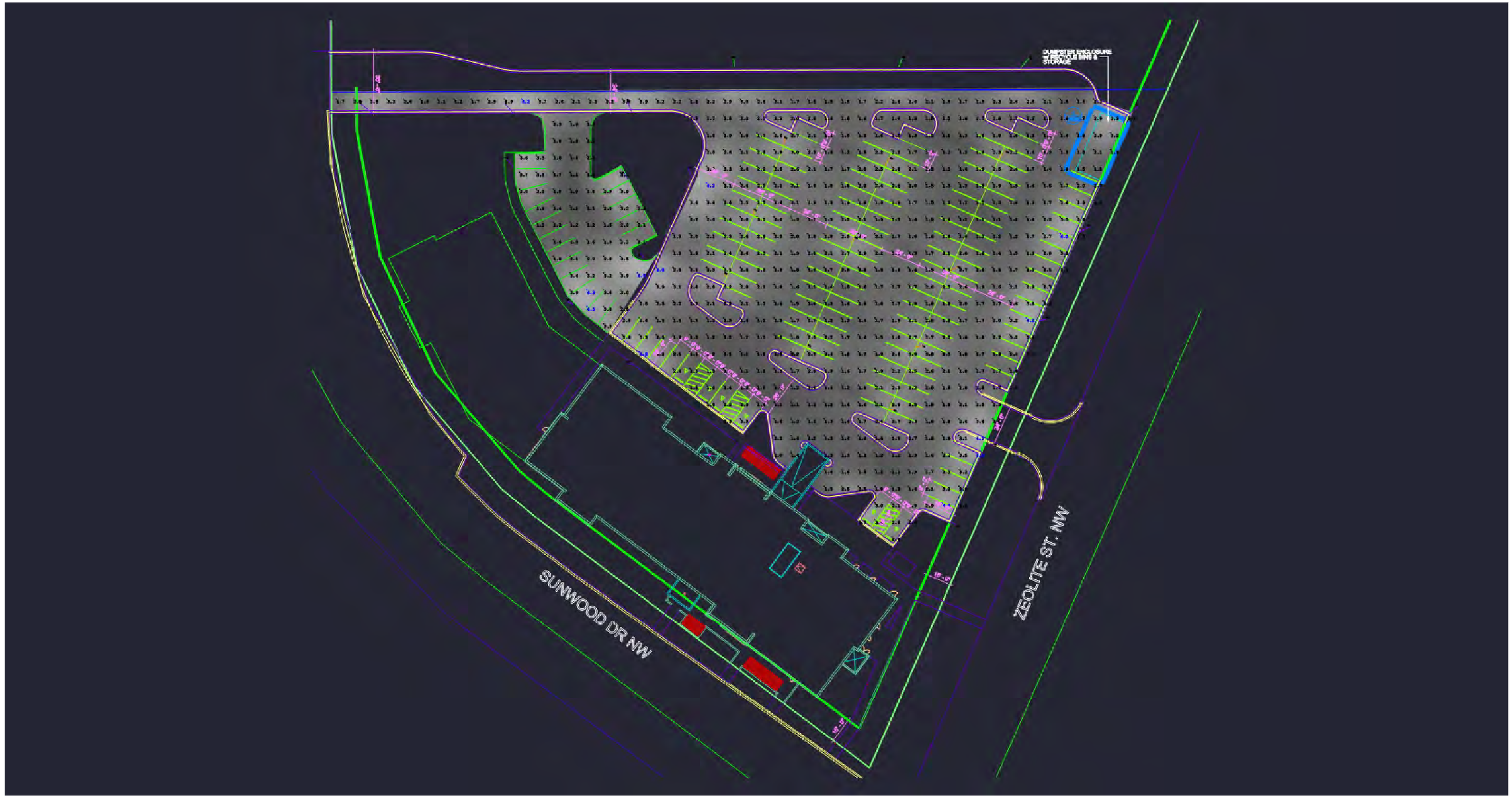
REVELume Commercial Sales & Lighting Design
A Division of Ripple Associates, Inc.
650 Northlake Blvd.
Suite 490
Altamonte Springs, FL
32701

Drawn By: R. Ginsberg
Checked By: C. Metcalf
Date:4/3/2023

Home 2 Suites Ramsey

Site Plan

Pole Height: 20'



DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurment techniques and field condtions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectants, furniture and architectural elements significantly affect the lighting calculations. If the real enviornment conditions do not match the input data, differences will occur between measured values and calculated values.

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Drawn By: R. Ginsberg
Checked By: C. Metcalf
Date:4/3/2023

Home 2 Suites Ramsey

Site Plan

Home2 Suites by Hilton

Sunwood Drive NW & Zeolite Street NW, Minnesota 55303



ARCHITECTURE

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Pedro Chamochumbi, Head of Design
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LIC. # 60795

SHEET INDEX - Architectural

Sheet Number	Sheet Name	Sheet Issue Date
A000	Cover & Sheet Index	04/10/2023
A092	Standard Site Details	04/10/2023
A101	Level 1 - Floor Plan	04/10/2023
A104	Level 2 - Floor Plan	04/10/2023
A107	Level 3 - Floor Plan	04/10/2023
A110	Level 4 - Floor Plan	04/10/2023
A403	Color Building Elevations	04/10/2023
A404	Color Building Elevations	04/10/2023
A431	Renderings	04/10/2023
A432	Renderings	04/10/2023
Architectural Sheet Total: 10		



Plot Date: 4/10/2023 10:24:36 AM

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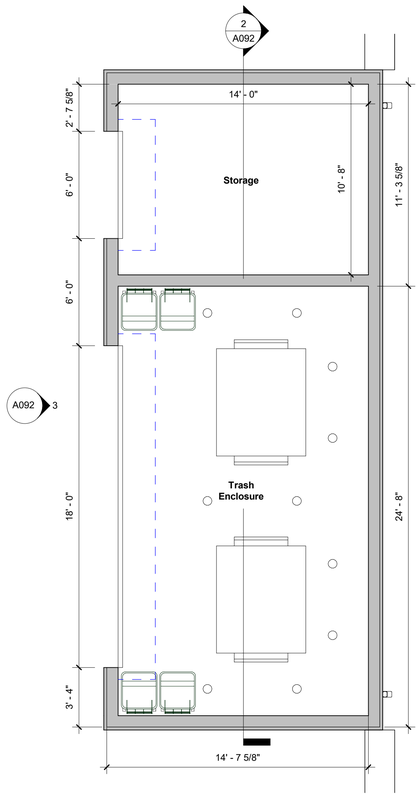
No.	DESCRIPTION	DATE

Home2 Suites by Hilton
Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
Emily Allegra

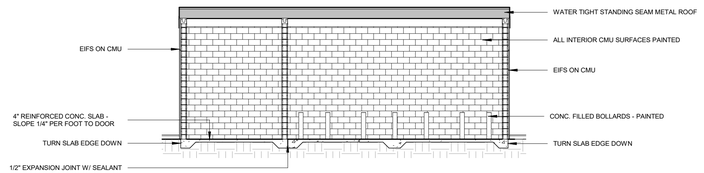
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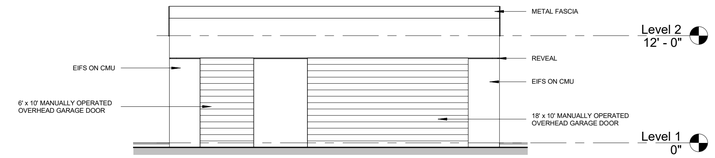
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PROTOTYPE VERSION	V3.0
ISSUE DATE	04/10/2023
SCALE	
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Cover & Sheet Index
LOCATION / INN CODE	BRDRAHT
SHEET NUMBER	**A000**



1 A092 **Trash Enclosure & Storage Enlarged Plan**
1/4" = 1'-0"



2 A092 **Trash Enclosure & Storage Section**
1/8" = 1'-0"



3 A092 **Trash Enclosure & Storage Elevation**
1/8" = 1'-0"

LIC. # 60795

No.	DESCRIPTION	DATE

Home2 Suites by Hilton Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
Emily Allegra

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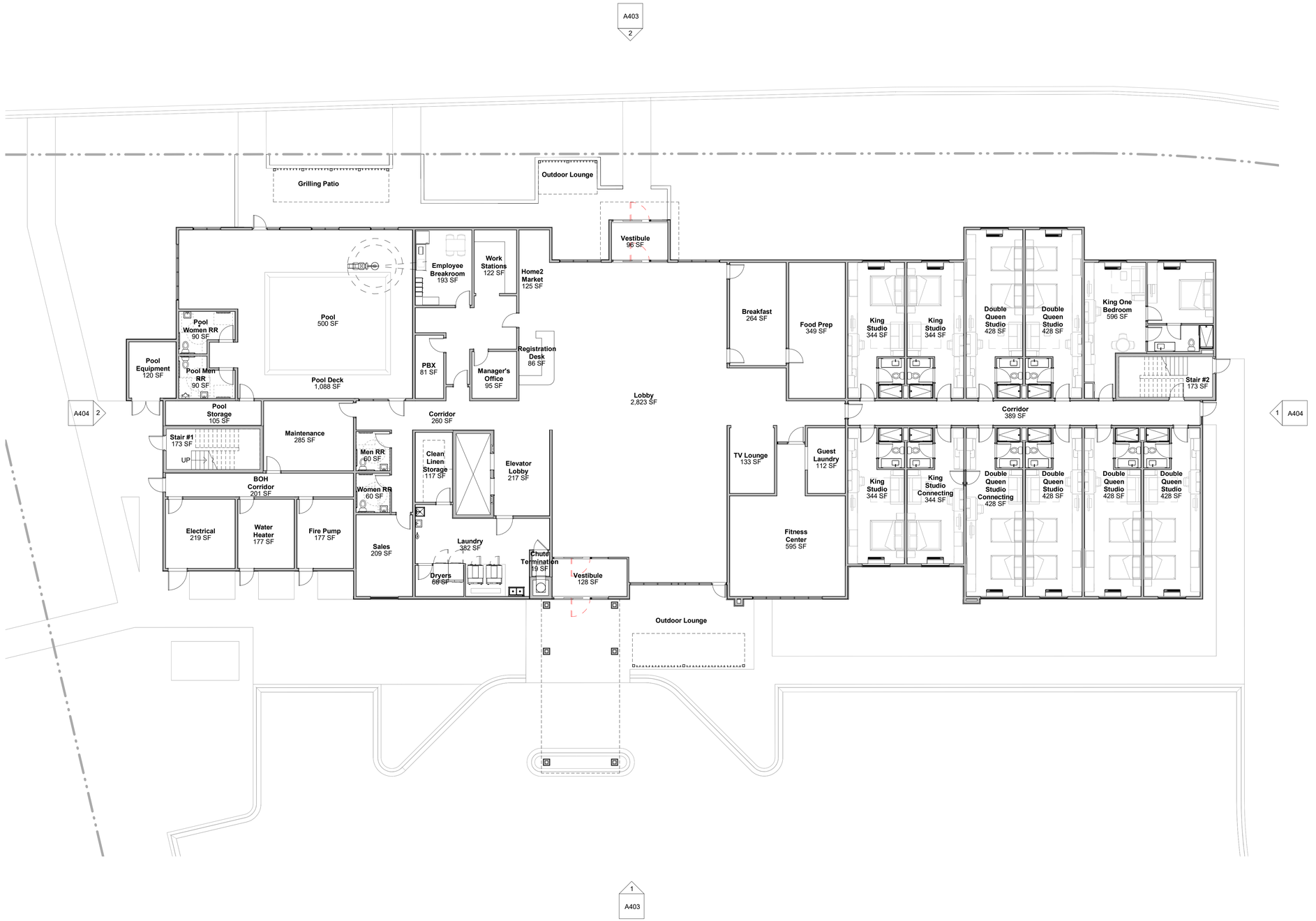
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PROTOTYPE VERSION	
ISSUE DATE	04/10/2023
SCALE	As indicated
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Standard Site Details
LOCATION / INN CODE	
SHEET NUMBER	A092

PLOT DATE: 4/10/2023 10:24:37 AM

BUILDING GROSS SF	
Level	Area
Level 1	16,679 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,672 SF

1ST FLOOR GUESTROOM SCHEDULE		
Name	Area	#
Double Queen Studio	428 SF	5
Double Queen Studio Connecting	428 SF	1
King One Bedroom	596 SF	1
King Studio	344 SF	4
Total		11



1 A101 **Level 1 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:46 PM

LIC. # 60795

No.	DESCRIPTION	DATE

Home2 Suites by Hilton Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
Emily Allegra

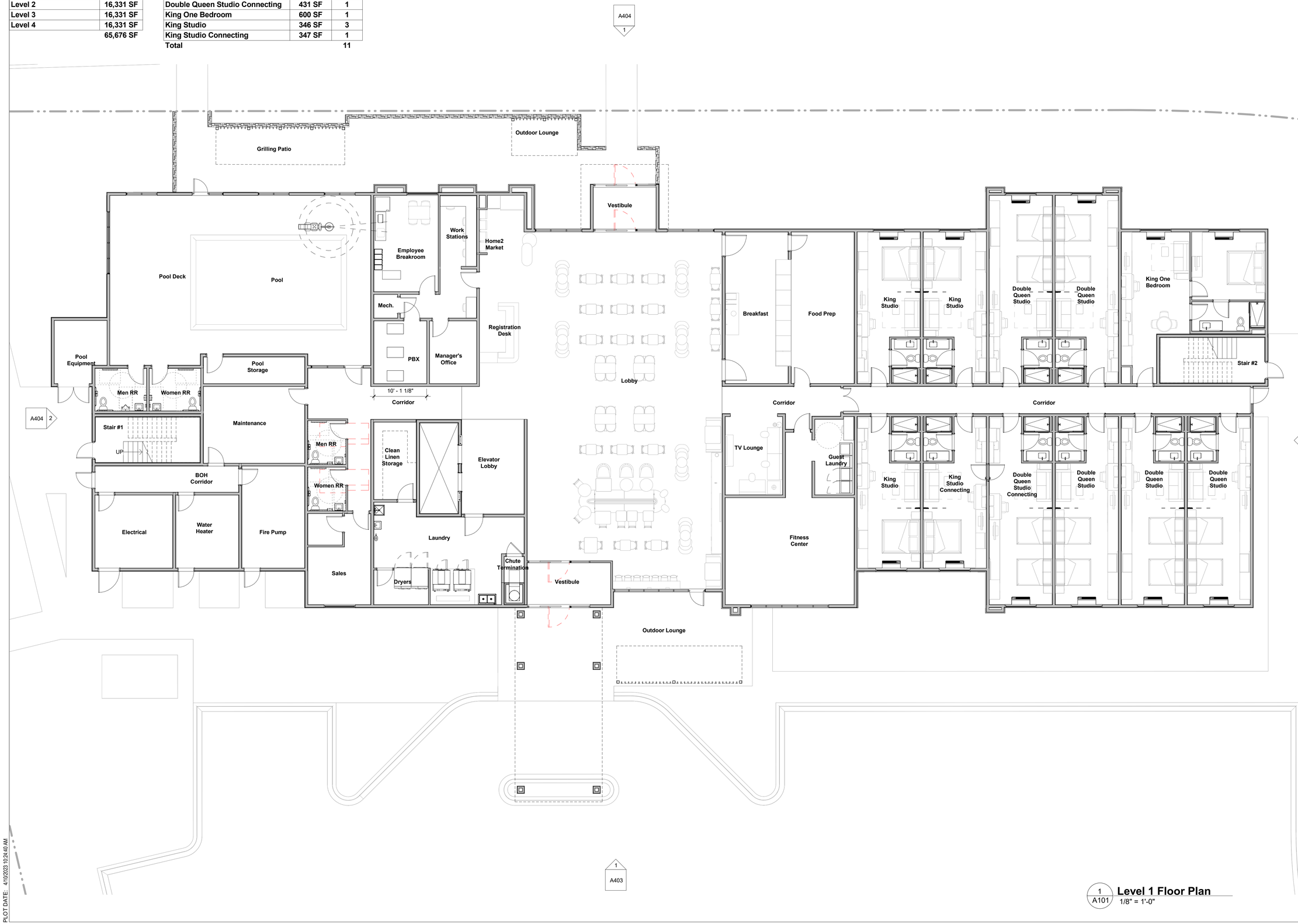
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ISSUE DATE	03/13/2023
SCALE	3/32" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 1 - Floor Plan
LOCATION / INN CODE	
SHEET NUMBER	A101

BUILDING GROSS SF	
Level	Area
Level 1	16,683 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,676 SF

1ST FLOOR GUESTROOM SCHEDULE		
Name	Area	#
Double Queen Studio	430 SF	5
Double Queen Studio Connecting	431 SF	1
King One Bedroom	600 SF	1
King Studio	346 SF	3
King Studio Connecting	347 SF	1
Total		11



1 A101 **Level 1 Floor Plan**
1/8" = 1'-0"

PLOT DATE: 4/10/2023 10:24:40 AM

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PROTOTYPE VERSION	V3.0
ISSUE DATE	04/10/2023
SCALE	1/8" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 1 - Floor Plan
LOCATION / INN CODE	BRDRAHT

SHEET NUMBER
A101

BUILDING GROSS SF	
Level	Area
Level 1	16,679 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,672 SF

2ND FLOOR ROOM SCHEDULE		
Name	Area	#
Accessible Double Queen Studio	575 SF	1
Accessible King One Bedroom	706 SF	1
Double Queen Studio	428 SF	14
Double Queen Studio Connecting	428 SF	2
King One Bedroom	596 SF	2
King Studio	344 SF	6
King Studio Connecting	344 SF	3
Total		29



1 A104 **Level 2 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:48 PM

LIC. # 60795

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PROTOTYPE VERSION	V3.0
ISSUE DATE	03/13/2023
SCALE	3/32" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 2 - Floor Plan
LOCATION / INN CODE	
SHEET NUMBER	A104

BUILDING GROSS SF	
Level	Area
Level 1	16,683 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,676 SF

2ND FLOOR ROOM SCHEDULE		
Name	Area	#
Accessible Double Queen Studio	578 SF	1
Accessible King One Bedroom	706 SF	1
Double Queen Studio	430 SF	14
Double Queen Studio Connecting	428 SF	2
King One Bedroom	600 SF	2
King Studio	346 SF	6
King Studio Connecting	347 SF	3
Total		29



1 A104 **Level 2 Floor Plan**
1/8" = 1'-0"

LIC. # 60795

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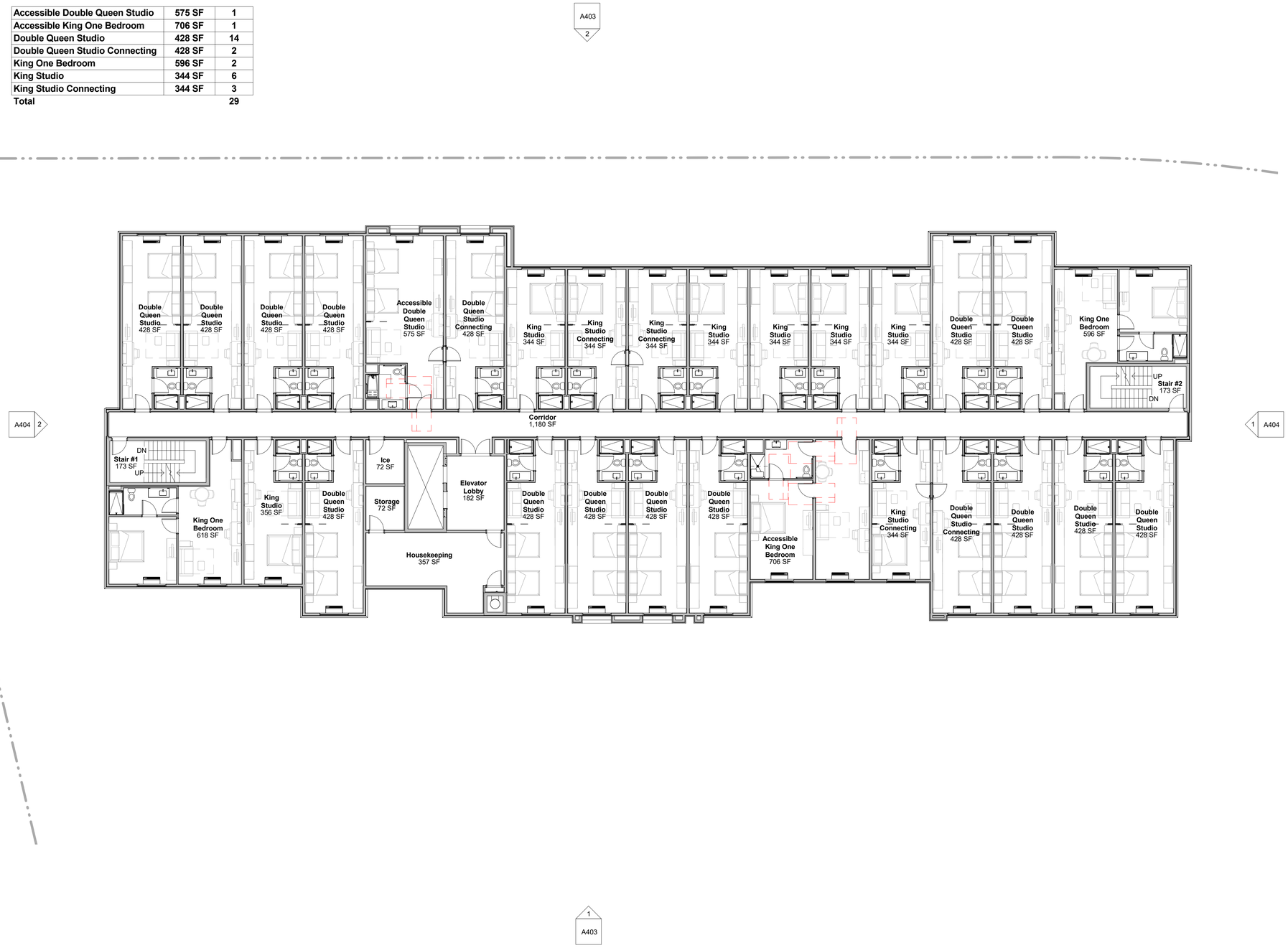
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PROTOTYPE VERSION	V3.0
ISSUE DATE	04/10/2023
SCALE	1/8" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 2 - Floor Plan
LOCATION / INN CODE	BRDRAHT
SHEET NUMBER	A104

PLOT DATE: 4/10/2023 10:24:43 AM

BUILDING GROSS SF	
Level	Area
Level 1	16,679 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,672 SF

3RD FLOOR ROOM SCHEDULE		
Name	Area	#
Accessible Double Queen Studio	575 SF	1
Accessible King One Bedroom	706 SF	1
Double Queen Studio	428 SF	14
Double Queen Studio Connecting	428 SF	2
King One Bedroom	596 SF	2
King Studio	344 SF	6
King Studio Connecting	344 SF	3
Total		29



1 / A107 **Level 3 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:48 PM

LIC. # 60795

No.	DESCRIPTION	DATE

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PROTOTYPE VERSION	
ISSUE DATE	03/13/2023
SCALE	3/32" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 3 - Floor Plan
LOCATION / INN CODE	
SHEET NUMBER	A107

BUILDING GROSS SF	
Level	Area
Level 1	16,683 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,676 SF

3RD FLOOR ROOM SCHEDULE		
Name	Area	#
Accessible King One Bedroom	708 SF	1
Accessible King Studio	579 SF	1
Double Queen Studio	430 SF	14
Double Queen Studio Connecting	428 SF	2
King One Bedroom	600 SF	2
King Studio	346 SF	6
King Studio Connecting	347 SF	3
Total		29



1 A107 **Level 3 Floor Plan**
1/8" = 1'-0"

PLOT DATE: 4/10/2023 10:24:47 AM

LIC. # 60795

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PROTOTYPE VERSION	
ISSUE DATE	04/10/2023
SCALE	1/8" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 3 - Floor Plan
LOCATION / INN CODE	BRDRAHT
SHEET NUMBER	A107

BUILDING GROSS SF	
Level	Area
Level 1	16,679 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,672 SF

4TH FLOOR ROOM SCHEDULE		
Name	Area	#
Accessible Double Queen Studio	575 SF	1
Accessible King One Bedroom	706 SF	1
Double Queen Studio	428 SF	14
Double Queen Studio Connecting	428 SF	1
Double Queen Studio Conneting	428 SF	1
King One Bedroom	596 SF	2
King Studio	344 SF	6
King Studio Connecting	344 SF	3
Total		29

A403 2

A404 2

1 A404



1 A403

1 A110 **Level 4 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:51 PM

LIC. # 60795

No.	DESCRIPTION	DATE

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PROTOTYPE VERSION	
ISSUE DATE	03/13/2023
SCALE	3/32" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 4 - Floor Plan
LOCATION / INN CODE	
SHEET NUMBER	A110

BUILDING GROSS SF	
Level	Area
Level 1	16,683 SF
Level 2	16,331 SF
Level 3	16,331 SF
Level 4	16,331 SF
	65,676 SF

4TH FLOOR ROOM SCHEDULE		
Name	Area	#
Accessible Double Queen Studio	579 SF	1
Accessible King One Bedroom	706 SF	1
Double Queen Studio	430 SF	14
Double Queen Studio Connecting	428 SF	1
Double Queen Studio Conneting	431 SF	1
King One Bedroom	600 SF	2
King Studio	346 SF	6
King Studio Connecting	347 SF	3
Total		29

A404 1



1 A403

1 A110 **Level 4 Floor Plan**
1/8" = 1'-0"

LIC. # 60795

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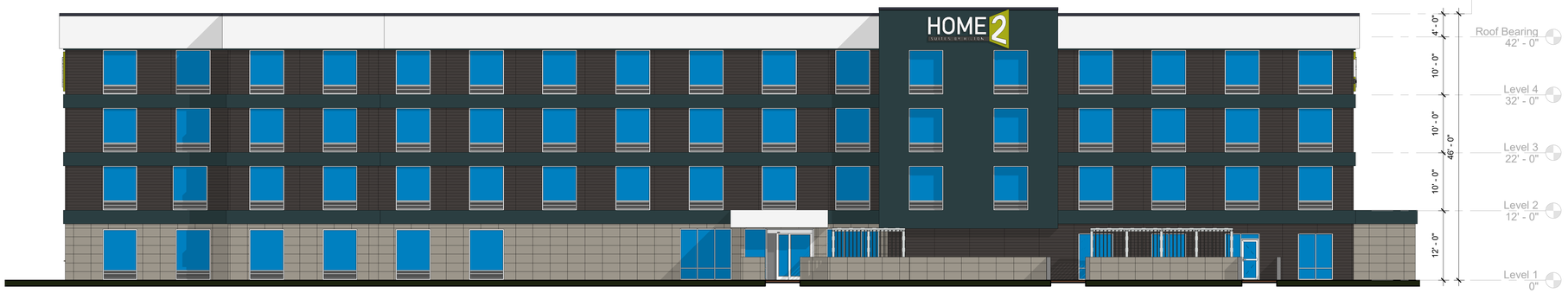
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PROTOTYPE VERSION	
ISSUE DATE	04/10/2023
SCALE	1/8" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Level 4 - Floor Plan
LOCATION / INN CODE	BRDRAHT
SHEET NUMBER	A110

PLOT DATE: 4/10/2023 10:24:50 AM



1 / A403 **Building Elevation - North**
3/32" = 1'-0"



2 / A403 **Building Elevation - South**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:58:14 PM

LIC. # 60795

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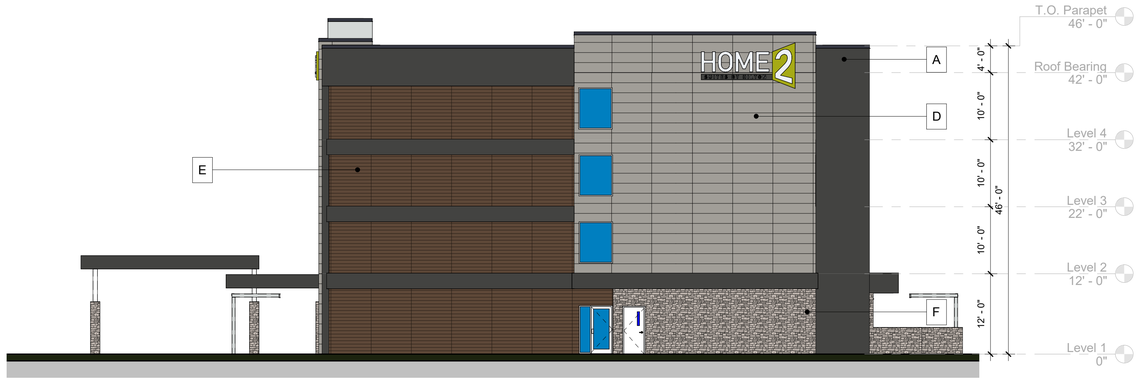
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PROTOTYPE VERSION	V3.0
ISSUE DATE	03/13/2023
SCALE	3/32" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Color Building Elevations
LOCATION / INN CODE	
SHEET NUMBER	A403



1 / A403 **Building Elevation - North**
3/32" = 1'-0"



2 / A403 **Building Elevation - West**
3/32" = 1'-0"

Sherwin Williams 7069 - Iron Ore

Sherwin Williams 6253 - Olympus White

Nichiha - Modern Brick Midnight

Nichiha - TuffBlock - Pewter

Nichiha - RoughSawn - Tabacco

Limestone - Grand Bank

Nichiha - Rustic White

COLOR & FINISHES LEGEND

MARK	MATERIAL
A	EIFS #1 - SW 7069 - IRON ORE
B	EIFS #2 - SW 7006 - EXTRA WHITE
C	ARCHITECTURAL WALL PANEL - NICHIHA MODERN BRICK
D	ARCHITECTURAL WALL PANEL - NICHIHA TUFFBLOCK PEWTER
E	ARCHITECTURAL WALL PANEL - NICHIHA ROUGHSAWN TABACCO
F	ARCHITECTURAL STONE VENEER - ELDORADO STONE - LIMESTONE GRAND BANK
G	ARCHITECTURAL WALL PANEL - NICHIHA RUSTIC WHITE

LIC. # 60795

No.	DESCRIPTION	DATE

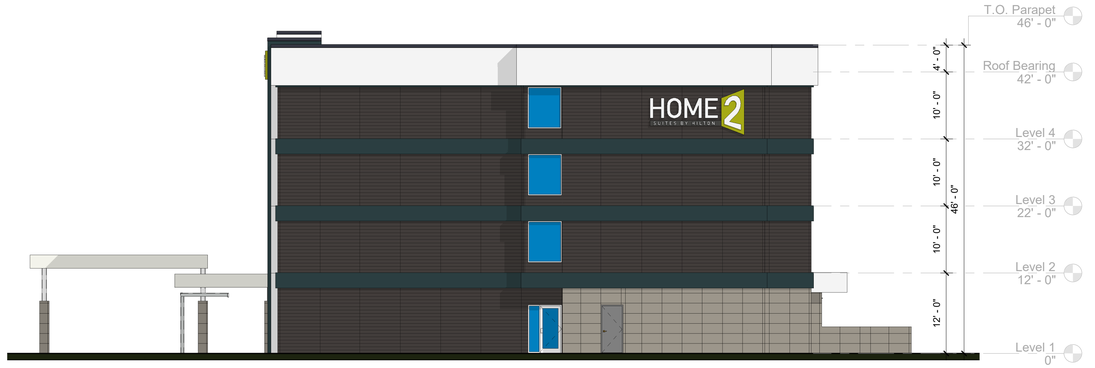
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PROTOTYPE VERSION	V3.0
ISSUE DATE	04/10/2023
SCALE	As indicated
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Color Building Elevations
LOCATION / INN CODE	BRDRAHT
SHEET NUMBER	A403

PLOT DATE: 4/10/2023 10:24:53 AM



1 / A404 **Building Elevation - West**
3/32" = 1'-0"



2 / A404 **Building Elevation - East**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:58:33 PM

LIC. # 60795

No.	DESCRIPTION	DATE

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ISSUE DATE	03/13/2023
SCALE	3/32" = 1'-0"
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Color Building Elevations
LOCATION / INN CODE	
SHEET NUMBER	**A404**



1 / A404 **Building Elevation - South**
3/32" = 1'-0"



2 / A404 **Building Elevation - East**
3/32" = 1'-0"

Sherwin Williams 7069 - Iron Ore

Sherwin Williams 6253 - Olympus White

Nichiha - Modern Brick Midnight

Nichiha - TuffBlock - Pewter

Nichiha - RoughSawn - Tabacco

Limestone - Grand Bank

Nichiha - Rustic White

COLOR & FINISHES LEGEND

MARK	MATERIAL
A	EIFS #1 - SW 7069 - IRON ORE
B	EIFS #2 - SW 7006 - EXTRA WHITE
C	ARCHITECTURAL WALL PANEL - NICHIHA MODERN BRICK
D	ARCHITECTURAL WALL PANEL - NICHIHA TUFFBLOCK PEWTER
E	ARCHITECTURAL WALL PANEL - NICHIHA ROUGHSAWN TABACCO
F	ARCHITECTURAL STONE VENEER - ELDORADO STONE - LIMESTONE GRAND BANK
G	ARCHITECTURAL WALL PANEL - NICHIHA RUSTIC WHITE

LIC. # 60795

No.	DESCRIPTION	DATE

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PROTOTYPE VERSION	V3.0
ISSUE DATE	04/10/2023
SCALE	As indicated
JOB NUMBER	22-014
PROJECT STATUS	SD
SHEET NAME	Color Building Elevations
LOCATION / INN CODE	BRDRAHT
SHEET NUMBER	A404

PLOT DATE: 4/10/2023 10:24:56 AM

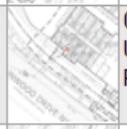
ProjectDox

Changemarks Report

Project Name: Home2Suites

Workflow Started: 03/08/2023 12:22 PM

Report Generated: 05/02/2023 08:44 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By
	2	63	False	Unresolved	Civil Engineer II		09-C4.0-UTILITY PLAN.pdf	Joe Feriancek	Storm Sewer & Water service crossing	Just a heads up, the city is fine with the RCP sewer at the watermain crossing. DOLI review is	04/18/2023 12:01 PM	Joe Feriancek
		64	False	Unresolved	Civil Engineer II		09-C4.0-UTILITY PLAN.pdf	Joe Feriancek	Sewer Stub slope	cannot make a steep slope change mid line as proposed. Two options I see are adding	04/18/2023 12:01 PM	Joe Feriancek
		65	False	Unresolved	Civil Engineer II		09-C4.0-UTILITY PLAN.pdf	Joe Feriancek	water service valve	show the valve on the end of the line.	04/18/2023 12:01 PM	Joe Feriancek
		66	False	Unresolved	Civil Engineer II		09-C4.0-UTILITY PLAN.pdf	Joe Feriancek	hydrant lead	callout the hydrant lead pipe size (6") and valve size.	04/18/2023 12:01 PM	Joe Feriancek
		67	False	Unresolved	Civil Engineer II		09-C4.0-UTILITY PLAN.pdf	Joe Feriancek	utility note 6	6" DIP watermain shall be class 53.	04/18/2023 12:01 PM	Joe Feriancek
		68	False	Unresolved	Civil Engineer II		09-C4.0-UTILITY PLAN.pdf	Joe Feriancek	utility notes	add note that all utilities, includes water, sewer and storm shall include tracer wire.	04/18/2023 12:01 PM	Joe Feriancek
		62	False	Unresolved	Civil Engineer II		08-C3.0-GRADING PLAN.pdf	Joe Feriancek	Northern lot grading	We discussed bringing the northern end of the site up to an 869 to 870 elevation at the last	04/18/2023 10:10 AM	Joe Feriancek
		58	False	Unresolved	Civil Engineer II		06-C2.0-SITE PLAN.pdf	Joe Feriancek	Sunwood Drive Pavement Markings	SB left turn lane into site on Sunwood Drive	04/18/2023 10:03 AM	Joe Feriancek

59	False	Unresolved	Civil Engineer II		06-C2.0-SITE PLAN.pdf	Joe Feriancek	Flag Pole Location	Recommend moving flag pole further from sidewalk. Typically flag pole would not go within	04/18/2023 10:03 AM	Joe Feriancek
60	False	Unresolved	Civil Engineer II		06-C2.0-SITE PLAN.pdf	Joe Feriancek	Concrete Driveway	With the variability in Zeolite Street Final design, it may make more sense to construct	04/18/2023 10:03 AM	Joe Feriancek
61	False	Unresolved	Civil Engineer II		06-C2.0-SITE PLAN.pdf	Joe Feriancek	Light Poles	Have you considered placing the light poles which are within a spot of the medians, in the	04/18/2023 10:03 AM	Joe Feriancek
52	False	Unresolved	Environmental Review		14-L1.0-LANDSCAPE PLAN.pdf	CA	12" x 12" Pavers	A single row of 12" x 12" pavers, installed along the back of curb within the planter beds, shall	04/17/2023 2:25 PM	Chris Anderson
54	False	Unresolved	Civil Engineer II		05-C1.0-REMOVALS PLAN.pdf	Joe Feriancek	Construction Limits	Adjust construction limits as necessary.	04/17/2023 10:28 AM	Joe Feriancek
55	False	Unresolved	Civil Engineer II		05-C1.0-REMOVALS PLAN.pdf	Joe Feriancek	Tree Removals Area	Close the northern extent of the tree removals boundary.	04/17/2023 10:28 AM	Joe Feriancek
56	False	Unresolved	Civil Engineer II		05-C1.0-REMOVALS PLAN.pdf	Joe Feriancek	Gopher One-Call	Has a gopher one-call been performed and incorporated into the plans. Dont see any	04/17/2023 10:28 AM	Joe Feriancek
57	False	Unresolved	Civil Engineer II		05-C1.0-REMOVALS PLAN.pdf	Joe Feriancek	Signed Date	once signed the signature date shouldn't change, just the revision date.	04/17/2023 10:28 AM	Joe Feriancek
53	False	Unresolved	Civil Engineer II		02-V1.1-TOPOGRAPHIC DETAIL EXHIBIT.pdf	Joe Feriancek	Sunwood Drive Pavement	Sunwood Drive is not concrete west of Zeolite Street, it is bituminous from Zeolite Street to	04/17/2023 9:39 AM	Joe Feriancek
51	False	Unresolved	Engineering Tech		02-V1.1-TOPOGRAPHIC DETAIL	Logan Czech	Updated By	Initials missing	04/12/2023 10:48 AM	Logan Czech

		48	False	Unresolved	City Planner		202 - Lighting Plan Sheet 1.pdf	TL	Changemark note #01 TL	Who are the manufacturers of the lights? In lieu of providing the cut sheet, I	04/10/2023 1:13 PM	Todd Larson
		49	False	Unresolved	City Planner		202 - Lighting Plan Sheet 1.pdf	TL	Changemark note #02 TL	Any wall-mounted lights? Under canopy? Nothing appears to be identified. Please	04/10/2023 1:13 PM	Todd Larson
		50	False	Unresolved	City Planner		202 - Lighting Plan Sheet 1.pdf	TL	Changemark note #03 TL	Calculations need to be taken to the ROW and property lines. No brighter than 0.5 fc	04/10/2023 1:13 PM	Todd Larson
		47	False	Unresolved	City Planner		06-C2.0-SITE PLAN.pdf	TL	Changemark note #01 TL	Streetscape needs to go about this far up. It needs to line up with the western extent of the	04/10/2023 1:01 PM	Todd Larson

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

RESOLUTION #23-059

A RESOLUTION GRANTING PRELIMINARY PLAT AND SITE PLAN APPROVAL FOR A HOTEL AT 7895 SUNWOOD DRIVE NORTHWEST

RECITALS

WHEREAS, Ramsey Properties, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for an extended-stay hotel on the property legally described as follows:

OUTLOT A, COR TWO, Anoka County, Minnesota

Or upon platting:

Lot 1 Block 1, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

("**Subject Property**"); and

WHEREAS, the Applicant is purchasing the **Subject Property** from the City of Ramsey; and

WHEREAS, the **Subject Property** is zoned COR-2 and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the City Code allows lodging facilities as a permitted use in the COR-2 Zoning District; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on April 27, 2023, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended approval of the request at a public hearing on April 27, 2023; and

WHEREAS, the City Council reviewed the request at its meeting on May 9, 2023.

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

That the Ramsey City Council hereby grants Preliminary Plat approval for a plat with one business lot and one outlot and Site Plan approval for a hotel in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

1.01. Final legal form approved by the City Attorney.

1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.

1.03. Easement review by the City Engineer.

1.04. Cross-access and maintenance agreement must be prepared and recorded with the final plat for the shared driveway from Sunwood Drive.

1.05. Standard development and park/trail dedication fees shall be paid for Lot 1. Fees on Outlot A will be charged at the rates in effect at the time of its subdivision.

1.06. Zeolite Street is proposed to be reconstructed in the 2023-2024 timeframe as a City-led project. The development agreement shall include an escrow for sidewalk and street trees as part of this project.

1.07. An encroachment agreement for the drainage and utility easement adjacent to Sunwood Drive.

Section 2. Site Plan Review Requirements

2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated April 10, 2023. The applicant is authorized to proceed to construction plans.

2.02. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.

2.03. Building permits are required.

2.04. Sign permits are required for the following approved sign locations based off the approved site plans:

A. The monument sign is limited to 100 square feet in area and 6 feet in height with base materials must match those used on the building. This sign is located south of the Sunwood Drive driveway with a minimum setback of 10 feet from the right-of-way.

B. Wall signs are allowed on all four sides of the building based on the architectural elevations. Additional signage not to exceed 40 square feet is permitted at ground

level near the main doors on both the Sunwood Drive and parking lot sides of the building.

2.05. Approval by the Lower Rum River Watershed Management Organization.

2.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred.

2.07. Additional enhanced streetscape planters and concrete sidewalk is required west of the enhanced area shown on the site plan in order to line up with the enhanced streetscape along the south side of Sunwood Drive NW.

2.08. This Site Plan approval shall automatically expire if the use is not initiated by May 9, 2024, and issuance of the building permit shall constitute as initiation of the use.

From: Catherine Bean
Sent: Wednesday, April 26, 2023 2:30 PM
To: Ramsey Planning; Todd Larson
Subject: AGAINST Proposed Hotel in COR Zoning District

Ladies and Gentlemen:

As a 18-year resident of Ramsey, I am strongly against the proposal to erect a hotel in the COR Zoning District for a number of reasons.

Building a hotel in the COR would go against every reason Ramsey residents have chosen to live here. We bought our homes opting to enjoy living in peaceful, quiet, safe residential subdivisions.

Hotels have a documented history of negatively impacting residential neighborhoods:

First, hotels increase traffic. This traffic is noisy and disruptive to peaceful living, as people come-and-go from hotels round the clock, causing noise and light at times when permanent neighborhood residents are enjoying their homes or sleeping contentedly.

Another source of noise is the people themselves. Hotel residents may host parties in their rooms, bringing with them even more people and cars. They may hold conversations in the parking lot late into the night, or early in the morning. This increased activity and socializing would necessarily contribute more unwanted noise and disruption to our peaceful Ramsey neighborhoods. Additionally, non-locals necessarily care less about maintaining a clean environment than permanent residents do, which could lead to an increase in trash and litter on our beautiful Ramsey streets, sidewalks, and trails.

There is also an increase in illegal activities associated with the presence of hotels. Occupants are on vacation, away from home, and feel freer to do things that they might not in their own homes and towns. Hotel guests may engage in prostitution, and the buying and selling of drugs. The partying associated with hotel stays may result in drunken fights erupting. Whatever the illicit or belligerent activities, police are called more often to hotels than permanent residences. Increased police presence for such problems--as well as the activities themselves--is undesirable. It would destroy the calm peacefulness of our beloved homes and neighborhoods, making them less desirable for both current and future homeowners.

Finally, safety is a legitimate concern. Transient people staying in or visiting others in a hotel can pose a threat to permanent residents. Hotel occupants may loiter in the parking lot, and pose a real or imagined threat to early morning and late night walkers. Building a hotel in the COR could lead to Ramsey residents being less likely to enjoy exercising outside, as they do now. Parents may opt to keep their children indoors, infringing upon their physical and emotional development, rather than risk their encountering unknown people.

There already exists a full-size hotel--Comfort Suites--on Highway 10, within a mere 2 miles of the proposed hotel. Because Ramsey is not a hub for large conferences, nor the home of large national corporations, Comfort Suites can easily accommodate any local visitors visiting family and friends.

Allowing a hotel to be built in the COR would ruin our ideal Ramsey neighborhood, so a scant few can profit financially. I strongly urge you not to let the tranquility of Ramsey be destroyed for its permanent

homeowners, in the name of monetary gain. Please respect and maintain the reasons that we chose to live here: peace, calm, cleanliness, and safety.

Thank you.

Sincerely,

--Catherine Bean
14790 Xenolith Street NW
Ramsey, MN 55303

From: Gary Olson
Sent: Thursday, April 27, 2023 4:05 PM
To: Ramsey Planning; Todd Larson
Subject: Project 23-102 - Home2Suites by Hilton

To whom it may concern-

I am very much against the proposed Project 23-102: Home2Suites Hotel in the City of Ramsey.

I've built my home in a growing residential neighborhood that I enjoy very much.
Having an Extended stay hotel in my backyard would be exactly against why I chose to live here.

I'm very much aware of the Home2Suites by Hilton business model.
I am also aware of the associated issues and risks of hotels in or near residential neighborhoods.
Extended stay hotels have a major impact on residential neighborhoods.
Residents of extended stay hotels have no stake in maintaing our neighborhoods.
Actually, it usually gives people a reason to miss-behave.
We just don't need the 24/7 noise and traffic.

Gary Olson
14790 Xenolith St NW
Ramsey, MN 55303-4463

CC Regular Session **7. 2.**

Meeting Date: 05/09/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-100 Accepting Quotes and Awarding Contract for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services.

Purpose/Background:

Purpose:

Adopt Resolution #23-100 accepting quotes and awarding a contract for construction for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services.

Background:

Dozens of miles of City streets have significant numbers of potholes deeper than 2-inches and/or numerous areas where the upper 2-inches or less of pavement area missing, generally known as surface stripping. This is resulting in poor and unsafe conditions for drivers and pedestrians. The number of streets exhibiting these severe pavement distresses have grown significantly in recent years.

In 2022, the Public Works department struggled to maintain all of the distressed pavement sections and in the process spent a large amount of time patching potholes, which forced them to neglect other core duties.

In 2023, the number of streets with deep potholes and surface stripping have increased significantly such that Public Works staff are able to maintain very few of these distressed pavement sections. This is due in part to last winter's severe weather conditions, as well as insufficient proactive pavement maintenance over the life of the pavement.

On April 25, 2023, the City Council adopted Resolution #23-089 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements, with the intent of temporarily repairing pavement sections in 21 of the most critical areas experiencing severe pavement distress. That same evening, the City Council directed the City Engineer to solicit quotes for contracted services to immediately patch as many of the highest priority potholes as possible and to present all quotes received to the City Council for consideration of awarding a contract for said services on May 9, 2023.

Quotes were solicited from four (4) contractors to provide deep pothole patching services on 7.7 miles of City streets. The submittal deadline was 10 AM, May 5, 2023. A total of three (3) quotes were received and the following quotes were found to comply with the Request for Quotes.

Contractor	Quote
Diversified Paving, Inc.	$139,269.00
Allied Blacktop, Co.	$156,770.00
North Valley, Inc.	$187,945.24
Engineer's Estimate	*$150,000*

Diversified Paving, Inc. submitted the lowest responsible quote in the amount of $139,269.00 in accordance with the Request for Quotes.

Notification:

Notifications are not necessary for this case.

Time Frame/Observations/Alternatives:

Alternatives:

Alternative #1: Adopt Resolution #23-100 accepting quotes and awarding contract for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services, to Diversified Paving Inc. in the amount of $139,269.

Alternative #2: Motion of other.

Funding Source:

Funds for this work are proposed to come from the $750,000 budgeted for temporary pavement repairs in 2023.

Recommendation:

In the interest of preserving pavement sections awaiting street reconstruction and/or overlay improvements, Staff recommends Alternative #1.

Outcome/Action:

Adopt Resolution #23-100 accepting quotes and awarding contract for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services, to Diversified Paving Inc. in the amount of $139,269.

Attachments

RFQ MP 23-15

Resolution 23-100

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 04:15 PM
Bruce Westby (Originator)	Bruce Westby	05/05/2023 03:58 PM
Form Started By: Bruce Westby		Started On: 05/02/2023 08:10 AM
Final Approval Date: 05/05/2023		

REQUEST FOR QUOTE

TEMPORARY PAVEMENT MAINTENANCE
PROJECT #23-15

2023 PRIORITY POTHOLE PATCHING
CONTRACTED SERVICES

ISSUE DATE:
April 28, 2023

QUOTE SUBMITTAL DEADLINE:
10:00 AM, Friday, May 5, 2023

SUBMIT QUOTE TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Bruce Westby
bwestby@cityoframsey.com
Office: 763-433-9825

PROJECT LOCATION: The City of Ramsey (City) is requesting quotes from Contractors (Contractor) to patch potholes greater than 2-inches deep on the streets as identified and prioritized in Figure 1 (attached).

PROJECT SCOPE: The overall scope of this work includes patching potholes greater than 2-inches deep on approximately 10 miles of City streets identified by orange highlighting and prioritized by area from 1 through 7 in Figure 1, with area 1 having the highest priority and area 7 having the lowest priority. Work must start in area 1 and progress to area 7. Debris and water shall first be removed from potholes using compressed air, then CSS-1h tack material shall be applied to all clean and dry bituminous surfaces within potholes. Potholes shall then be filled with ½-inch bituminous mixture. Compaction of the bituminous mixture shall be achieved using a one (1) ton roller. Plate compactors may be used if a 1-ton roller is unable to achieve compaction. Once work has commenced, the Contractor shall continuously pursue completion until work is complete or the total value of work completed reaches $150,000.

DELIVERABLES:

- **Signature Page –** The enclosed Signature Page must be completed in its entirety and submitted, including signature(s).
- **Quote Form -** The enclosed Quote Form must be completed in its entirety and submitted.

COMMUNICATION WITH CITY: If any requirements of this RFQ are not clearly understood, Contractor is responsible for promptly contacting City for further clarification. Responses to inquiries that substantially modify or clarify the RFQ will be forwarded by addenda.

SUBMISSION OF QUOTE: A signed copy of the signature page, and attached quote form, must be submitted to the City by **10:00 AM, Friday, May 5, 2023**. Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 to the attention of Bruce Westby, City Engineer/Public Works Director, bwestby@cityoframsey.com. Quotes received by the submittal deadline via e-mail will be accepted.

PROPOSAL UNDERSTANDING: By submitting a quote, Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no conditions will any costs for preparation of the quote be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a quote, Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFQ in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 AM to 7:00 PM, Monday through Friday.

WORK AND STAGING AREAS: Contractor shall confine their work activities within the right of way at all times. No equipment shall be left on city streets outside normal working hours.

TRAFFIC CONTROL: Contractor will be required to follow the most current edition of the Temporary Traffic Control Zone Layout Manual.

SPECIFICATION REFERENCES: Contractor shall conduct all work in conformance with the specifications set forth herein and in accordance with the most current edition of the Minnesota Department of Transportation Standard Specifications for Construction, which is incorporated by reference to these specifications.

PAYMENT: Final payment will be made upon submittal of final pay request to the City on a net 30-day basis following City acceptance of all work items included on the pay request. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made for all components of the work as specified in this RFQ. The cost of any additional equipment, labor, materials, permits, tools, and supplies which have not been specifically identified in this RFQ for payment, but are required to complete the work, shall be considered incidental to the project.

SIGNATURE PAGE

This proposal is submitted to the City of Ramsey for Temporary Pavement Maintenance Project #23-15; 2023 Priority Pothole Patching Contracted Services. That _____ accepts the terms and conditions herein and agrees to complete all work for the total project quote of $_____ no later than **Friday, June 9, 2023**. Contractor acknowledges that the final amount paid for all work may be more or less than the quoted amount based on final line item quantities after construction is complete.

All information below must be provided, including signatures(s).

Contractor Name _____

Owner/Representative _____

Phone _____

Fax _____

E-mail _____

Signature _____

Date _____

City of Ramsey
Temporary Pavement Maintenance Project #23-15
2023 Priority Pothole Patching Contracted Services
Quote Form

Item No.	MnDOT No.	Item	Unit	Estimated Quantity	Unit Cost	Cost Extension
1	2021.501	Mobilization	LS	1	_____	_____
2	2563.601	Traffic Control	LS	1	_____	_____
3		Hourly Rate / 4-Person Crew	HOUR	120	_____	_____
4	2360.509	Type SP 9.5 Bituminous Mixture for Patching (1/2 inch)	TON	800	_____	_____
5	2357.506	Bituminous Material for Tack Coat (CSS-1h)	GAL	350	_____	_____
		Total Quote (Items 1 – 5)				_____

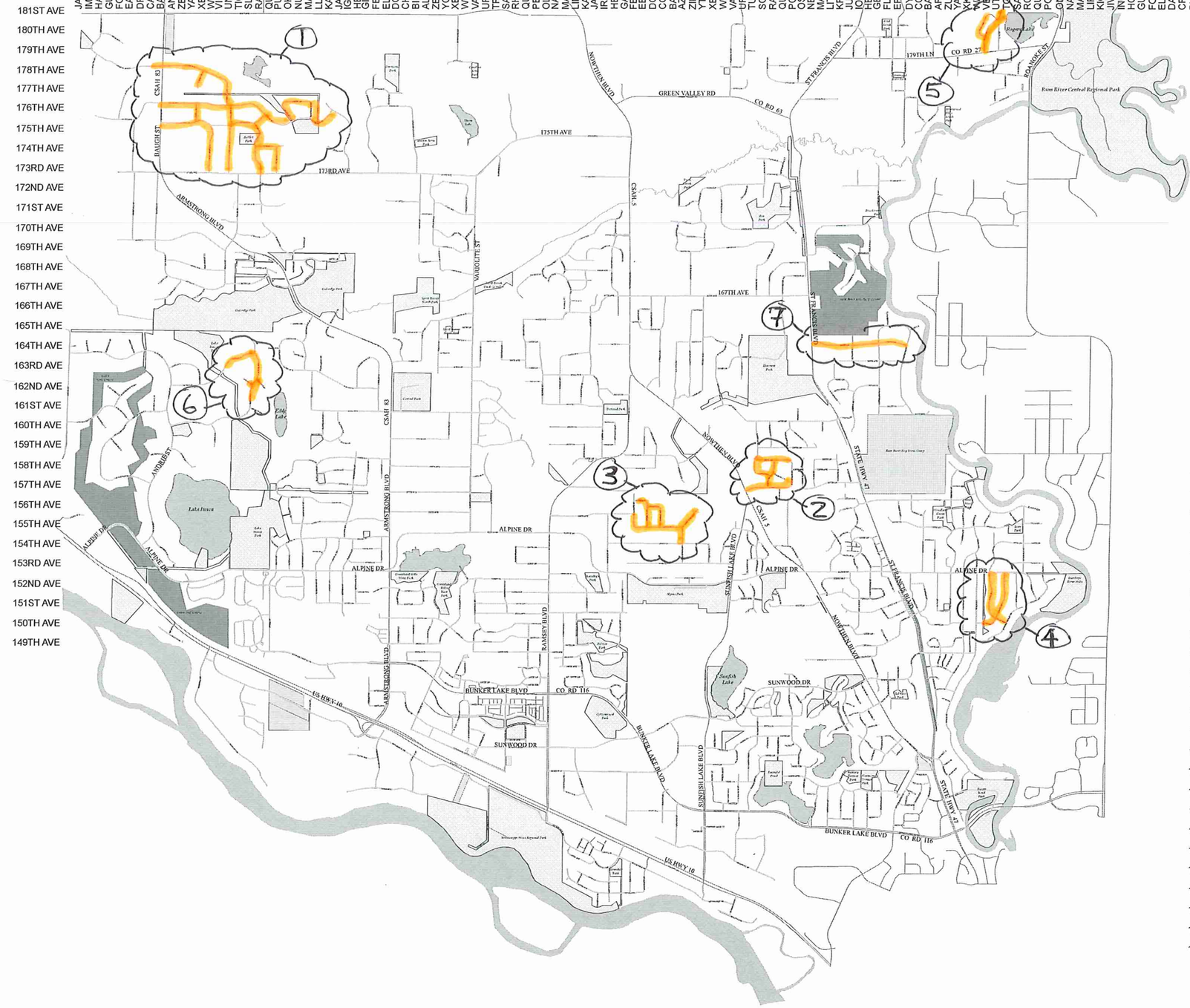
FIGURE 1

Project #23-15

FOOTBALL GREATS | MAMMALS | ROCKS | ELEMENTS | INDIAN TRIBES

JARVIS ST, MANN ST, HALAS ST, GUYON ST, EATON ST, DRISCOLL ST, CARR ST, BAUGH ST, ANDRIE ST, YERKS 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 ST, BISON ST, ALPACA ST, ZEOLITE ST, YOLITE ST, XENOLITE ST, WILLEMITE ST, VARIOLITE ST, URANIMITE ST, TRAPROCK ST, SAPPHIRE ST, RHINESTONE ST, QUARTZ ST, PERIDOT ST, OLIVINE ST, NAURITE 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 ST, POTASSIUM ST, OSMIUM ST, NEON ST, MAGNESIUM ST, LITHIUM ST, KRYPTON ST, JUNKITE ST, IODINE ST, HELIUM ST, GERMANIUM ST, FLOURINE ST, ERKIUM ST, DYSPROSIUM ST, COBALT ST, BARIUM ST, ARGON ST, ZUNI ST, YAKIMA ST, WACO ST, UTE ST, TONTO ST, SALISH ST, ROANOKE ST, QUAPAW ST, POTAWATOMI ST, ONEIDA ST, NAVAJO ST, MAKAH ST, LIPAN ST, KIOWA ST, JIVARO ST, INGA 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



Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks

0 0.275 0.55 1.1 Miles

Patch Potholes >2-Inches Deep

4/28/2023

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

RESOLUTION #23-100

RESOLUTION ACCEPTING QUOTES AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #23-15, 2023 PRIORITY POTHOLE PATCHING CONTRACTED SERVICES

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, pursuant to Ramsey City Council Resolution #23-089 adopted April 25, 2023, plans and specifications were approved and advertisements for bids were authorized for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements, to temporarily repair pavement in 21 of the most critical areas experiencing severe pavement distress; and

WHEREAS, on April 25, 2023, the Ramsey City Council directed the City Engineer to solicit quotes for contracted services to immediately patch the highest priority potholes and to present the quotes to the City Council for consideration of awarding a contract for said services on May 9, 2023; and

WHEREAS, the City Engineer prepared a Request for Quotes (RFQ) for patching potholes more than 2-inches deep on identified City street segments within the seven (7) highest priority areas of the City and submitted said RFQ to four (4) contractors that provide such services; and

WHEREAS, three (3) quotes were received and the following quotes were found to comply with the Request for Quotes; and

Contractor	Quote
Diversified Paving, Inc.	$139,269.00
Allied Blacktop, Co.	$156,770.00
North Valley, Inc.	$187,945.24
Engineer's Estimate	*$150,000*

WHEREAS, Diversified Paving, Inc. submitted the lowest responsible quote in the amount of $139,269.00 in accordance with the Request for Quotes, and their quote shall be and hereby is accepted.

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

1) The Ramsey City Council hereby accepts the quotes and authorizes the City Administrator to execute a contract for said improvements, designated as City Improvement Project #23-15, 2023 Priority Pothole Patching Contracted Services, with Diversified Paving, Inc. in the amount of $139,269.00.

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 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 3.**

Meeting Date: 05/09/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-101 Approving Plans and Authorizing Bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-101 approving plans and authorizing bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Background:

Dozens of miles of City streets have significant numbers of potholes deeper than 2-inches and/or numerous areas where the upper 2-inches or less of pavement area missing, generally known as surface stripping. This is resulting in poor and unsafe conditions for drivers and pedestrians. The number of streets exhibiting these severe pavement distresses have grown significantly in recent years.

In 2022, the Public Works department struggled to maintain all of the distressed pavement sections and in the process spent a large amount of time patching potholes, which forced them to neglect other core duties.

In 2023, the number of streets with deep potholes and surface stripping have increased significantly such that Public Works staff are able to maintain very few of these distressed pavement sections. This is due in part to last winter's severe weather conditions, as well as insufficient proactive pavement maintenance over the life of the pavement.

On April 25, 2023, the City Council adopted Resolution #23-089 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements, with the intent of temporarily repairing pavement sections in 21 of the most critical areas experiencing severe pavement distress. That same evening, the City Council directed the City Engineer to solicit quotes for contracted services to immediately patch as many of the highest priority potholes as possible and to present all quotes received to the City Council for consideration of awarding a contract for said services on May 9, 2023, which is being addressed in another case on tonight's agenda.

On April 25, 2023, the Ramsey City Council also directed the City Engineer to prepare plans for patching all other identified streets experiencing severe pavement distress and to present said plans to the City Council for consideration of approving the plans and authorizing bids for said pavement patching contracted services on May 9, 2023.

Attached is the original plan showing all streets proposed to receive temporary 2-inch mill and overlays, temporary deep pothole patching, and temporary spray patching as prepared by Staff this Winter/Spring. Also attached are the plans showing all remaining streets that Staff has identified as requiring temporary pavement repairs in the form of deep pothole patching (Figure 1) and spray patching (Figure 2). Approximately 19.6 miles of City streets are identified in Figure 1 as needing deep pothole patching, and approximately 20.8 miles of City streets are identified in Figure 2 as needing spray patching. Some overlap exists between the maps since some streets will require deep pothole patching before they can be spray patched.

Deep pothole patching involves cleaning debris and water out of potholes deeper than 2-inches using compressed

air, applying bituminous tack coat on existing bituminous pavement surfaces within the potholes, placing hot asphalt mix in the potholes, then compacting the hot mix.

Spray patching involves using a spray patching truck to clean debris and water out of potholes 2-inches deep or shallower using compressed air, then applying a bituminous spray patch mix within the shallow potholes.

Pavement Maintenance Project #23-16 will help hold the identified streets together until they receive reconstruction or overlay improvements as part of the current Pavement Management Program (PMP), or until they can be added to the PMP program in the future.

Notification:

Upon Council approval, advertisements for bids will be published in the Anoka Union Herald on Friday, May 12, and on Friday, May 19, 2023.

Time Frame/Observations/Alternatives:

Observations:

Contracting this work out will allow Staff to complete other core duties that have been neglected for two years, and will allow streets to be repaired as quickly as possible.

Alternatives:

Alternative #1: Adopt Resolution #23-101 approving plans and authorizing bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Alternative #2: Motion of other.

Funding Source:

The 2023 budget included $750,000 to temporarily repair bituminous pavement on numerous public street segments in support of the City's Pavement Management Program.

Staff estimates project costs for Project #23-16 to be $1,200,000. However, staff has never bid a pothole patching project similar to this before so actual bids could be significantly higher or lower.

Potential funding sources for these project costs in excess of any funds remaining from the $750,000 budgeted for pavement maintenance once the 2023 Critical Mill and Overlay Improvements and the Priority Pothole Patching Contracted Services projects are funded include Public Improvement Revolving (PIR) funds and Municipal State Aid (MSA) funds.

Recommendation:

Dependent on discussions.

Outcome/Action:

Adopt Resolution #23-101 approving plans and authorizing bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Attachments

Resolution #23-101

Figure 1

Figure 2

Full Original Plan

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 03:52 PM
Bruce Westby (Originator)	Bruce Westby	05/05/2023 04:05 PM
Form Started By: Bruce Westby		Started On: 05/02/2023 08:11 AM
Final Approval Date: 05/05/2023		

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

RESOLUTION #23-101

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #23-16, 2023 PAVEMENT PATCHING CONTRACTED SERVICES

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, pursuant to Ramsey City Council Resolution #23-089 adopted April 25, 2023, plans and specifications were approved and advertisements for bids were authorized for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements, to temporarily repair pavement in 21 of the most critical areas experiencing severe pavement distress; and

WHEREAS, on April 25, 2023, the Ramsey City Council directed the City Engineer to solicit quotes for contracted services to immediately patch the highest priority potholes and to present the quotes to the City Council for consideration of awarding a contract for said services on May 9, 2023; and

WHEREAS, on April 25, 2023, the Ramsey City Council directed the City Engineer to prepare plans for patching all other identified streets experiencing severe pavement distress and to present said plans to the City Council for consideration of approving the plans and authorizing bids for said pavement patching contracted services on May 9, 2023; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising bids for said pavement patching contracted services, designated as City Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

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 City Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

FIGURE 1
MP #23-16
Deep Pothole Patching

FOOTBALL GREATS | MAMMALS | ROCKS | ELEMENTS | INDIAN TRIBES

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, EMU ST, DOLPHIN ST, CHAMELEON ST, BISON ST, ALPACA ST, ZEOLITE ST, YOLITE ST, XENOLITE ST, WILLEMITE ST, VARIOLITE ST, URANIMITE ST, TRAPROCK ST, SAPPHIRE ST, RHINESTONE ST, QUARTZ ST, PERIDOT ST, OLIVINE ST, NACRE ST, MARBLE ST, LIMONITE ST, KAMACITE ST, JASPILITE ST, IRIDIUM 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 ST, POTASSIUM ST, OSMIUM ST, NEON ST, MAGNESIUM ST, LITHIUM ST, KRYPTON ST, JUNKITE ST, IODINE ST, HELIUM ST, GERMANIUM ST, FLOURINE ST, ERBIUM ST, DYSPROSIUM ST, 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 ST, 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

JAUGH ST, CSAH 83, ARMSTRONG BLVD, ANDRIE ST, ALPINE DR, 173RD AVE, 175TH AVE, 167TH AVE, VARIOLITE ST, NORTHERN BLVD, GREEN VALLEY RD, CO RD 63, ST FRANCIS BLVD, CSAH 5, 179TH LN, CO RD 27, ROANOKE ST, Rum River Central Regional Park, Rogers Lake, Lake Fannie, RAMSEY BLVD, SUNFISH LAKE BLVD, Sunfish Lake, SUNWOOD DR, BUNKER LAKE BLVD, CO RD 116, US HWY 10, STATE HWY 47, Rum River Dog Park Group

0 0.275 0.55 1.1 Miles

Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks
- Patch Deep Potholes (> 2-inches)

05/04/23

FIGURE 2
MP #23-16
Spray Patching

FOOTBALL GREATS: JARVIS ST, IMAN ST, HALAS ST, GUYON ST, FORTMANN ST, EATON ST, DRISCOLL ST, CARR ST, BAUGH ST

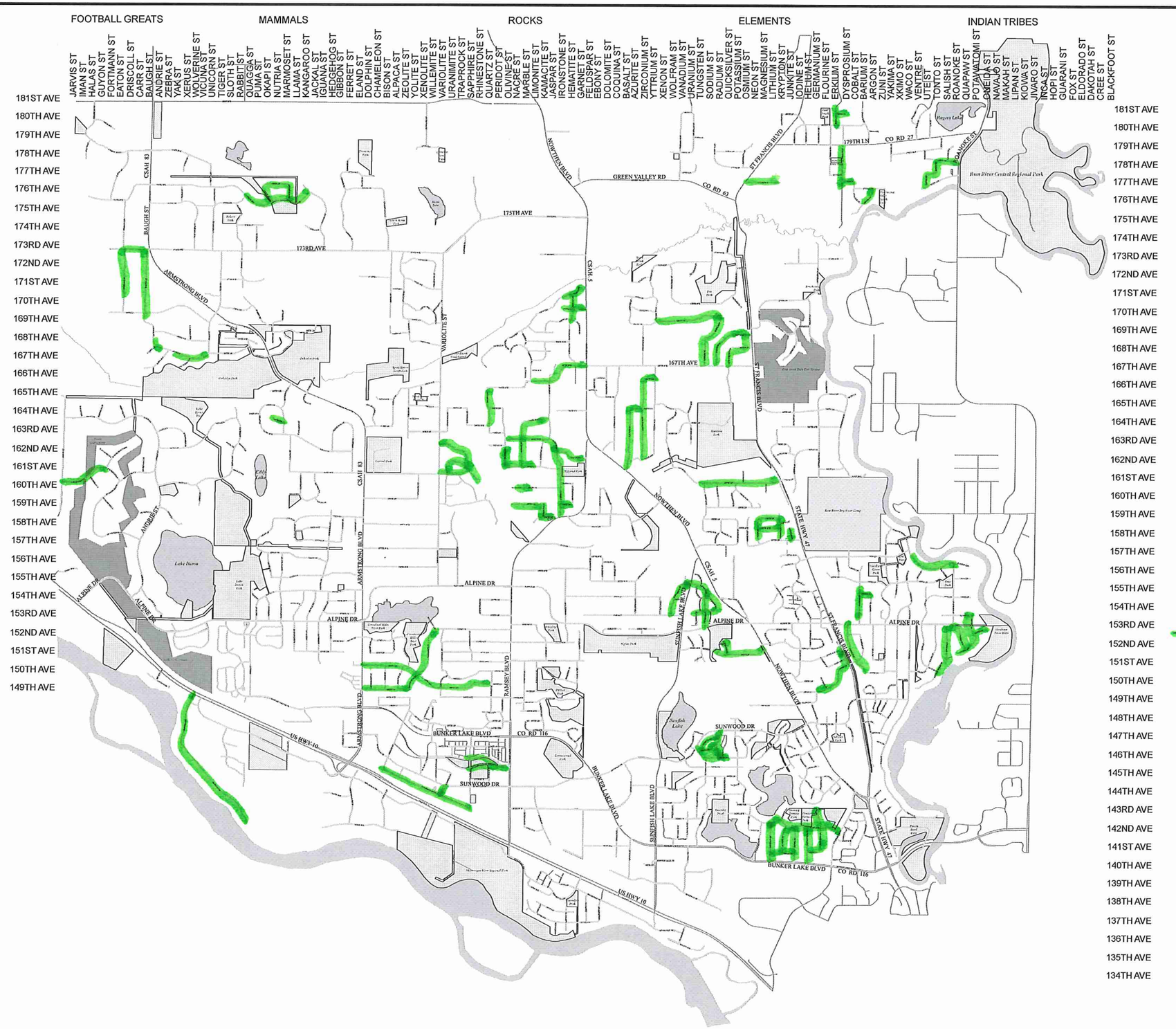
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ELEMENTS: ZIRCONIUM ST, YTTRIUM ST, XENON ST, WOLFRAM ST, VANADIUM ST, URANIUM ST, TUNGSTEN ST, SODIUM ST, RADIUM ST, QUICKSILVER ST, POTASSIUM ST, NEON ST, IODINE ST, MAGNESIUM ST, LITHIUM ST, KRYPTON ST, JUNKITE ST, HELIUM ST, GERMANIUM ST, FLOURINE ST, ERKIUM ST, DYSPROSIUM ST, COBALT ST, BARIUM ST, ARGON ST

INDIAN TRIBES: ZUNI ST, YAKIMA ST, XIMINO ST, WACO ST, VENTRE ST, UTE ST, TONTO ST, SALISH ST, ROANOKE ST, QUAPAW ST, POTAWATOMI ST, OMEGA 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

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0 0.275 0.55 1.1 Miles

Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks
- Spray Patch Shallow Potholes (≤ 2-inches)

05/04/23

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
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PERIDOT ST
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WOLFRAM ST
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TUNGSTEN ST
SODIUM ST
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OSMIUM ST
NEON ST
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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
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XKIMO ST
WACO ST
VENTRE ST
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SALISH ST
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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

CC Regular Session **7. 4.**

Meeting Date: 05/09/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-107 Approving COR Infrastructure Design Services Proposal and Authorizing Bids for Improvement Project #23-17; COR Tree Clearing

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-107 approving Bolton and Menk, Inc.'s COR Infrastructure Design Services Proposal dated April 7, 2023, and authorizing advertisements for bids for Improvement Project #23-17; COR Tree Clearing.

Background:

Attached are copies of agenda cases from the following meetings including attachments that outline all relevant details associated with this case.

- EDA meeting - October 13, 2022
- City Council regular meeting - October 25, 2022
- City Council work session - December 13, 2022

Also attached are The COR Analysis Update and the COR Infrastructure Design Services Proposal, both prepared by Bolton and Menk, Inc.

On February 21, 2023, the Public Works Committee (PWC) identified the following immediate COR Infrastructure priorities;

- Grading, lining and installing storm sewer for the Waterfront stormwater pond,
- Filling low-lying COR properties using fill from the Waterfront pond excavation,
- Reconstructing Zeolite Street,
- Reconstructing and realigning the north end of Center Street, and
- Constructing Ramsey Parkway between the Sunwood Drive roundabout and Willemite Street.

The PWC felt the extension of Veterans Drive and the construction of Peridot Street were not a high priority at the time. Minutes from this meeting are attached.

During the February 28, 2023, City Council work session, Council confirmed these priorities by consensus. Minutes from this meeting are also attached.

Based on the identified priorities, Bolton and Menk, Inc. prepared the attached COR Infrastructure Design Services Proposal to identify the associated scope of services and estimated costs required for design services, as well as estimated construction costs.

Per the attached proposal, significant progress can be made in 2023 to achieve the identified priorities in the near future. More specifically, in 2023 the following work can be completed;

- Grading, lining and installing storm sewer for the Waterfront stormwater pond,
- Filling low-lying COR properties using fill from the Waterfront pond excavation,
- Design and prepare plans and specifications for Zeolite Street,
- Design and prepare plans and specifications for the north end of Center Street, and

- Design and prepare plans and specifications for Ramsey Parkway between the Sunwood Drive roundabout and Willemite Street.

Tree removals are needed first to allow mass grading of The COR to occur. By authorizing bids for tree removals this evening, bids can be opened June 6th and Council can award a contract for construction on June 13th, allowing tree removal operations to be complete before the end of July. Estimated costs for removing all trees from the COR, grubbing stumps, and hauling loose materials away, is $445,500 based on average MnDOT bid prices. Staff anticipates actual costs will be less than this. While bids are being advertised, staff will review the required tree replacement process and costs per City code. It is currently estimated that replacing all higher quality trees with new trees would cost $288,000. However, an option may exist to pay into the forestry fund instead at a significant discount. When tree removal bids are brought forward for Council action, staff will discuss tree replacement costs in more detail with Council.

The next Council action that would be required would be to authorize bids for mass grading the COR, including grading the Waterfront pond and filling the low-lying COR parcels. These bids are anticipated to occur in July, allowing all mass grading work to be completed from August through October, with cleanup and dormant seeding occurring in early November. During this work, Zeolite Street will need to be closed to traffic.

Design and plan preparation for the three segments of Zeolite Street, Center Street, and Ramsey Parkway identified above would occur in phases starting immediately and concluding this fall. First, street profiles would be designed to set ground elevations along the streets to allow for mass grading work. The remainder of the design and plan preparation work would then occur as time allows during the Summer/Fall. The construction of these streets can then be completed any time after.

Notification:

Upon Council approval, bid advertisements will be published in the Anoka Union Herald on Friday, May 12, and Friday, May 19, 2023.

Time Frame/Observations/Alternatives:

Observations:

Plans for the identified tree clearing will be complete and ready to bid by Friday, May 12, 2023. Staff is therefore requesting Council authorization to advertise bids for the COR tree clearing work to allow all COR properties to be graded and filled as identified in the attached proposal in 2023. This includes the Waterfront stormwater pond site and all parcels identified to receive fill from the pond excavation. Staff proposes to bid the plans as soon as possible to allow the mass grading work to commence as soon as possible so all proposed infrastructure improvements can be complete by the end of November to meet current TIF deadlines.

All of the identified preliminary and final design work can also be completed by the end of November.

Staff have verified that contractors still have the capacity to complete the COR tree clearing and mass grading work in 2023.

Alternatives:

Alternative #1: Adopt Resolution #23-107 approving COR Infrastructure Design Services Proposal and authorizing advertisements for bids for Improvement Project #23-17; COR Tree Clearing.

Alternative #2: Motion of other.

Funding Source:

The attached proposal from Bolton and Menk identifies the following not-to-exceed estimated costs. As noted on page 5 of the attached proposal, costs will be less if individual projects are combined and constructed as larger projects and not individually.

- Design services costs for all identified improvements = $548,181
- Construction costs for identified 2023 improvements (not including streets and associated storm sewer, sidewalks, trails, sanitary sewer and watermain) = $5,874,000

Construction-related services such as staking, administration, and observation are not included in the above design services cost estimate. When construction of the identified improvements occurs, a separate construction services proposal will be submitted by BMI.

Proposed COR infrastructure project funding sources include;

- TIF 14 Bonds (street, sidewalk and trail costs)
- Stormwater Funds (stormwater management costs)
- Sanitary Sewer Funds (sanitary sewer costs)
- Watermain Funds (watermain costs)

Finance Director Lund and the City's financial consultant, Ehlers, recommend using tax increment bonds for the approximate $7,000,000 in COR improvements, which includes the HY-10 Ramsey Improvements (excluding municipal utilities) and the COR Infrastructure Improvements. Attached is a 15-year tax increment bond run provided by Ehlers. According to Ehlers, the City will have the annual $640,000 needed to make the necessary debt service payments due to increment generated by various developments within The COR. The 15-year bond term expires before 2040.

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.

City staff will inspect construction and process pay requests.

Recommendation:

Staff recommends alternative #1.

Outcome/Action:

Adopt Resolution #23-107 approving COR Infrastructure Design Services Proposal and authorizing advertisements for bids for Improvement Project #23-17; COR Tree Clearing.

Attachments

COR Analysis

COR Design Services Proposal

EDA case

City Council case 10.25.22

City Council case 12.13.22

02.21.23 PWC minutes

02.28.23 CC work session minutes

Resolution 23-107

TIF Bond Run

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/04/2023 04:09 PM
Bruce Westby (Originator)	Bruce Westby	05/05/2023 03:45 PM
Form Started By: Bruce Westby		Started On: 05/04/2023 12:18 PM
Final Approval Date: 05/05/2023		

BOLTON & MENK

Real People. Real Solutions.

The COR Analysis Update

City of Ramsey

February 14, 2023

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW #206
Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

EXECUTIVE SUMMARY

The City of Ramsey has identified the need to prepare for continuing development of The COR. The purpose of this analysis is to provide an update to a previous analysis, dated June of 2018, and determine the necessary public infrastructure and associated costs required to allow the remaining, undeveloped portions of The COR to develop. Additional analyses have supplemented the original report since 2018, including geotechnical evaluations, Ramsey Parkway median analyses, wetland delineations, and traffic counts. Much of the information from the original report has been carried forward with this update. For reference, the following figures and exhibits are contained in the appendix of this report:

- **Appendix A** includes a previously prepared Land Use Plan for The COR, along with roadway related graphics from The COR Design Framework plan and City's Comprehensive Plan.
- **Appendix B** includes figures referenced throughout this study and tree inventory tabulation,
- **Appendix C** includes a geotechnical evaluation dated June 27, 2018,
- **Appendix D** includes a wetland delineation report, completed in October 2022. The delineation is currently being reviewed by the Lower Rum River Watershed Management Organization (LRRWMO),
- **Appendix E** includes the traffic counts collected in The COR in 2022, and
- **Appendix F** includes previously conducted analyses within The COR

In addition to this analysis, there are other improvements under discussion and/or design. Each of the these has the potential to impact the developments within The COR area. Based on information provided by the City, project costs have also been developed for the following:

- **Regional Stormwater Retention Pond (The Waterfront) -** Construction methodologies, sequencing strategies, and timing of pond construction.
- **The Waterfront, Phase 1 -** Park features adjacent to the regional stormwater retention basin and along Center Street are currently in the schematic design phase.

Cost estimates were developed for each improvement. These estimates are based on recent bid pricing and similar projects. All costs presented in the following pages are presented as **2023** costs.

- The total for the roadway, trail, sidewalk, street lighting, sanitary sewer and water main improvements is estimated at **$10,612,000.**
- The total trunk related improvements for sanitary sewer and storm sewer is estimated at **$513,000.**
- The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Street is estimated at **$802,000.**
- The total for regional stormwater retention pond excavation, grading, and tree preservation is estimated at **$3,140,000.**
- The total for mass site grading of the remaining undeveloped land within The COR, including wetland mitigation and tree preservation, is estimated at **$3,796,000.**
- The total for The Waterfront Phase 1 above ground features are estimated at **$4,218,000.**
- The total for Municipal Plaza Improvements is estimated at **$4,091,000.**
- The total for Municipal Plaza Stormwater Reuse Improvements is estimated at **$2,285,000.**

The costs presented are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal). A more detailed cost breakdown is included in the Cost Analysis section.

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IV. BASE DATA AND GUIDANCE 4
V. existing improvements 5
VI. Roadway classifications and design considerations 7
VII. Additional public infrastructure ANALYSIS 9
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IX. COST analysis 14
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Appendix

APPENDIX A: COR EXHIBITS

APPENDIX B: FIGURES

Figure 1: Improvement Areas
Figure 2: Road Segments
Figure 3: Future Anoka County Improvements
Figure 4: Right of Way Layout
Figure 5: City Parcel Areas
Figure 6: National Wetland Inventory & Wetland Delineation
Figure 7: Wetland Mitigation Plan
Figure 8: Watermain Utilities
Figure 9: Sanitary Utilities
Figure 10: Storm Utilities
Figure 11: Roadway Grading Plan
Figure 12: Pond Excavation
Figure 13: The Waterfront Phase 1
Figure 14: Tree Inventory
Figure 15-17: Typical Sections
Table 1: Tree Inventory

APPENDIX C: GEOTECHNICAL EVALUATION

APPENDIX D: WETLAND DELINEATION REPORT

APPENDIX E: TRAFFIC COUNT EXHIBIT

APPENDIX F: PREVIOUS ANALYSES

I. INTRODUCTION

The City of Ramsey has identified the need to prepare for further development of The COR. While much of The COR has been developed, additional infill is anticipated in the near future. The purpose of this analysis is to provide an update to the previous analysis, dated June of 2018, and determine the necessary public infrastructure and associated costs required to allow the remaining, undeveloped portions of The COR to develop. Additional analyses have supplemented the original report since 2018, including geotechnical evaluations, Ramsey Parkway median alternatives, wetland delineations, and traffic counts. Much of the information from the original report has been carried forward with this update. For reference, the following figures and exhibits are contained in the appendix of this report:

Our analysis consists of three separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layouts** – Provide graphical depictions of the public roadways and utilities,
- **Preliminary Project Cost Estimates –** Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

For reference, the following figures and exhibits are contained in the appendix of this report:

- **Appendix A** includes a previously prepared Land Use Plan for The COR, along with roadway related graphics from The COR Design Framework plan and City's Comprehensive Plan.
- **Appendix B** includes figures referenced throughout this study and tree inventory tabulation,
- **Appendix C** includes the geotechnical evaluation dated June 27, 2018,
- **Appendix D** includes the wetland delineation report, completed in October 2022. The delineation is currently being reviewed by the Lower Rum River Watershed Management Organization (LRRWMO),
- **Appendix E** includes the traffic counts collected in The COR in 2022, and
- **Appendix F** includes previously conducted analyses within The COR Framework

Figure 1 in Appendix B depicts the general location and improvements of the study area associated with this analysis.

II. PRELIMINARY DESIGN LAYOUTS, FIGURES AND EXHIBITS

To complete the analysis, existing conditions and proposed improvements were conceptually designed to allow for estimating construction costs. The figures contained in Appendix B form the basis for much of the analysis. The following list summarizes the figures contained in Appendix B:

- Figures 1-5: Study Area Layouts
- Figures 6-7: National Wetland Inventory & Mitigation Plan
- Figures 8-10: Public Utilities
- Figures 11-12: Site Grading & Drainage
- Figures 13: The Waterfront, Phase 1 Sketch
- Figures 14: The COR Area Tree Inventory
- Figures 15-17: The COR Roadway Typical Sections

III. ON-GOING AND RELATED STUDIES AND IMPROVEMENTS

In addition to this analysis, there are other improvements under discussion. Each of the these has the potential to impact the developments within The COR area.

Regional Stormwater Retention Pond Analysis

The regional stormwater retention pond located within The COR is often referred to as The Waterfront, and is proposed to be constructed north of Ramsey Parkway, South of Bunker Lake Boulevard, west of Center Street and east of Zeolite Street. The City is currently analyzing potential construction methodologies, sequencing strategies, and timing of pond construction.

The general pond configuration is depicted on the exhibits for this report, and the land use is considered in the analysis.

The Waterfront

There are several park related improvements in the development stage at this time. Park features around The Waterfront and along Center Street are currently in the schematic design phase.

As the current sketch plans are further refined, adjacent public infrastructure improvements may be influenced by those designs. Currently, phase 1 of the improvements, have been progressing. The phase 1 area is depicted on Figures 1 and 13.

Municipal Plaza

The proposed Municipal Plaza, located north of Sunwood Drive, south of Ramsey Parkway and west of Center Street, is also in the planning stages. A key component, previously analyzed, was focused on stormwater reuse within the park.

Regional Infiltration Basin (southeast area of The COR)

Much of The COR is restricted relative to storm water infiltration. The City constructed a regional infiltration basin in the southeast portion of The COR in 2019. The roadway alignments in this area of The COR were based upon the infiltration basin layout.

US HWY 10/169 Improvements

Interchange and frontage road improvements at Ramsey Boulevard and Sunfish Lake Boulevard are anticipated to begin in Fall of 2023 and continue through 2025. A southbound right turn lane is proposed at the intersection of Ramsey Boulevard and 143rd Avenue. The configuration is anticipated to impact final roadway and utility alignments in that portion of The COR.

Bunker Lake Boulevard

Bunker Lake Boulevard, from Ramsey Boulevard to Armstrong Boulevard, is under the jurisdiction of Anoka County. Exhibits depicting the future configuration are included in this report and are based off of information from the Anoka County 2030 Transportation Plan.

Lane geometry and vertical grades were considered as a part of this analysis, as they have the potential to impact other roadways within The COR.

See Figures 2 and 3 in Appendix B.

Traffic Counts

In order to gain an understanding of traffic patterns within The COR, traffic counts were obtained at 17 strategic locations to obtain the Annual Average Daily Traffic (AADT). Appendix E includes a figure depicting the locations of the traffic counts and the 17 locations where the counts were obtained.

Traffic counting was conducted at these 17 locations in 2017 and 2022, to provide the ability to analyze growth associated with development in, and adjacent to, The COR.

Lot Size Analysis

While performed separately from this study, the results of this analysis are contained in Appendix B. The roadways, and associated rights-of-way, form a grid pattern in The COR. The lot areas resulting from the roadway layouts then dictate available developable land on a block-by-block basis. While these are preliminary land areas based on GIS information, the information can be used in initial discussions with potential developers. The block-by-block land areas, based on the roadway geometrics in this study, are presented on Figure 4 in Appendix B.

IV. BASE DATA AND GUIDANCE

Prior to initiating the original study, the City of Ramsey provided record drawings, plan drawings and GIS information for use in creating an existing infrastructure base map. Additionally, the following information and guidance was given by the City for completing the study.

- Follow the guidance outlined in The COR Design Framework plan, dated February 28, 2012, including Amendment #1, dated November 27, 2012.
- The City is not requesting a master-planning effort for this analysis. It is unknown where internal driveways, and related curb-cuts, will be needed.
- Providing service lines for sewer and water utilities should be considered along all future roadways. While the precise locations of the service lines is unknown, costs associated with the improvements should be considered in the report.
- Cost estimating should be completed for: roadways, trails/sidewalks, storm water management features, street lighting, trunk water mains and trunk sanitary sewer mains, mass grading, tree preservation, wetland mitigation, The Waterfront park features, and Municipal Plaza Improvements.
- The City has adopted Comprehensive Sanitary Sewer and Water Plans. These plans should be reviewed and consulted for this analysis.
- Regional storm water considerations should be included in the study.

Significant planning has been completed for The COR. Understanding the thoughts behind previous studies can help avoid omissions when considering future improvements.

The following documents have been incorporated into this study by reference:

- The COR Design Framework (February 28, 2012)
    - The COR Amendment #1 (November 27, 2012)
- City of Ramsey Public Places + Vibrant Community Brochure
- The Waterfront and Municipal Plaza Site Cost Estimates (2018)
- Center Street Area Framework + Policy Plan (2020 Draft)

- The COR Land Use Plan (2040 Comp Plan)
- City of Ramsey, Engineering Design Standards (April 27, 2018)
- City of Ramsey, Capital Improvement Program 2023-2032
- City of Ramsey, Well Head Protection Plan
- Comprehensive Sanitary Sewer Study (June, 2012)
    - Update (September, 2017)
- Comprehensive Water System Study (June, 2012)
    - Update (September, 2017)
- City of Ramsey 2040 Transportation Plan Update (2022)
- Anoka County 2030 Transportation Plan (December, 2008)
- 2022 Wetland Delineation Report

V. EXISTING IMPROVEMENTS

Much of the eastern portion of The COR is developed, while larger tracts in the western portion remain vacant. The focus of this study involves public improvements required to develop the currently vacant parcels. A review of the existing infrastructure adjacent to the undeveloped parcels was completed to provide a basis of future improvements required to complete the infrastructure network in The COR.

Street and Trail Improvements

Sunwood Drive NW

The improvements completed in 2004 provided a fully developed concrete roadway adjacent to the undeveloped area located in the northwest area of The COR. The boulevard was designed to allow for future widening and expansion as development and other improvements occur.

Center Street NW

Improvements to Center Street NW were completed in 2014 and included construction of a 36-foot-wide bituminous street with a 10 foot concrete sidewalk, angled parking along the west side, and parallel parking stalls along the east side of the street.

The extension of the full Center Street typical section was completed to 100-feet north of 145th Avenue NW. Then, the eastern half north to Ramsey Parkway was reconstructed with the Sapphire Apartments. The remaining roadway was then constructed as a temporary street section with bituminous curb north to Bunker Lake Boulevard.

The alignment of Center Street between Ramsey Parkway and Bunker Lake Boulevard followed the original plat of Ramsey Town Center. This does not match the revised 2012 COR master plan alignment. See Figure 4 in Appendix B.

Willemite Street NW & Ramsey Parkway

Willemite Street from Sunwood Drive to Ramsey Parkway and Ramsey Parkway from Willemite Street to Center Street was constructed in conjunction with the Affinity at Ramsey housing. Street sections were constructed based recommendation from the original analysis.

Zeolite Street NW

Zeolite Street was constructed as a temporary rural section with bituminous surface in 2005 from Sunwood Drive to Bunker Lake Boulevard.

Utilities

All past improvements completed within The COR were consistent with the City's Sanitary Sewer and Water System Comprehensive Plans. See Figures 8-10 in Appendix B for the water, sanitary, and storm utility layouts.

Sanitary Sewer Improvements

In 2004, a 30-inch trunk sanitary sewer was extended along Sunwood Drive to serve The COR. In 2005, 15-inch and 18-inch sanitary sewer was installed from Bunker Lake Boulevard to Sunwood Drive. This main was installed in Zeolite Street from Bunker Lake Boulevard to the currently platted Ramsey Parkway alignment (from the Ramsey Town Center layout). This main then follows the un-platted Yolite Street alignment to Sunwood Drive.

The segment of sanitary sewer main that follows the platted Ramsey Parkway does not follow the revised 2012 master plan alignment of Ramsey Parkway. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

The existing sanitary sewer trunk mains have capacity to provide service to The COR.

Water Distribution Improvements

The elevated storage for the City of Ramsey is adequate to provide fire flow to The COR. The trunk distribution system was also found to be adequate to serve The COR.

Storm Water Management

Center Street serves as an east/west watershed boundary within The COR. Portions of The COR located east of Center Street are routed to a pond located near Ramsey Boulevard and the BNSF railroad tracks. Portions of The COR located west of Center Street (north of Sunwood Drive) are routed to a regional storm water retention pond located north of Ramsey Parkway, just west of Center Street. The outlet from the regional stormwater retention pond is proposed to consist of storm water piping from the pond to an existing storm sewer system located in Sunwood Drive at Yolite Street. Some exceptions to the general flow patterns are anticipated, and each development will need to be reviewed to determine the most logical storm water routing on a case-by-case basis. As part of the Affinity at Ramsey Housing development, an interim ditch was constructed to connect the pond to the storm sewer infrastructure in Sunwood Drive.

A storm sewer system was previously constructed in Sunwood Drive and Center Street. The system directed roadway runoff to regional ponds located to the east and south of Center Street. Approximately 400 feet of Sunwood Drive located west of Center Street flows to the east. The remainder of Sunwood Drive adjacent to Center Street flows to the south in a pipe located at the Yolite Street alignment.

The majority of the drainage for the area west of Center Street currently flows north from Sunwood Drive to the vacant parcels, wetlands, and depressions west of Center Street. The storm water then infiltrates or flows overland to an outlet pipe near the Sunwood Drive and Yolite Street intersection.

The Veterans Drive and Peridot Street extension area currently drains to the existing wet pond located at the southeast corner of The COR. The existing wet pond and infiltration basin are shown in Figures 6 and 7 in Appendix B.

Wetlands

In the fall of 2022, a wetland delineation was conducted within The COR Study area. Those findings are still under review at the LRRWMO. Wetland delineations are depicted in Figures 6 and 7, and the full delineation report is included in Appendix D. Mitigation will be required for a portion of the existing wetlands if they are impacted by development.

VI. ROADWAY CLASSIFICATIONS AND DESIGN CONSIDERATIONS

This analysis includes examining the feasibility of constructing roadways and other supporting public infrastructure in The COR. Roadways included in the study are as follows:

- **Ramsey Parkway** – Willemite Street NW to Sunwood Drive NW,
- **Center Street NW** - from the existing developed section north to Bunker Lake Boulevard,
- **Zeolite Street NW** – from Sunwood Drive to Bunker Lake Boulevard,
- **Yolite Street NW** - Sunwood Drive to Ramsey Parkway,
- **Veterans Drive NW** - Rhinestone Street to Ramsey Boulevard, and
- **Peridot Street NW** - Sunwood Drive to Veterans Drive.

Figures 1 and 2 in Appendix B depict the roadway segments and geometrics included in this analysis.

Street Hierarchy

The COR Design Framework plan establishes a street hierarchy designation for roadways within The COR (see Appendix A). The 2040 Comprehensive Plan establishes road classifications to create a safe and efficient roadway network throughout the City (see Appendix A). The following table presents a summary of roadway classifications.

Street Segment	From	To	The COR Framework	2040 Comp Plan
Center Street	Sunwood Drive	Ramsey Parkway	Downtown	Local
Center Street	Ramsey Parkway	Bunker Lake Blvd	Parkway	Local
Ramsey Parkway	Armstrong Blvd	Ramsey Boulevard	Parkway	Local
Willemite Street	Sunwood Drive	Ramsey Parkway	Downtown	Local
Zeolite Street	Sunwood Drive	Bunker Lake Blvd	Connector	Local

Bunker Lake Blvd	Armstrong Blvd	Ramsey Boulevard	Arterial	A Minor Reliever

Roadway segments not depicted in The COR Design Framework and designated as local streets:

- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Peridot Street from Veterans Drive to Sunwood Drive, and
- Veterans Drive from Rhinestone Street to Ramsey Boulevard.

Design Assumptions

The COR Design Framework establishes roadway, boulevard, and walk widths in The COR. The table below shows the design assumptions that were used for this analysis. The notes following the table describe differences between The COR Design Framework and the design assumptions used.

Street Segment	Parking Lane(s)	F-F Width*	Center Median	Blvd Width	Walk Width	ROW Width
Center Street (South)	10' (1 Side)	44'	NA	NA	10' (1 Side)	60'
Center Street (North)	10'	24' Each	5’ - 20'	6'	10'	60'-105'
Ramsey Parkway	10'	24' Each	20'	6'	6'	92'
Willemite Street	10' (1 Side)	36'	NA	6'	6'	60'
Yolite Street	10' (1 Side)	36'	NA	6'	6'	60'
Zeolite Street	8'	40'	NA	6'	6'	80'
Veteran's Drive	8' (1 Side)	36'	NA	6'	6'	60'
Peridot Street	8' (1 Side)	36'	NA	6'	6'	60'
Bunker Lake Blvd	8' Shoulders	32' Each	12'	8'	10' N Side	120'

** Face of Curb to Face of Curb Width*

Design Notes:

Ramsey Parkway – An analysis was performed to determine the benefits and costs associated with construction of a bioretention basin in the median area of Ramsey Parkway. The benefits associated with a bioretention basin include water quality improvements, potential traffic calming and creation of a landscaping feature within this area of The COR. The City proceeded with construction of the biofiltration basin in the median from Center Street to Willemite Street, and will likely continue the construction to Sunwood Drive. The Ramsey Parkway typical section is shown on Figure 15 in Appendix B. The median design analysis dated February 19, 2018, is included in Appendix F for reference.

Center Street – For the analysis, the existing Center Street configuration (south of Ramsey Parkway) was used for that section of roadway. Between Ramsey Parkway and Bunker Lake Boulevard, a parkway

section was used per The COR Framework plan. At the Bunker Lake Boulevard intersection, the roadway expands to match the travel lanes north of Bunker Lake Boulevard. Stormwater management and stormwater reuse improvements estimated separately from the roadway improvements in the Cost Allocation section below.

Willemite Street – The COR Design Framework plan depicts the section as 50 ft face-to-face, 6 ft boulevards, and 6 ft walks.

Yolite Street – The COR Design Framework plan depicts the section as 36 ft face-to-face, 6 ft boulevards, and 10 ft walks. This is a local Street, bordering on Subdistricts 1 and 2a.

Zeolite Street - The COR Design Framework plan depicts this roadway as a Connector Street. Within The COR, Rhinestone Street, Zeolite Street and Veterans Drive (between Rhinestone Street and Zeolite Street) are considered Connector Streets. Our analysis matches the previously constructed Rhinestone Street cross section, which consists of a 40 ft face-to-face street section with 6 ft boulevards, and 6 ft walks.

Veterans Drive - The COR Design Framework plan depicts this roadway as a Local Street, located within Subdistrict 3, and requiring 6 ft boulevards and 10 ft walks.

Peridot Street - The COR Design Framework plan depicts this roadway as a Local Street, located within Subdistrict 3, and requiring 6 ft boulevards and 10 ft walks.

Bunker Lake Boulevard – The Anoka County 2030 Comprehensive plan identifies this roadway as a 4-lane, divided highway.

VII. ADDITIONAL PUBLIC INFRASTRUCTURE ANALYSIS

As a portion of this analysis, we reviewed the City Comprehensive Plans for sanitary sewer and water main needs. The following is a summary of results for the various analyses and reviews.

Sanitary Sewer

The segment of trunk sanitary sewer main following the currently platted Ramsey Parkway does not follow the revised 2012 master plan alignment. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

An 8-inch gravity sanitary sewer main will be adequate to convey flows from the area. For this analysis, we included an allowance for 8-inch service lines to be extended to properties along the corridors.

Water Main

Ramsey Parkway includes a 12-inch watermain, which completes an east-west trunk system through The COR. All existing streets include provisions to extend 8-inch watermain into the study area. Future roadway construction (other than Ramsey Parkway) should include 8-inch watermain to complete looping in the study area. In the case that a high-water user plans to develop within the project area, additional flow analysis should be performed to verify they will have adequate flow and pressure for their individual needs.

Figure 8 in Appendix B depicts watermain and Figure 9 depicts the sanitary sewer improvements within the study area.

Storm Water Management

Storm water management concepts were developed to maintain existing drainage patterns and preserve the conveyance and flood storage capacity of the existing site.

Storm water runoff west of Center Street is generally planned to flow north from Sunwood Drive and to a large future regional pond proposed on the north side of Ramsey Parkway. The outlet for this regional pond will most likely be extended along the future Yolite Street, where an existing 30-inch arch pipe has been extended into the study area from Sunwood Drive. The existing hydraulic model was reviewed to allow for the analysis of storm water within The COR area. Preliminary storm water management conditions and requirements were then developed to determine the elevations required for building pads in the area.

The sub-watersheds were modeled using future land use conditions to generally size the regional storm water basin. The basin was sized to ensure proposed discharge rates were equal to existing flow rates. The pond was also reviewed with respect to potential storm sewer depths and potential aesthetic park function.

The current pond footprint used in the analysis is derived from sketch designs from LHB Landscape Architects. The normal water level was determined by using the elevation of the outlet pipe located near Sunwood Drive. Additional design parameters and regional storm water management planning should be further refined as the areas begin to develop. Figure 1 shows the general shape and location of the pond used in the analysis.

Along with the final pond configuration, proposed construction methodologies, including the requirement for pretreatment of all stormwater (public and private) prior to discharge to the regional pond, are currently being considered by the City. Cost considerations currently include stripping topsoil and vegetation, excavating the pond, installing a 2' impervious clay liner, and fine grading the site.

Much of The COR is located within a Drinking Water Supply Management Area. Because of this, the required infiltration (1 inch over all new impervious area) is provided by the City in a regional infiltration basin. Developers then pay a share of the cost for creation of the regional facility.

Site Grading

Existing hydraulic modeling was reviewed to analyze storm water conditions for future development scenarios. The regional stormwater retention pond elevation was then used to determine the minimum elevations required for building pads in the area.

The results of the modeling indicate the regional stormwater retention pond could reach a high-water elevation of ±866.5 during a 100-year storm event. This should be considered a preliminary result at this time, as the actual pond size and shape could be revised based upon other studies occurring at the City.

The Lower Rum River Watershed Management Organization requires the lowest floor elevation be a minimum of 2-feet above the 100-year high water level. Based on that requirement, the minimum building elevation should be 868.5.

Figures 11 and 12 depict the average existing lot elevations, the proposed minimum lot elevations required, and an approximate fill volume required to raise each of the sites to the minimum elevation. Each site requires an average of approximately 3-feet of fill to meet minimum elevations required.

Tree Inventory

Per the City's tree preservation ordinance, a tree inventory survey was completed to determine various

characteristics of trees meeting the size requirements of the ordinance. The tree inventory species and quantity are depicted in Figure 14 and tabulated in Appendix B. Due to the nature of the mass site grading anticipated within all of the undeveloped land at The COR, deep excavations and large earth fills, it is expected that all trees inventoried will need to be removed. City ordinances includes removal thresholds and requires 125% replacement of significant trees, with some exceptions to dedicated public rights-of-way and invasive tree species. Invasive species documented within The COR area include Siberian Elm.

Street Lighting

Street lighting will be in conformance with The COR Design Framework's Master Streetlight Plan. The costs included for street lighting assumes the light units will be owned, operated, maintained, and installed with City appropriated funds. Costs include conduit, wiring and the actual light fixtures to be installed. The density of the lighting fixtures is similar to the level provided along Riverdale Drive, east of Armstrong Boulevard.

Trails/Sidewalks

Trails were previously constructed along the center of the Ramsey Parkway median east of Center Street. A bioretention basin was constructed within the center median of Ramsey Parkway from Center Street to Willemite Street and is proposed to continue from Willemite Street to Sunwood Drive. 6-foot concrete walk is proposed on the north and south side of Ramsey Parkway to extend the pedestrian facilities to the west.

A 10-foot concrete sidewalk is proposed along the west side of Center Street. All other roadways are proposed to include a 6-foot concrete sidewalk on either side of the road segment. Figures 15-17 in Appendix B show these typical sections.

Landscaping

The base project includes a very utilitarian approach to landscaping for the area. Pedestrian paths, trees and lighting were included, but other features, such shrubs, decorative features and monuments are not included in the estimated project costs. Developers will be responsible to construct boulevard landscaping improvements consistent with the City's zoning code. The exception to this is Sunwood Drive NW, where the boulevard costs include continuing the landscaping along the north side of Sunwood Drive as it exists east of Sapphire Street.

The Ramsey Parkway median is being developed as a filtration median, with plantings typical for bioretention basins.

Right-of-Way Requirements

The COR was originally platted as Ramsey Town Center in 2003, with roadway rights-of-way (ROW) being established over a portion of the area. Future improvements within The COR will be primarily development driven, and ROW secured through the platting process. Understanding and documenting potential ROW needs will allow the City to plan in advance for acquisitions. Additionally, currently platted ROW can be vacated during the development process, allowing for larger areas of development.

Figure 4 shows the existing ROW that does not follow the current master plan roadway alignments, and also shows new ROW required for future public improvements.

The ROW depicted on the exhibits takes into account the width required for streets, boulevards, sidewalks, etc. as depicted in The COR Design Framework plan.

Wetland Delineation

The recent wetland delineation concluded there are multiple wetland areas within the study area. These areas are shown in Figure 6 in Appendix B and Appendix D and are still under review at the LRRWMO.

In 2003 the City delineated these wetlands and completed a wetland mitigation strategy for replacement of impacted wetlands. Several of these wetlands may be impacted without mitigation since they are considered excavated storm water ponds. However, 3 historic wetland areas are still subject to mitigation, shown in Figure 7 in Appendix B and Appendix D. "Wetland 1" located in the northwest corner of The COR, is a remnant historical wetland that has not previously been mitigated. "Wetland 2" located directly adjacent to Wetland 1, is a mitigation banking site constructed to mitigate impacts occurring from the Bunker Lake Boulevard Improvements, therefore can be treated as a historical wetland. A portion of "Wetland 7" located in the northeast quadrant of Sunwood Drive and Zeolite Street, is a remnant historical wetland that has not previously been mitigated.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. Understanding and planning for requirements associated with obtaining permits and approvals at this time will be critical to the ultimate success of the process. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation (MnDOT) State Aid: Sunwood Drive NW, Zeolite Street, Veterans Drive from Zeolite Street to Ramsey Boulevard, Rhinestone Street from Veterans Drive to Bunker Lake Boulevard, and Center Street from Sunwood Drive to Bunker Lake Boulevard are State Aid routes,
- Minnesota Pollution Control Agency (MPCA): NPDES Storm Water Permit,
- Metropolitan Council Environmental Services (MCES): Sanitary Sewer Extension Review,
- Minnesota Pollution Control Agency (MPCA): Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Department of Natural Resources (DNR): Dewatering,
- Lower Rum River Watershed Management Organization: Storm Water.

Timing of Improvements

While the improvements discussed and depicted in the figures will be required to support the area, timing of the improvements will most likely be dependent upon each proposed development.

As individual developments are considered, the public infrastructure will need to be reviewed and determinations made as to its adequacy to serve the properties. As upgrades, extensions and improvements are determined to be necessary, funding strategies will need to be developed which may include full or partial assessments to benefitting properties.

VIII. DESIGN SUMMARY

While there is a general understanding of the total public improvements required to serve the area, sequencing of the improvements will allow for planning and fiscal responsibility. Our understanding of the most likely individual segments to be developed are shown in Figure 2 in Appendix B, and include:

- **Ramsey Parkway - Segments A-1 and A-2**
  - Extension of Ramsey Parkway from Willemite Street NW to Sunwood Drive Roundabout.
    - Two 24-foot one way roadways
      - 6-foot concrete sidewalks on the north and south sides
    - Construct bioretention basin in median, lined to prevent infiltration
  - Extension of sanitary sewer, storm sewer and watermain.
    - Reroute existing 18-inch sanitary sewer to new alignment if required with A-1.
- **Center Street - Segment B-1 and B-2:**
  - Extension of Center Street NW to Bunker Lake Boulevard.
    - Extend the existing typical section from the south to 146th Avenue
    - Widen Center Street to a Parkway from 146th Avenue to Bunker Lake Boulevard
    - Subject to Anoka County approval.
  - Extension of storm sewer as needed for roadway drainage.
- **Willemite Street – Segment C**
  - Constructed with Affinity at Ramsey Housing
- **Sunwood Drive Boulevard - Segments D-1, D-2, D-3 and D-4:**
  - Construction of sidewalk and plantings along the north side of Sunwood Drive.
    - Extend the existing boulevard layout used east of Sapphire Street NW
- **Yolite Street - Segment E:**
  - Construction of Yolite Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with 6-foot sidewalks on both sides
  - Extension of watermain.
  - Extension of storm sewer for regional pond outlet.
- **Zeolite Street - Segment F-1 and F-2:**
  - Construction of Zeolite Street NW from Sunwood Drive to Bunker Lake Boulevard.
    - 40-foot roadway with 6-foot sidewalks on both sides.
  - Adjust watermain to proposed grades
  - Extension of storm sewer for roadway drainage
  - Extension of sanitary sewer for service to adjacent parcels
- **Bunker Lake Boulevard - Segment G:**
  - Construction of Bunker Lake Boulevard from Armstrong Boulevard to Ramsey Boulevard.
    - 4-lane divided roadway with concrete median as depicted in the Anoka County 2030 Transportation Plan, costs not included in this analysis.
  - Anoka County State Aid Highway 116
- **Veterans Drive - Segment H:**
  - Construction of Veterans Drive from Rhinestone Street to Ramsey Boulevard.
    - 36-foot roadway with 6-foot sidewalks on both sides.
    - Subject to Anoka County approval.
  - Extension of watermain.
  - Extension of storm sewer for roadway drainage.
- **Peridot Street - Segment I:**
  - Construction of Peridot Street NW from Sunwood Drive to Veterans Drive.
    - 36-foot roadway with 6-foot sidewalks on both sides.

- Extension of sanitary sewer south from Sunwood Drive.
- Extension of watermain.
- Extension of storm sewer for roadway drainage.

Estimated project costs for each segment were developed to allow for the City to plan for the sequenced implementation of the improvements and are summarized later in this report.

IX. COST ANALYSIS

Costs estimates were developed for each improvement type. These estimates are based on recent bid pricing and similar projects. The segments are depicted on Figure 2 in Appendix B. All costs are presented as 2023 costs.

	Ramsey Parkway	
Improvement	**Segment A-1**	**Segment A-2**
Roadway	$ 988,000	$ 500,000
Trails/Sidewalks	$ 196,000	$ 99,000
Street Lighting	$ 289,000	$ 146,000
Storm Sewer	$ 530,000	$ 268,000
Trunk Storm Sewer	$ 26,000	$ 0
Watermain	$ 246,000	$ 173,000
Sanitary Sewer	$ 104,000	$ 97,000
Trunk Sanitary Sewer	$ 294,000	$ 0
Total Costs	$ 2,673,000	$ 1,283,000

	Center Street	
Improvement	**Segment B-1**	**Segment B-2**
Roadway	$ 114,000	$ 543,000
Trails/Sidewalks	$ 44,000	$ 153,000
Street Lighting	$ 74,000	$ 204,000
Storm Sewer	$ 40,000	$ 132,000
Watermain	$ 0	$ 0
Sanitary Sewer	$ 0	$ 0
Total Costs	$ 272,000	$ 1,032,000

	Yolite Street	Zeolite Street	
Improvement	**Segment E**	**Segment F-1**	**Segment F-2**
Roadway	$ 419,000	$ 412,000	$ 426,000
Trails/Sidewalks	$ 118,000	$ 116,000	$ 120,000
Street Lighting	$ 157,000	$ 155,000	$ 159,000
Storm Sewer	$ 102,000	$ 66,000	$ 68,000
Trunk Storm Sewer	$ 112,000	$ 0	$ 81,000
Watermain	$ 169,000	$ 136,000	$ 140,000
Sanitary Sewer	$ 92,000	$ 88,000	$ 91,000
Total Costs	$ 1,169,000	$ 973,000	$ 1,085,000

	Veterans Drive	Peridot Street
Improvement	**Segment H**	**Segment I**
Roadway	$ 763,000	$ 360,000
Trails/Sidewalks	$ 254,000	$ 120,000
Street Lighting	$ 339,000	$ 159,000
Storm Sewer	$ 120,000	$ 41,000
Watermain	$ 245,000	$ 143,000
Sanitary Sewer	$ 0	$ 94,000
Total Costs	$ 1,721,000	$ 917,000

Segments D-1, D-2, D-3 and D-4 include sidewalks and miscellaneous street scape improvements along Sunwood Drive. The Segments, and associated costs, are presented in the following table.

Segment	Location	Estimated Cost
D-1	Center Street to Sapphire Street	$ 134,000
D-2	Willemite Street to Center Street	$ 201,000
D-3	Yolite Street to Willemite Street	$ 230,000
D-4	Zeolite Street to Yolite Street	$ 237,000
Total		$ 802,000

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Summary of Costs

The total for the roadway, trail, sidewalk, and street lighting improvements is estimated at **$8,794,000.**

The total for sanitary sewer and water main extension improvements is estimated at **$1,818,000.**

The total trunk related improvements for sanitary sewer and storm sewer is estimated at **$513,000.**

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Street is estimated at **$802,000.**

The total for regional stormwater retention pond excavation, grading, and impervious liner is estimated at **$2,980,000.** Tree removal and preservation associated with the regional pond area is estimated at **$160,000.**

The total for mass site grading of the remaining undeveloped land within The COR, including wetland mitigation is estimated at **$3,002,000.** Tree removal and preservation associated with the undeveloped area is estimated at **$794,000.**

The total for The Waterfront, Phase 1 is estimated at **$4,218,000.** The Waterfront's park features are still considered preliminary. Costs and improvements are based on 2018 City Cost Estimating effort, adjusted for 2023 pricing and include a recreational splash pad, wading fountain, vehicle access, parking, associated concrete walkways, a bituminous trail circumnavigating the stormwater feature, and miscellaneous landscaping. The proposed community buildings, pergola, and future phases are not included in these estimates.

The total for Municipal Plaza Improvements is estimated at **$4,091,000.** Costs and improvements are based on 2018 City Cost Estimating effort, adjusted for 2023 pricing. Additionally, an analysis was completed focused on stormwater, stormwater reuse, and irrigation alternatives. Current stormwater reuse project costs are estimated at **$2,285,000.** The analysis memorandum dated June 25, 2019, is in Appendix F for reference.

General Cost Estimating Assumptions

- Dewatering will be required for sewer and water installation.
- Fill will be required for all roadways, with exception of Zeolite Street.
- Aggregate base cost does not assume use of City stockpile.
- Costs associated with creating the bioretention basin are included in the storm utility portions of Ramsey Parkway (Segments A-1 and A-2).

Segment A Assumptions

- Removal of existing 42-inch storm sewer included in trunk storm sewer cost. A portion was removed with the Affinity at Ramsey housing project.
- Sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.
- Includes an allotment for (2) 6 ft wide sidewalks along the roadway boulevard areas.
- Costs for the median include restoration and plantings.
- 8-inch sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.

Segment B-2 Assumptions

- Realignment of Center Street as shown in the COR Framework Plan included in the project cost.
    - The cost for B-2 could be eliminated from the project if the existing roadway were to remain in place.

Segment E Assumptions

- 30-inch regional pond outlet pipe included in trunk storm sewer cost.
- Extension of sanitary sewer laterals to the right of way included in sanitary sewer cost.

Segments H & I Assumptions

- 8-inch sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.

Grading Assumptions

- Wetland Mitigation will be completed via purchasing wetland credits. Credit costs are continually modified and subject to change. Wetland credits must be purchased at a ratio of twice the acreage of impact.
- Swell factor of excavated material is estimated at 10%.
- Shrinkage factor of installed/compacted material is estimated at 25%.
- Borrow material cost assumes use of regional pond excavation. Additional import material will be required if excavation material is depleted. Preliminary calculations indicate borrow material will not be required, however it will be dependent on individual site plans.
- Trees will be replaced in accordance with City ordinances.

Additional Assumptions

- No costs associated with construction of individual storm water ponds are included, as it is anticipated the regional pond will address all storm water runoff requirements. The regional pond

will be sized to address all impervious surfaces within the developable area including the public improvements and all individual site development within the study area west of Center Street.

X. COST ALLOCATION

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the property owner. For our analysis, we assumed the following items would be constructed through the public process:

- Roadways, including storm water conveyance systems,
- Water System Facilities,
- Sanitary Sewer Facilities,
- Trails,
- Street Lighting, and
- City Parks

While the streetlights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements. Other improvements were considered secondary and are typically the property owner's responsibility:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance, and Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

APPENDIX A: LAND USE EXHIBITS

Figure 13: Existing Functional Classification





0 750
SCALE FEET

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City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
THE COR LAND USE
JANUARY 2018

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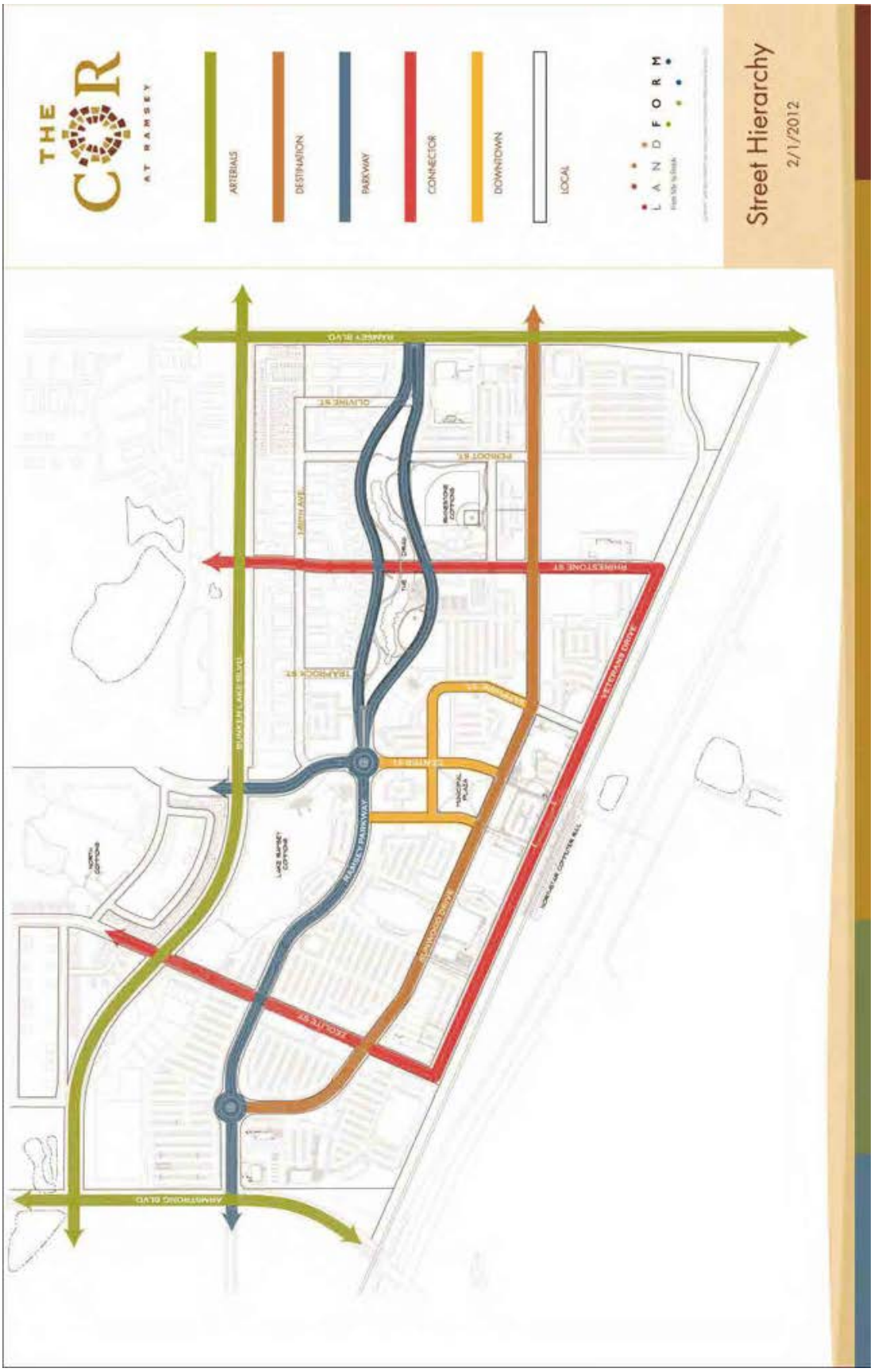


Figure 1: Street Hierarchy Map

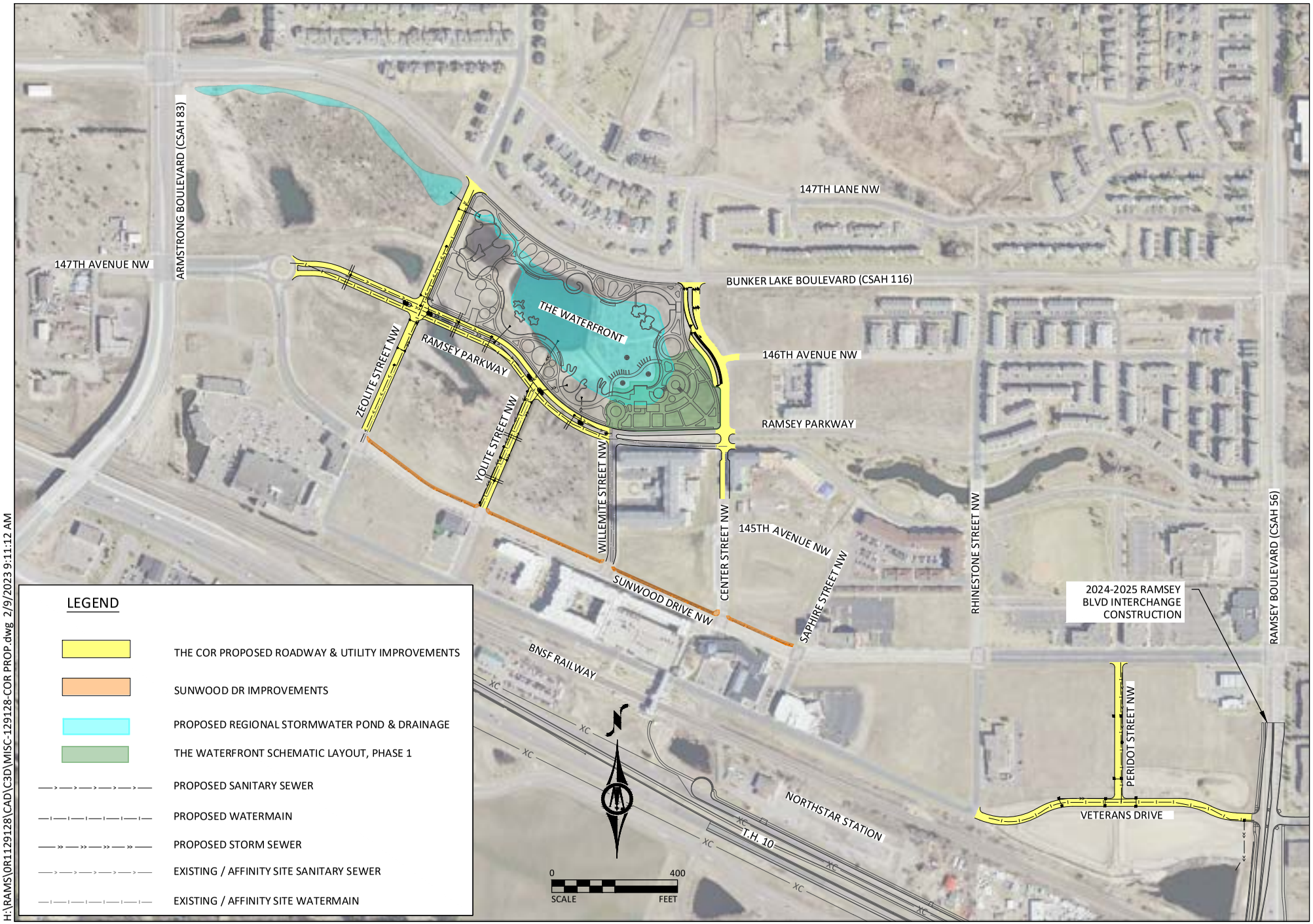
APPENDIX B: FIGURES

2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 1 - IMPROVEMENT AREAS

FEBRUARY 2023

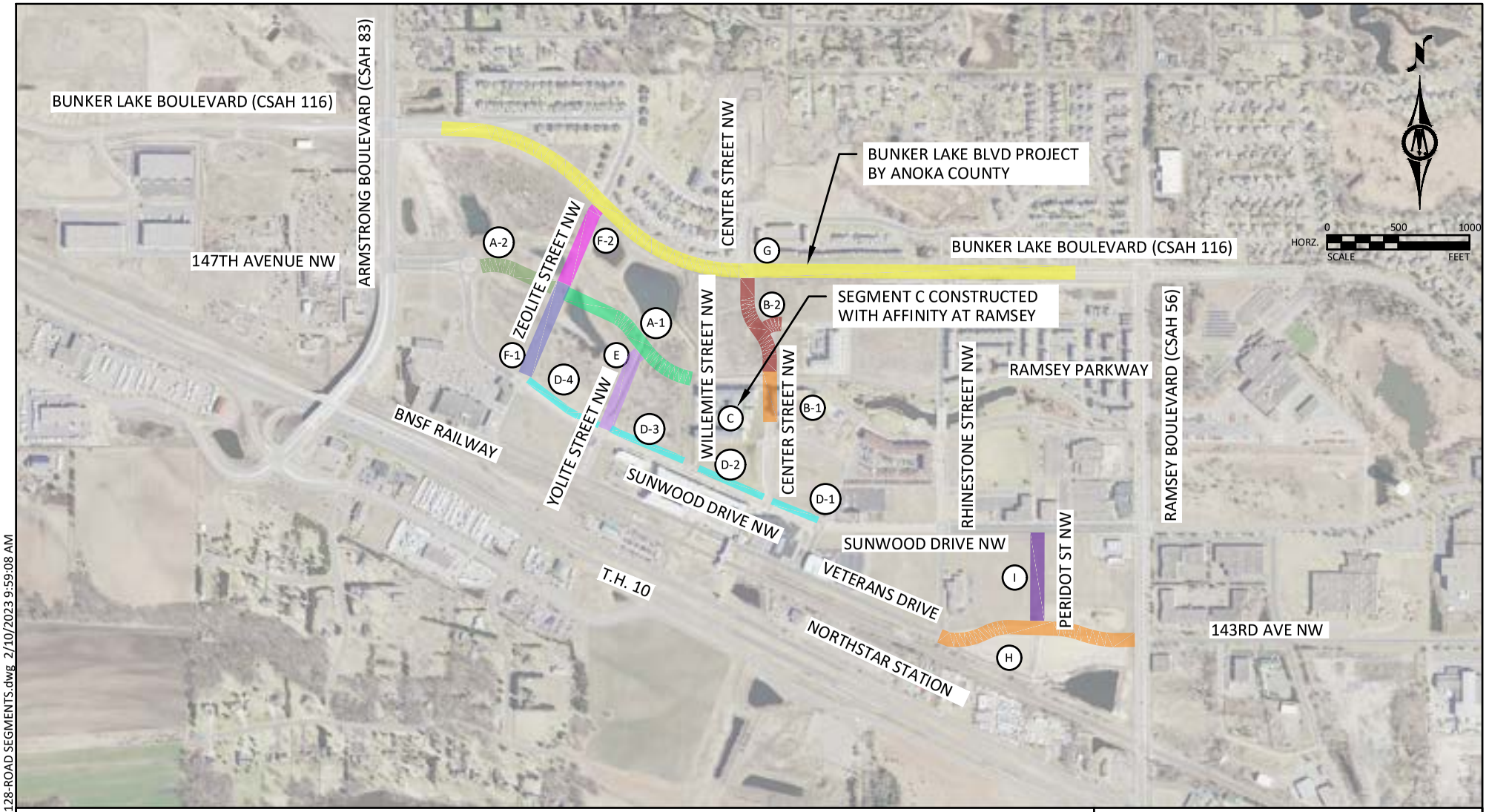


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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS FIGURE 2 - ROAD SEGMENTS & COST BREAKDOWN

CITY OF RAMSEY, MINNESOTA

FEBRUARY 2023



LEGEND

SEGMENT A-1	$2,673,000	SEGMENT D	$802,000	SEGMENT G	BY COUNTY
SEGMENT A-2	$1,283,000	SEGMENT E	$1,169,000	SEGMENT H	$1,721,000
SEGMENT B-1	$272,000	SEGMENT F-1	$973,000	SEGMENT I	$917,000
SEGMENT B-2	$1,032,000	SEGMENT F-2	$1,085,000		

NOTE:

ESTIMATED TOTAL PROJECT COSTS FOR EACH SEGMENT INCLUDES SURFACE AND SUBSURFACE PUBLIC INFRASTRUCTURE USING 2023 DOLLARS (EARTHWORK, ROADWAY, SANITARY SEWER, WATERMAIN, STORM SEWER, TRAILS, LIGHTING, TREES, WETLANDS.)

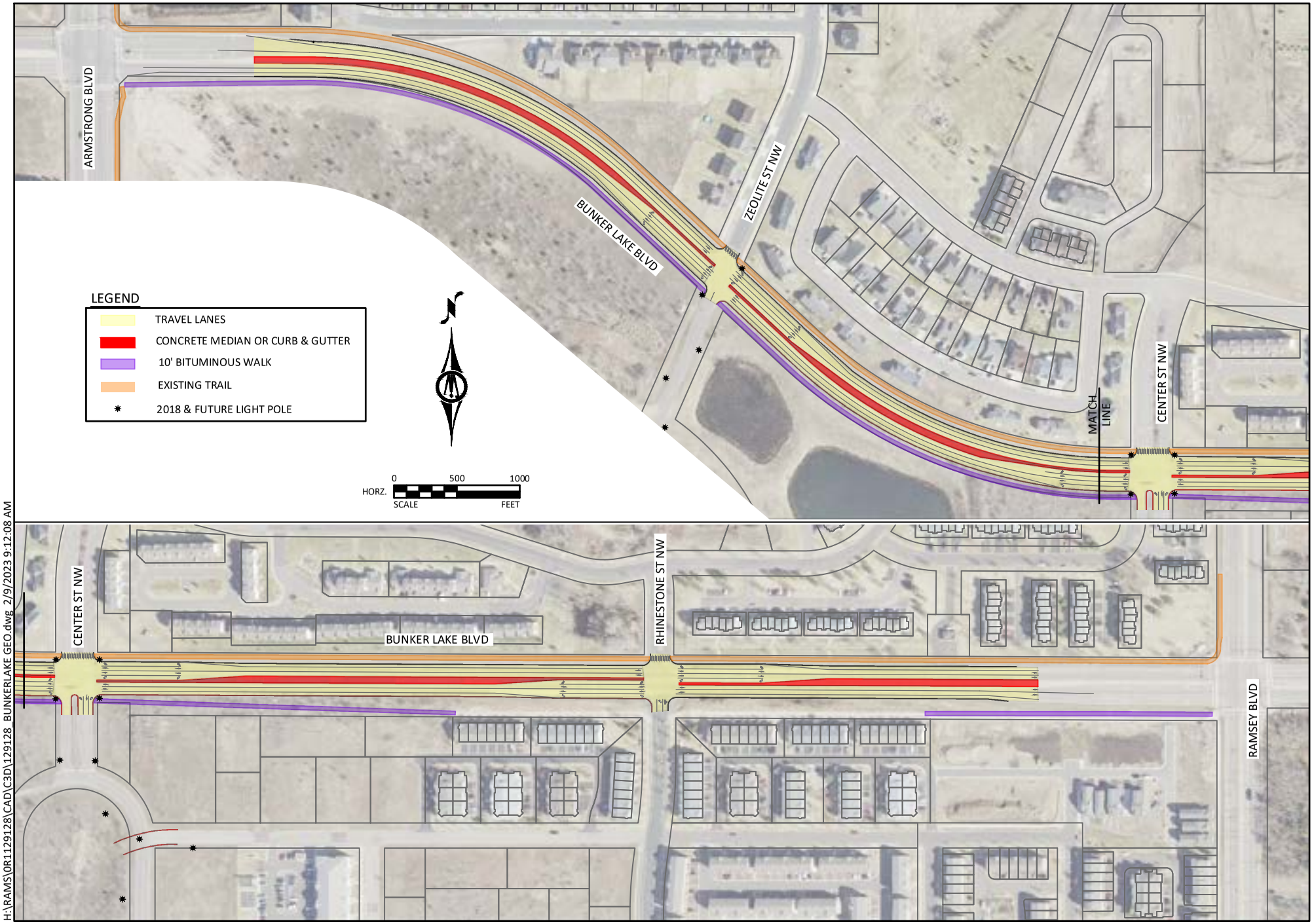
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 3 - FUTURE ANOKA COUNTY PROJECT

FEBRUARY 2023



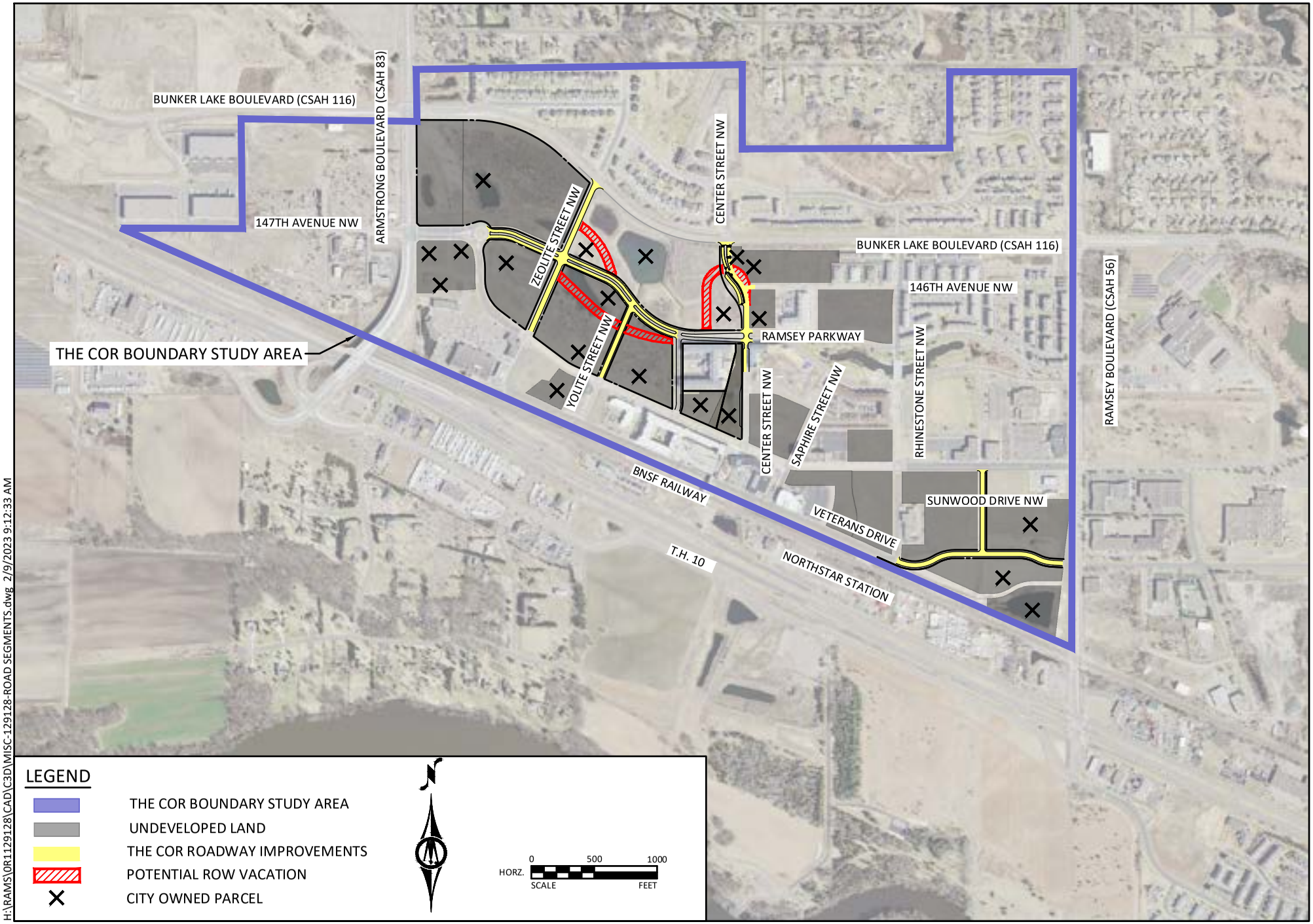
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 4 - ROW LAYOUT

FEBRUARY 2023



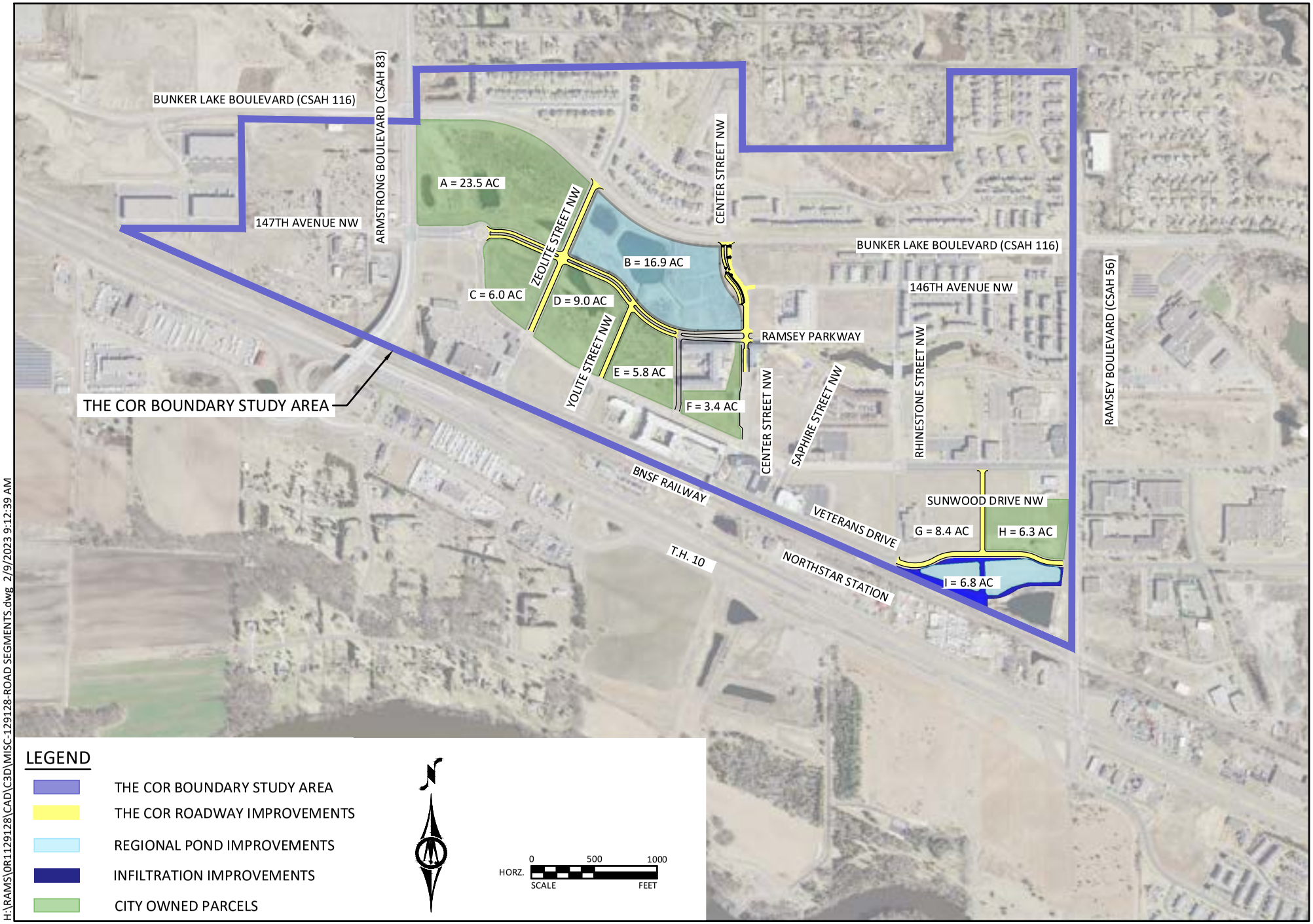
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 5 - CITY PARCEL AREAS

FEBRUARY 2023



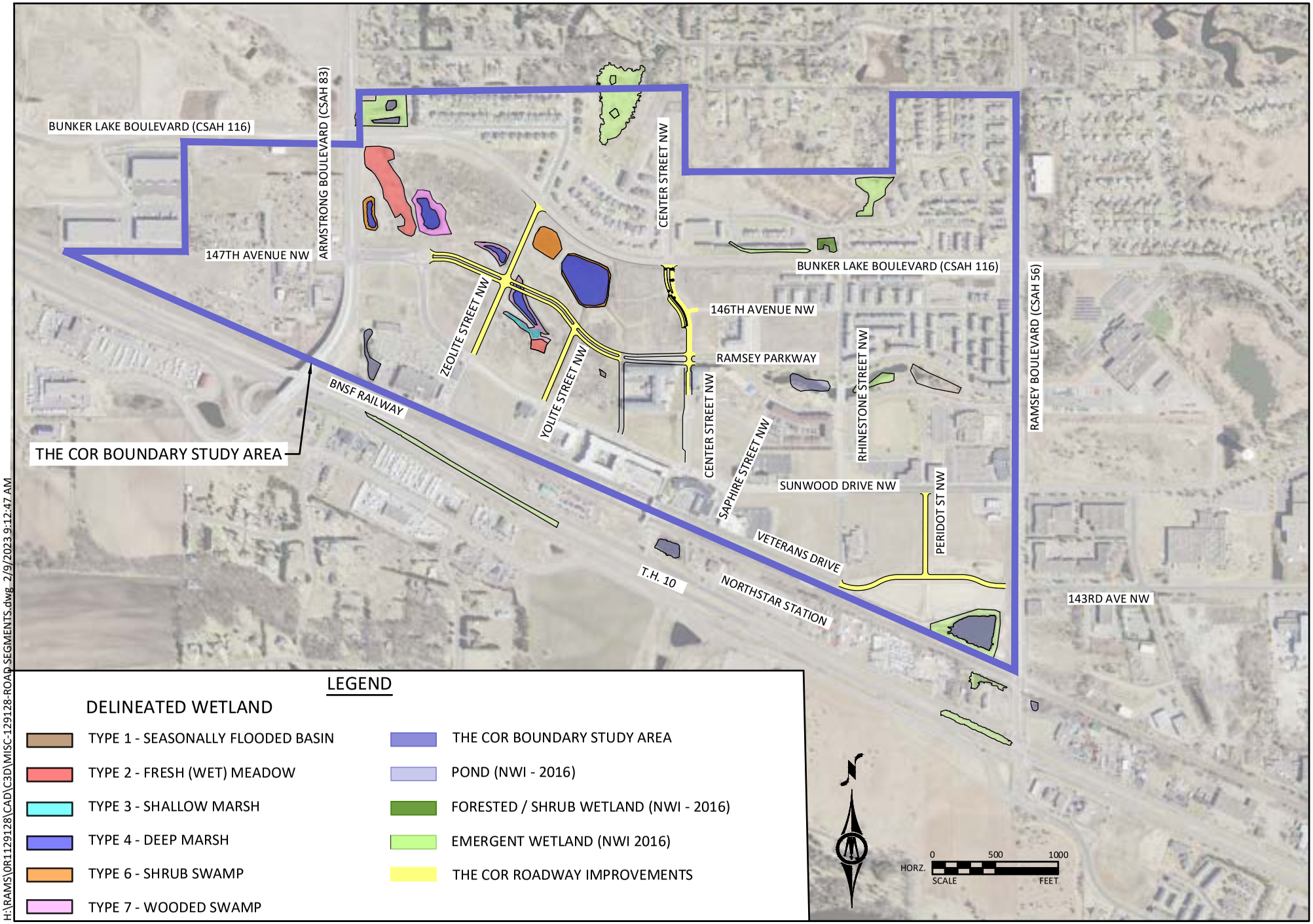
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 6 - WETLAND INVENTORY

FEBRUARY 2023



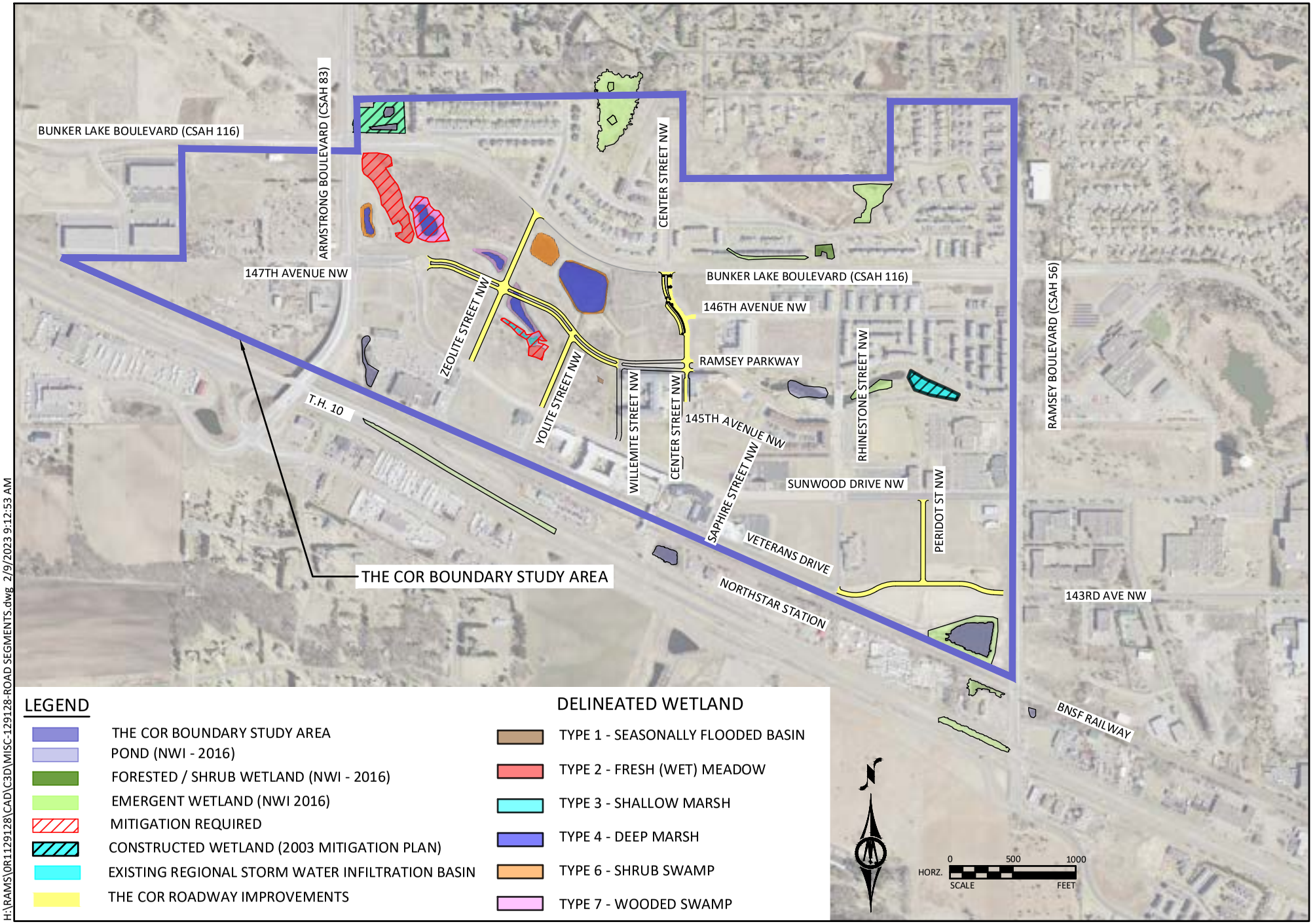
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 7 - WETLAND MITIGATION PLAN

FEBRUARY 2023



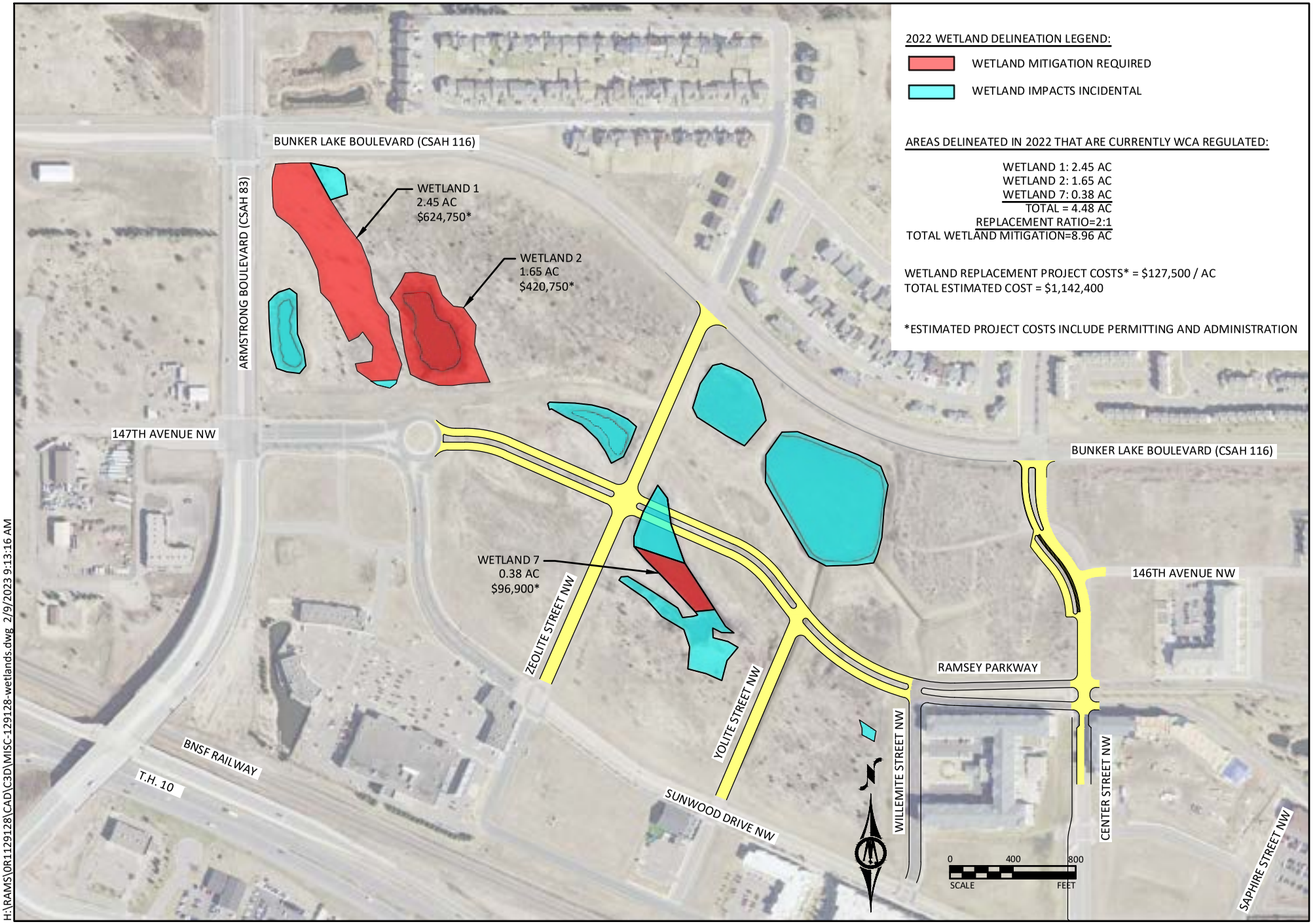
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 8 - WETLAND MITIGATION COST

FEBRUARY 2023



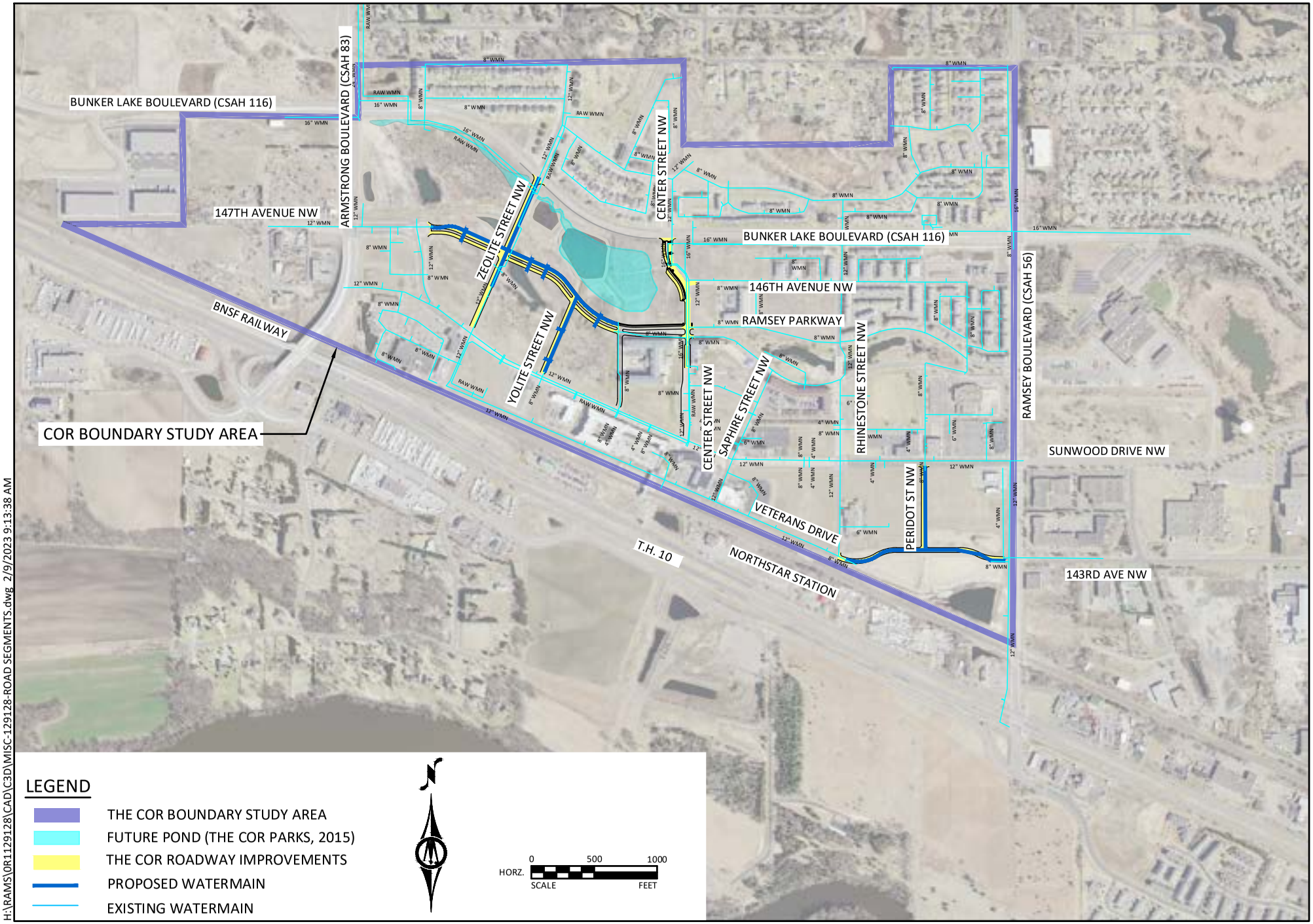
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 9 - WATERMAIN UTILITIES

FEBRUARY 2023



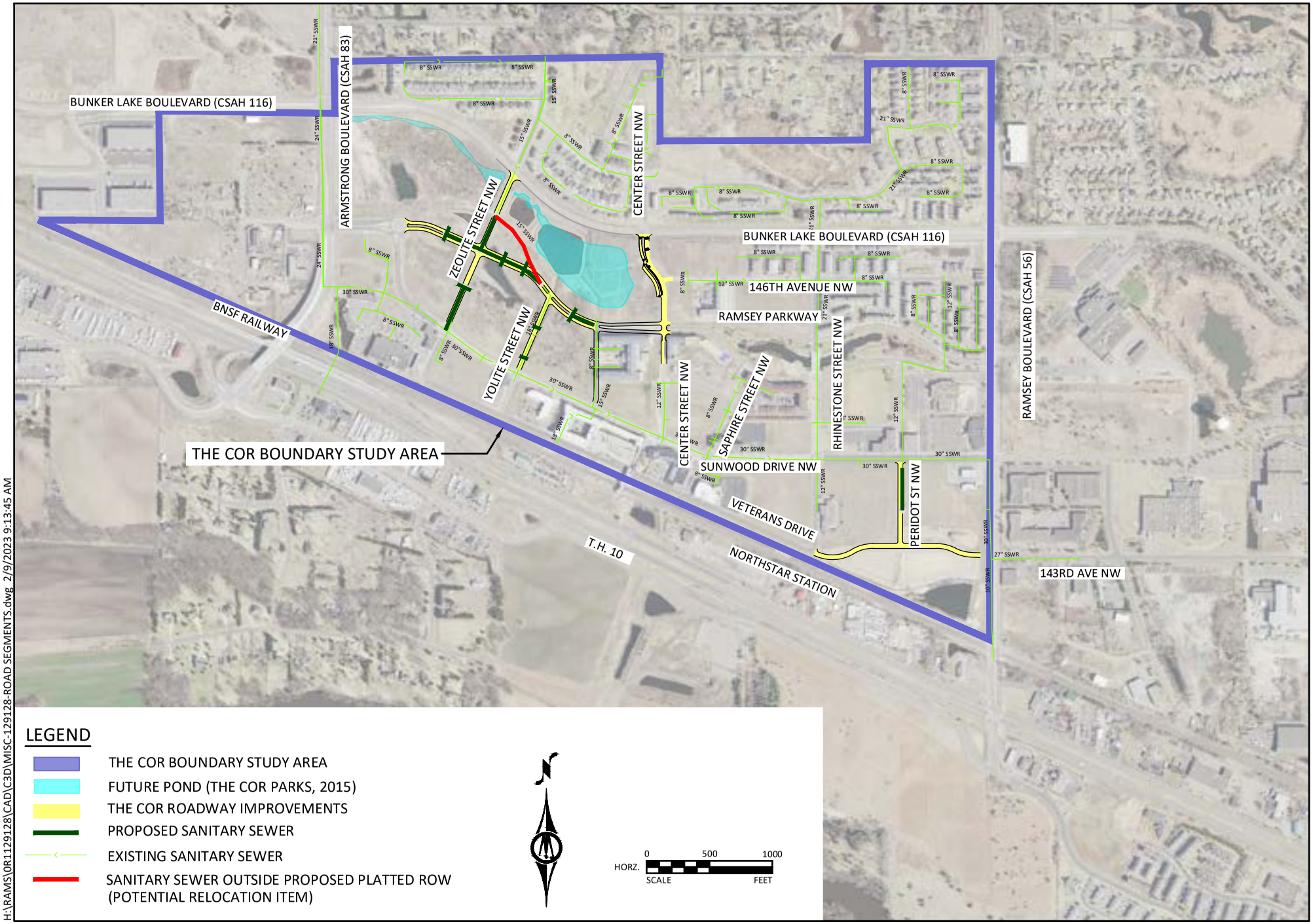
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 10 - SANITARY UTILITIES

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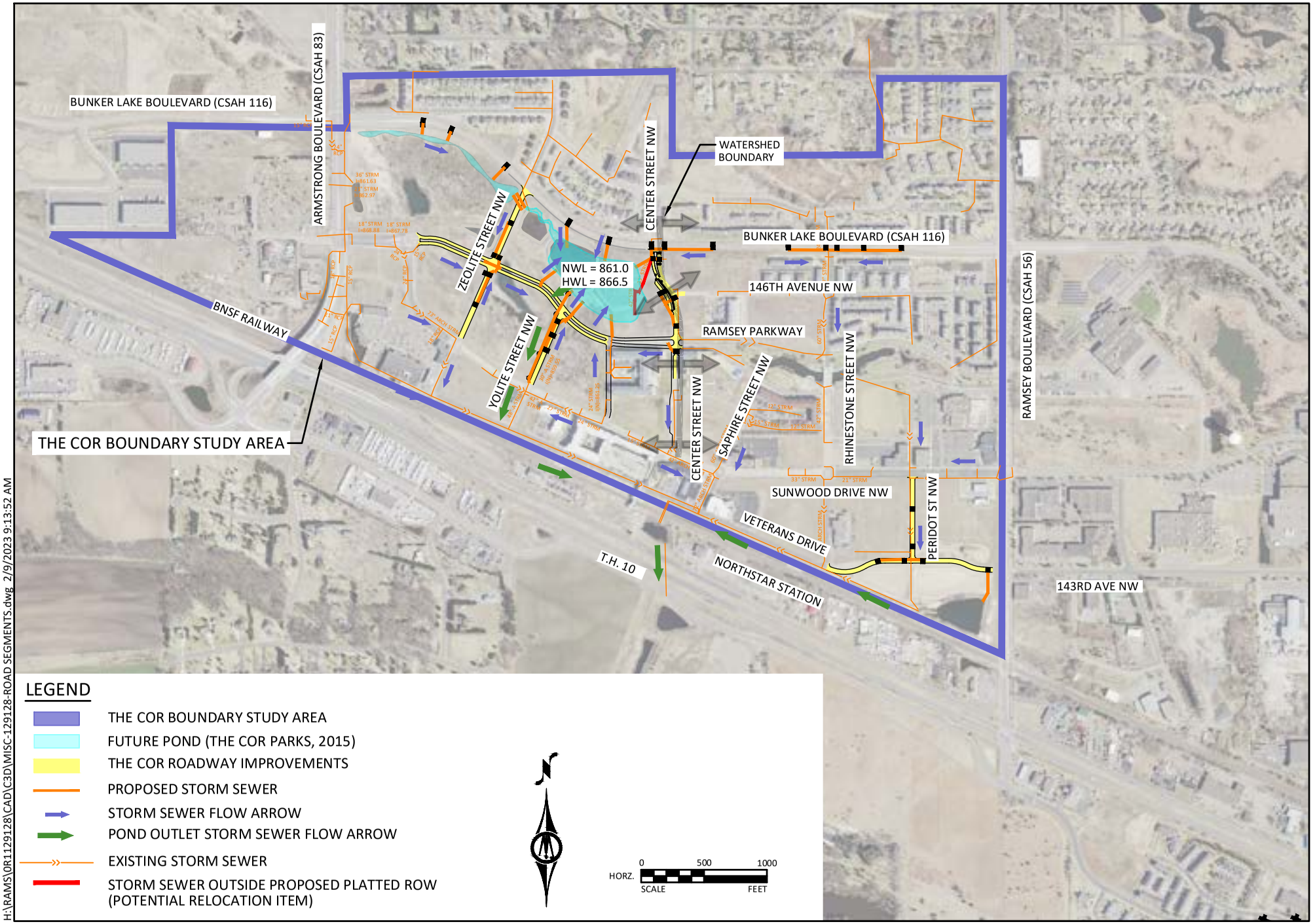
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 11 - STORM UTILITIES

FEBRUARY 2023



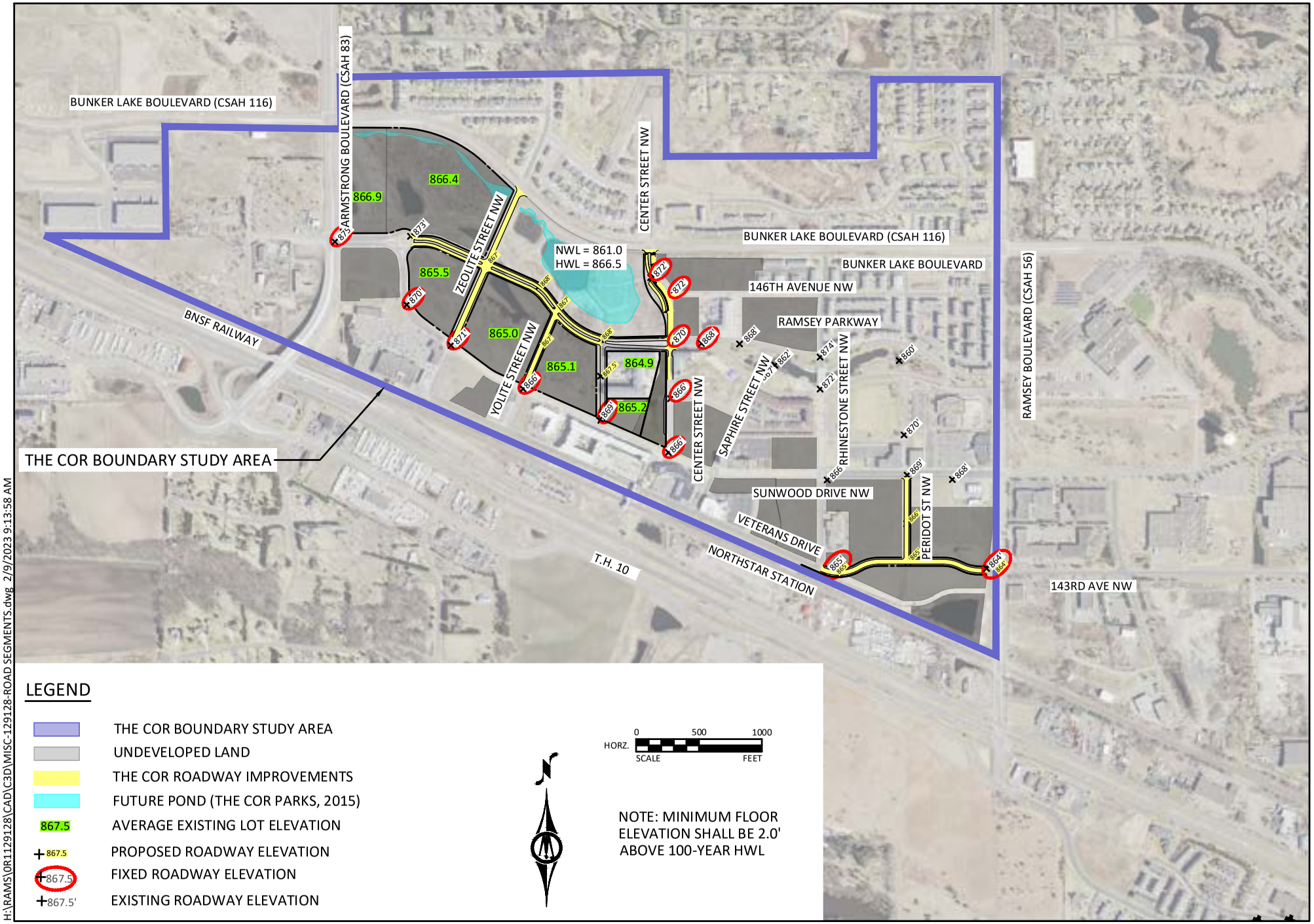
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 12 - ROADWAY GRADING PLAN

FEBRUARY 2023



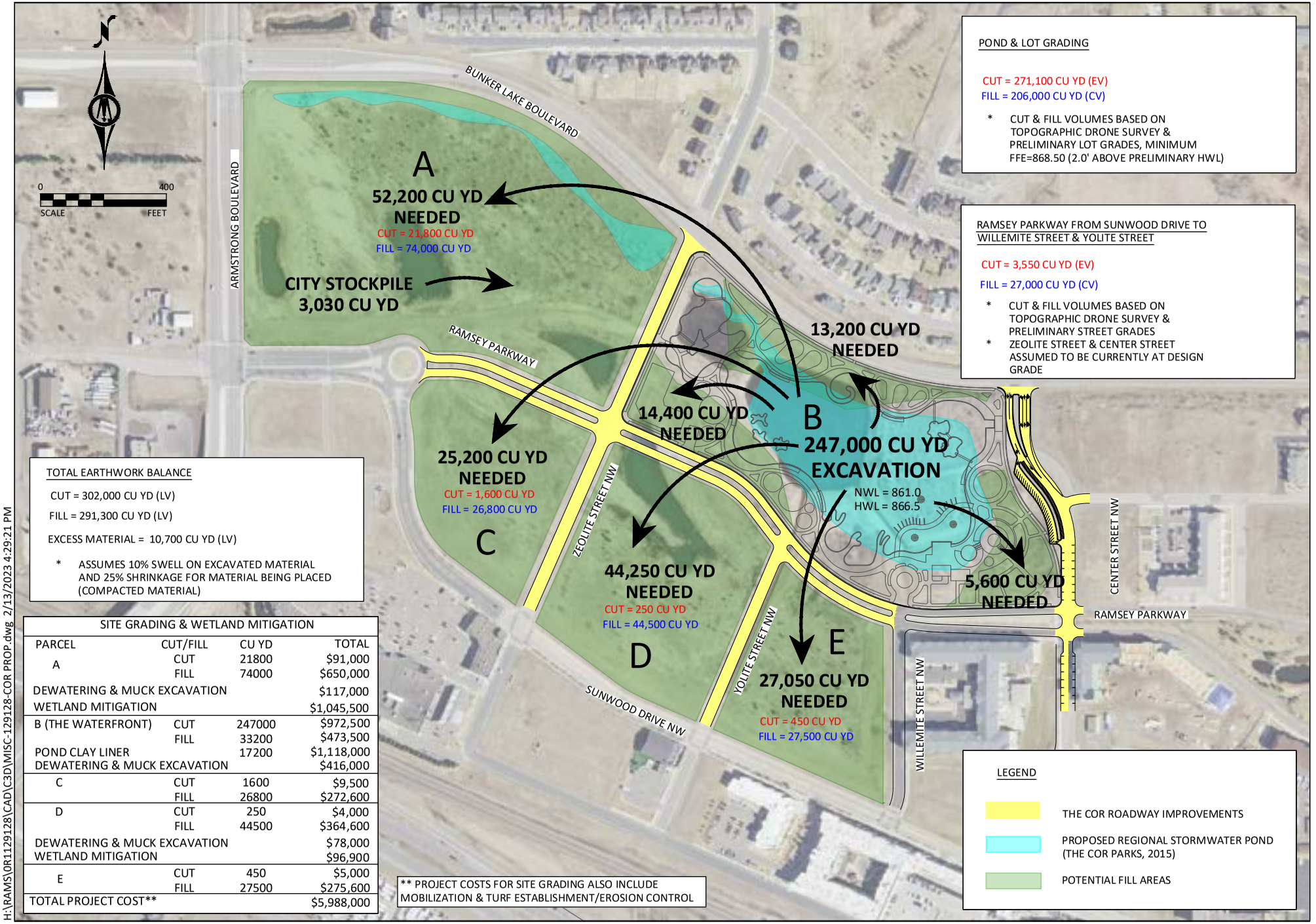
LEGEND

- THE COR BOUNDARY STUDY AREA
- UNDEVELOPED LAND
- THE COR ROADWAY IMPROVEMENTS
- FUTURE POND (THE COR PARKS, 2015)
- 867.5 — AVERAGE EXISTING LOT ELEVATION
- +867.5 — PROPOSED ROADWAY ELEVATION
- +867.5 — FIXED ROADWAY ELEVATION
- +867.5' — EXISTING ROADWAY ELEVATION

HORZ. SCALE: 0, 500, 1000 FEET

NOTE: MINIMUM FLOOR ELEVATION SHALL BE 2.0' ABOVE 100-YEAR HWL

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POND & LOT GRADING

CUT = 271,100 CU YD (EV)

FILL = 206,000 CU YD (CV)

* CUT & FILL VOLUMES BASED ON TOPOGRAPHIC DRONE SURVEY & PRELIMINARY LOT GRADES, MINIMUM FFE=868.50 (2.0' ABOVE PRELIMINARY HWL)

RAMSEY PARKWAY FROM SUNWOOD DRIVE TO WILLEMITE STREET & YOLITE STREET

CUT = 3,550 CU YD (EV)

FILL = 27,000 CU YD (CV)

* CUT & FILL VOLUMES BASED ON TOPOGRAPHIC DRONE SURVEY & PRELIMINARY STREET GRADES

* ZEOLITE STREET & CENTER STREET ASSUMED TO BE CURRENTLY AT DESIGN GRADE

TOTAL EARTHWORK BALANCE

CUT = 302,000 CU YD (LV)

FILL = 291,300 CU YD (LV)

EXCESS MATERIAL = 10,700 CU YD (LV)

* ASSUMES 10% SWELL ON EXCAVATED MATERIAL AND 25% SHRINKAGE FOR MATERIAL BEING PLACED (COMPACTED MATERIAL)

SITE GRADING & WETLAND MITIGATION

PARCEL	CUT/FILL	CU YD	TOTAL
A	CUT	21800	$91,000
	FILL	74000	$650,000
DEWATERING & MUCK EXCAVATION			$117,000
WETLAND MITIGATION			$1,045,500
B (THE WATERFRONT)	CUT	247000	$972,500
	FILL	33200	$473,500
POND CLAY LINER		17200	$1,118,000
DEWATERING & MUCK EXCAVATION			$416,000
C	CUT	1600	$9,500
	FILL	26800	$272,600
D	CUT	250	$4,000
	FILL	44500	$364,600
DEWATERING & MUCK EXCAVATION			$78,000
WETLAND MITIGATION			$96,900
E	CUT	450	$5,000
	FILL	27500	$275,600
TOTAL PROJECT COST**			$5,988,000

** PROJECT COSTS FOR SITE GRADING ALSO INCLUDE MOBILIZATION & TURF ESTABLISHMENT/EROSION CONTROL

LEGEND

THE COR ROADWAY IMPROVEMENTS

PROPOSED REGIONAL STORMWATER POND (THE COR PARKS, 2015)

POTENTIAL FILL AREAS

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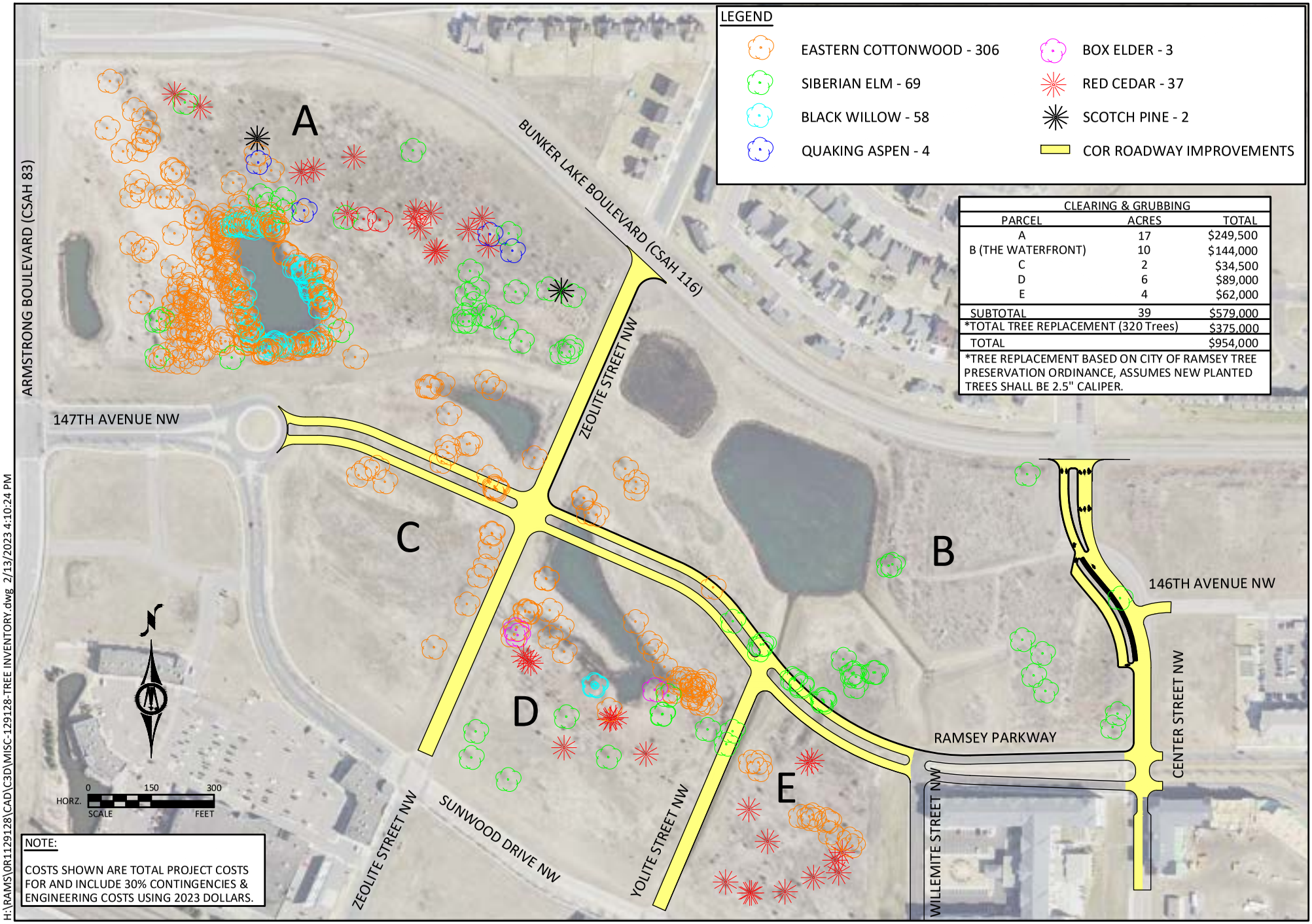
2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 15 - TREE INVENTORY

FEBRUARY 2023

BOLTON & MENK



CLEARING & GRUBBING		
PARCEL	ACRES	TOTAL
A	17	$249,500
B (THE WATERFRONT)	10	$144,000
C	2	$34,500
D	6	$89,000
E	4	$62,000
SUBTOTAL	39	$579,000
*TOTAL TREE REPLACEMENT (320 Trees)		$375,000
TOTAL		$954,000

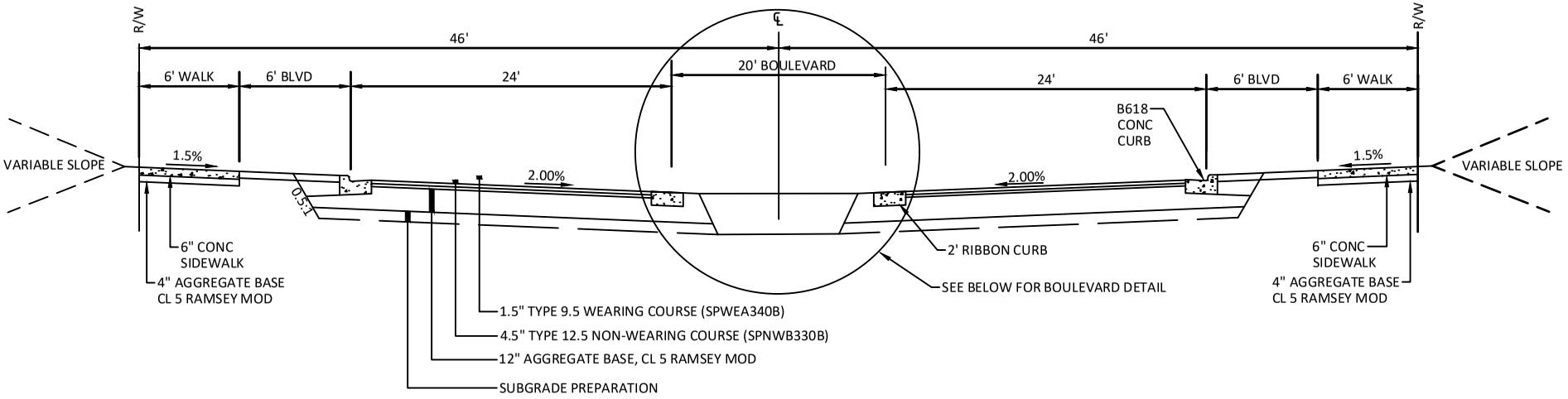
*TREE REPLACEMENT BASED ON CITY OF RAMSEY TREE PRESERVATION ORDINANCE, ASSUMES NEW PLANTED TREES SHALL BE 2.5" CALIPER.

NOTE:

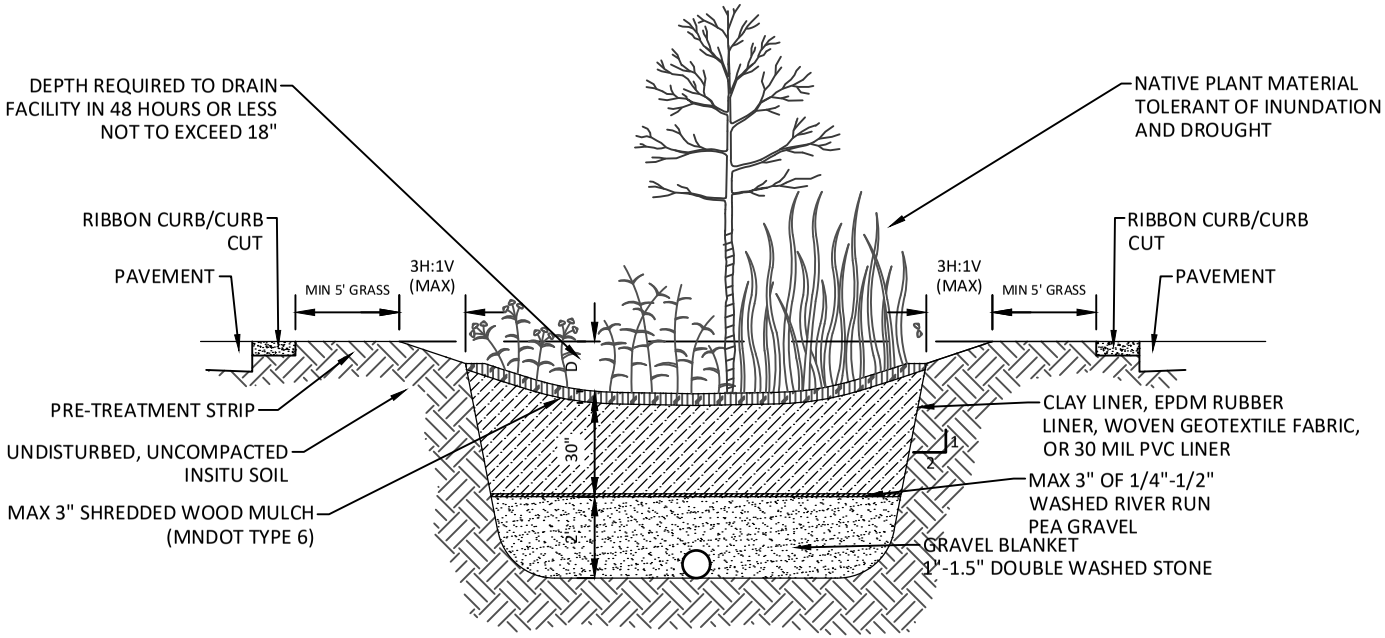
COSTS SHOWN ARE TOTAL PROJECT COSTS FOR AND INCLUDE 30% CONTINGENCIES & ENGINEERING COSTS USING 2023 DOLLARS.

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SEGMENT A / RAMSEY PARKWAY

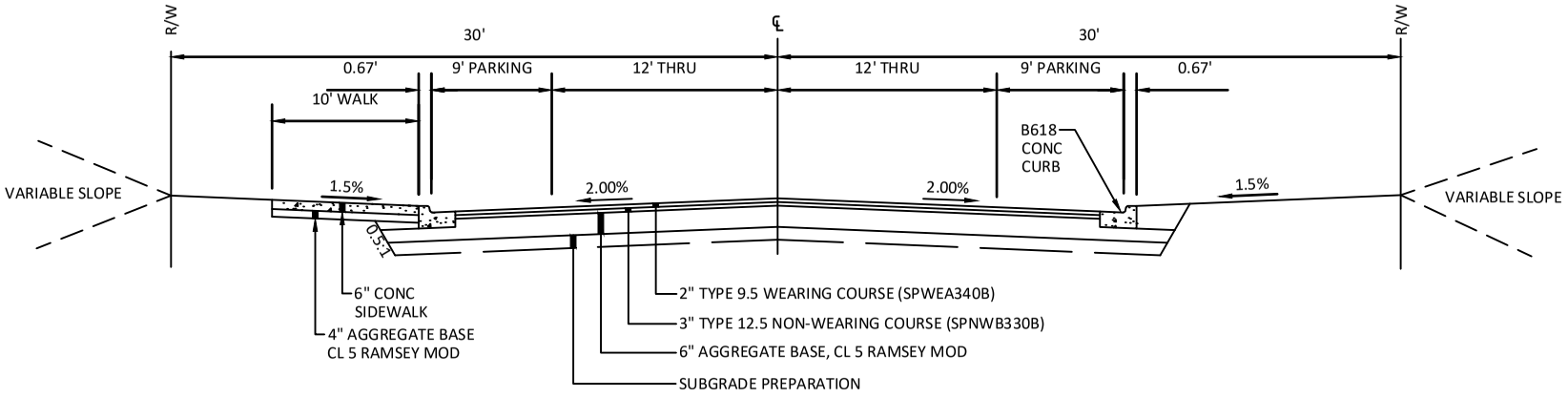


BIORETENTION FACILITY - RAMSEY PARKWAY BOULEVARD

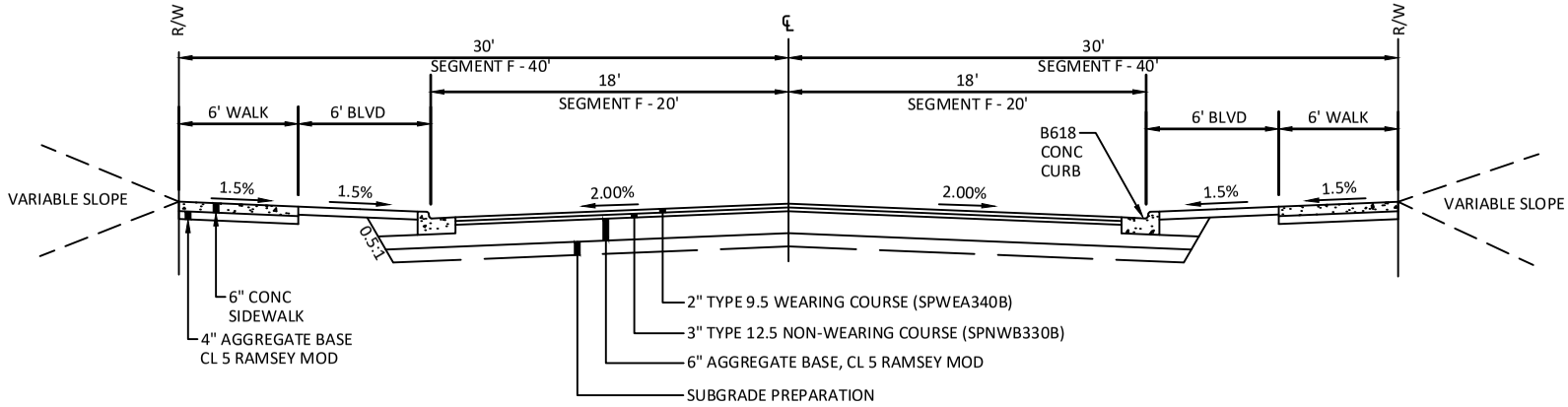


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SEGMENT B-1 / CENTER STREET

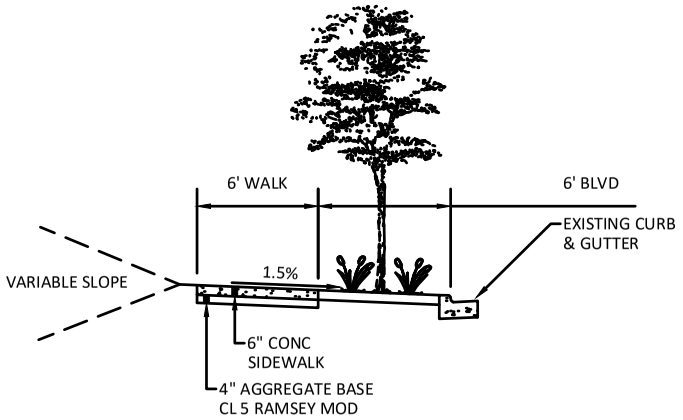


SEGMENT E, F, H, I/YOLITE STREET NW, ZEOLITE STREET NW VETERANS DRIVE, & PERIDOT STREET NW

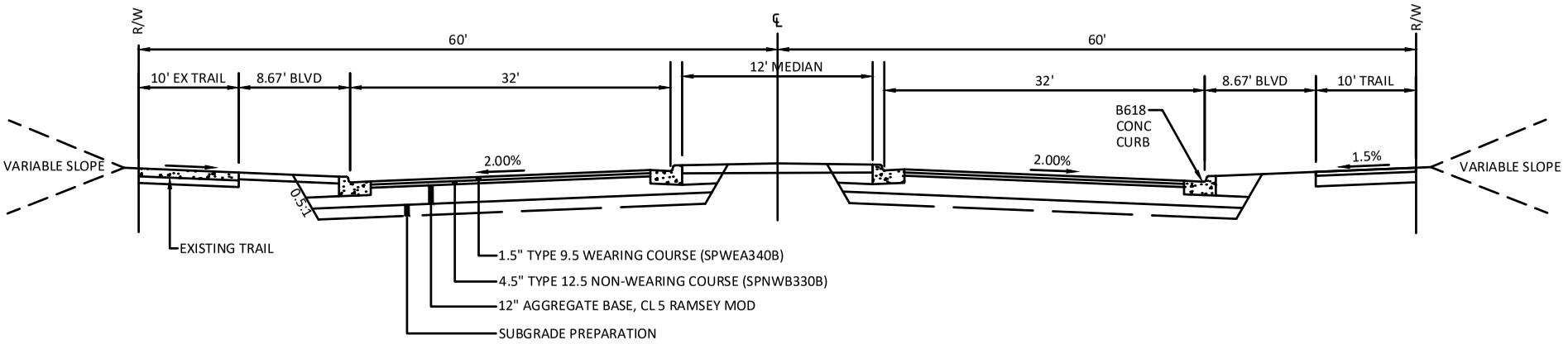


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SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



SEGMENT G / BUNKER LAKE BOULEVARD (BY ANOKA COUNTY)



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TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173993.355	448087.48	Black Willow	9	Good	x		Site/Roadway Grading
173987.936	448092.07	Black Willow	9	Good	x		Site/Roadway Grading
174003.541	448083.58	Black Willow	9	Good	x		Site/Roadway Grading
174011.693	448083.16	Black Willow	9	Good	x		Site/Roadway Grading
174008.848	448084.62	Black Willow	9	Good	x		Site/Roadway Grading
174020.254	448077.11	Black Willow	9	Good	x		Site/Roadway Grading
174033.379	448077.13	Black Willow	9	Good	x		Site/Roadway Grading
174039.055	448075.81	Black Willow	9	Good	x		Site/Roadway Grading
174050.124	448070.93	Black Willow	12	Good	x		Site/Roadway Grading
174088.628	448067.28	Black Willow	12	Good	x		Site/Roadway Grading
174091.333	448067.45	Black Willow	12	Good	x		Site/Roadway Grading
174132.654	448063.46	Black Willow	12	Good	x		Site/Roadway Grading
173995.209	448250.91	Black Willow	15	Good	x		Site/Roadway Grading
173981.827	448231.48	Black Willow	9	Good	x		Site/Roadway Grading
173979.032	448203.16	Black Willow	9	Good	x		Site/Roadway Grading
173981.466	448208.2	Black Willow	9	Good	x		Site/Roadway Grading
173973.653	448156.26	Black Willow	9	Good	x		Site/Roadway Grading
173975.528	448151.7	Black Willow	9	Good	x		Site/Roadway Grading
173979.758	448143.11	Black Willow	9	Good	x		Site/Roadway Grading
173980.893	448140.07	Black Willow	9	Good	x		Site/Roadway Grading
173975.178	448136.93	Black Willow	12	Good	x		Site/Roadway Grading
173979.192	448136.13	Black Willow	9	Good	x		Site/Roadway Grading
173971.753	448127.2	Black Willow	9	Good	x		Site/Roadway Grading
173964.459	448126.39	Black Willow	9	Good	x		Site/Roadway Grading
174227.287	448028.44	Black Willow	9	Good	x		Site/Roadway Grading
174229.742	448020.51	Black Willow	9	Good	x		Site/Roadway Grading
174224.406	448018.05	Black Willow	9	Good	x		Site/Roadway Grading
174256.618	448030.08	Black Willow	9	Good	x		Site/Roadway Grading
174280.309	448052.91	Black Willow	9	Good	x		Site/Roadway Grading
174259.053	448039.78	Black Willow	9	Good	x		Site/Roadway Grading
174262.003	448044.49	Black Willow	9	Good	x		Site/Roadway Grading
174261.022	448046.3	Black Willow	9	Good	x		Site/Roadway Grading
174262.186	448049.46	Black Willow	9	Good	x		Site/Roadway Grading
174260.037	448057.09	Black Willow	9	Good	x		Site/Roadway Grading
174261.193	448058.3	Black Willow	9	Good	x		Site/Roadway Grading
174264.142	448064.87	Black Willow	12	Good	x		Site/Roadway Grading
174264.48	448071.39	Black Willow	9	Good	x		Site/Roadway Grading
174257.342	448083.18	Black Willow	9	Good	x		Site/Roadway Grading
174253.725	448089.17	Black Willow	12	Good	x		Site/Roadway Grading
174273.592	448120.91	Black Willow	9	Good	x		Site/Roadway Grading
174265.753	448124.38	Black Willow	9	Good	x		Site/Roadway Grading
174259.981	448107.99	Black Willow	9	Good	x		Site/Roadway Grading
174263.533	448110.94	Black Willow	9	Good	x		Site/Roadway Grading
174258.719	448128.95	Black Willow	9	Good	x		Site/Roadway Grading
174259.435	448130.74	Black Willow	9	Good	x		Site/Roadway Grading
174257.882	448134.65	Black Willow	9	Good	x		Site/Roadway Grading
174260.605	448132.38	Black Willow	9	Good	x		Site/Roadway Grading
174159.906	448194.49	Black Willow	9	Good	x		Site/Roadway Grading
174161.303	448187.75	Black Willow	9	Good	x		Site/Roadway Grading
174152.663	448208.9	Black Willow	9	Good	x		Site/Roadway Grading
174151.528	448209.81	Black Willow	9	Good	x		Site/Roadway Grading
174148.3	448209.77	Black Willow	9	Good	x		Site/Roadway Grading
174149.649	448212.45	Black Willow	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174137.737	448216.67	Black Willow	12	Good	x		Site/Roadway Grading
174135.869	448218.93	Black Willow	9	Good	x		Site/Roadway Grading
174119.475	448224.43	Black Willow	9	Good	x		Site/Roadway Grading
174113.751	448226.33	Black Willow	9	Good	x		Site/Roadway Grading
174109.33	448228.44	Black Willow	9	Good	x		Site/Roadway Grading
174106.614	448227.66	Black Willow	9	Good	x		Site/Roadway Grading
174106.778	448231.32	Black Willow	9	Good	x		Site/Roadway Grading
174098.032	448234.49	Black Willow	9	Good	x		Site/Roadway Grading
174095.917	448246.93	Black Willow	9	Good	x		Site/Roadway Grading
174064.353	448250.67	Black Willow	9	Good	x		Site/Roadway Grading
174066.059	448249.16	Black Willow	9	Good	x		Site/Roadway Grading
173161.428	448907.46	Black Willow	15	Good	x		Site/Roadway Grading
173160.771	448905.01	Black Willow	18	Good	x		Site/Roadway Grading
173164.299	448903.35	Black Willow	15	Good	x		Site/Roadway Grading
		Subtotal DBH Inches:	**654**				
173151.366	449048.19	Box Elder	9	Good	x		Site/Roadway Grading
173294.79	448716.43	Box Elder	9	Good	x		Site/Roadway Grading
173281.976	448720.88	Box Elder	12	Good	x		Site/Roadway Grading
		Subtotal DBH Inches:	**30**				
173705.563	448760.89	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173628.582	448671.54	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173631.411	448668.86	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173633.685	448666.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173637.09	448665.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173659.688	448652.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173523.484	448660.27	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173525.888	448658.95	Eastern Cottonwood	9	Fair	x		Site/Roadway Grading
173491.228	448655.69	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173446.844	448644.46	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173423.478	448629.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173356.257	448599.76	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173253.164	448520.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173647.969	448403.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173663.612	448341.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173679.25	448360.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173682.543	448384.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173696.694	448539.49	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173716.774	448555.5	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173731.404	448552.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173737.756	448600.17	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173739.107	448606.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173810.617	448556.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173875.362	448505.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173874.743	448509.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173873.587	448513.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173880.909	448540.17	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173886.071	448646.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173870.61	448663.85	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174391.315	448132.74	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174604.604	447747.38	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174492.535	447740.61	Eastern Cottonwood	15	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174536.812	447805.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174514.152	447828.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174482.479	447836.67	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174464.906	447827.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174462.387	447836.96	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174440.526	447815.91	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174436.935	447778.86	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174363.837	447810.66	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174330.343	447799.62	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174342.534	447823.75	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174327.903	447868.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174327.469	447883.51	Eastern Cottonwood	18	Good	x		Site/Roadway Grading
174241.191	447901.65	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174203.937	447833.03	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174198.926	447828.03	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174217.244	447799.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174161.249	447897.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174143.046	447923.13	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174119.336	447914.56	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174119.342	447935.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174115.284	447936.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174106.459	447937.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174099.075	447910.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174075.421	447900.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174073.309	447899.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174085.831	447926.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174076.87	447927.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174071.247	447938.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174071.159	447943.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174075.841	447942.75	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174081.879	447952.24	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174088.71	447956.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174067.671	447952.64	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174058.661	447954.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174047.756	447954.62	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174043.891	447959.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174033.914	447957.71	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174036.01	447939.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174042.023	447909.75	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174054.514	447913.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174042.489	447891.1	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174077.028	447821.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173951.747	447879.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173937.397	447869.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173933.977	447904.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173946.387	447925.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173933.392	447941.66	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173951.409	447962.71	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173966.579	447976.59	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.436	447946.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173993.999	447934.75	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173994.478	447943.39	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173990.096	447958.67	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174003.621	447963.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174008.969	447959.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174007.135	447946.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174011.418	447932.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174016.549	447919.1	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174013.149	447912.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174014.327	447893.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173970.575	447908.41	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173964.034	447914.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.907	448013.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173984.55	448011.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173983.282	448023.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173991.933	448012.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.561	448071.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173979.753	448071.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173982.31	448089.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173983.91	448088.54	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173984.284	448087.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173996.557	448071.86	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173995.628	448085	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174001.65	448084.59	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174000.641	448085.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174002.967	448082.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173996.333	448071.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174015.851	448078.06	Eastern Cottonwood	9	Fair	x		Site/Roadway Grading
174039.299	448069.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174021.296	448059.15	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174023.62	448056.58	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174033.943	448052.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174049.25	448050.34	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174065.619	448055.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174072.818	448063.23	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174078.152	448039.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174087.574	448049.69	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174086.756	448066.68	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174096.612	448046.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174103.518	448045.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174107.385	448038.12	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174100.564	448030.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174107.823	448038.25	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174111.83	448033.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174116.946	448041.21	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174115.072	448050.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174123.778	448025.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174136.952	448029.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174114.031	448009.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174126.245	447993.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174131.572	447988.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174162.955	447980.17	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174158.061	447998.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174154.092	448021.63	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174152.943	448026.79	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174158.732	448025.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174162.188	448022.73	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174168.952	448030.89	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174190.641	448027.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174194.578	448030.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174208.2	448023.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174213.831	448025.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174187	447988.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174182.438	447991.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174192.295	447970.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174204.378	447975.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174206.196	447977.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174235.594	447971.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174276.555	447952.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174278.633	447953.11	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174291.246	447952.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174328.692	447920.14	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174383.434	447906.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174391.107	447897.81	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174394.268	447896.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174362.018	448041.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174430.233	448096.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174289.93	448191.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173945.752	448332.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174014.57	448276.44	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174042.338	448280.84	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173988.143	448246.04	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173977.927	448255.85	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173979.435	448248.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.295	448246.86	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173974.31	448239.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173976.511	448227.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173975.655	448218.12	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173973.508	448216.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173973.494	448208.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.648	448194.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.097	448189.06	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173978.564	448183.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173971.747	448175.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173962.486	448163.82	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173969.491	448162.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173957.279	448129.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173961.269	448125.81	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173958.057	448119.64	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173961.695	448116.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173955.493	448112.99	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173956.366	448118.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174227.69	448017.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174233.18	448016.21	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174240.424	448018.25	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174247.018	448014.91	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174249.137	448017.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174255.979	448016.44	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174259.355	448017.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174264.681	448007.96	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174250.665	448001.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174267.458	448000.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174276.576	448005.63	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174284.222	448016.04	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174313.852	448058.56	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174303.019	448061.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174274.605	448046.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174259.554	448095.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174261.228	448089.35	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174272.616	448083.88	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174274.89	448079.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174277.061	448071.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174288.812	448114.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174284.565	448118.29	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174286.514	448133.14	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174264.436	448112.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174263.336	448133.17	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174267.541	448137.41	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174260.691	448143.97	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174256.238	448142.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174250.858	448142.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174249.593	448144.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174247.581	448144.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174193.097	448167.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174192.363	448166.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174195.658	448163.57	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174173.053	448191.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174164.824	448201.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174151.766	448240.79	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174155.902	448239.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174158.295	448240.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174163.843	448242.14	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174157.792	448259.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174136.049	448259.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174132.007	448249.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174114.585	448251.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174106.246	448249.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174108.285	448252.48	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174091.217	448253.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174089.297	448257.04	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174087.04	448257.53	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174085.081	448259.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174080.24	448260.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174073.846	448270.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174062.702	448254.91	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173271.045	449925.9	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173238.211	449974.11	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173185.801	449953.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173148.511	449981.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173395.955	449187.48	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173631.094	449003.13	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173647.877	449003.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173679.106	448977.99	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173569.111	448908.05	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173573.802	448889.83	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173608.715	448879.8	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173609.477	448878.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173417.276	448788.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173416.001	448789.52	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173340.517	448739.06	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173337.913	448739.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173337.137	448747.11	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173336.307	448749.87	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173341.463	448797.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173300.707	448824.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173314.399	449002.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173263.295	449035.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173243.9	449048.97	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173206.087	449071.52	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173177.166	449114.88	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173178.638	449105.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173167.246	449107.89	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173175.849	449126.62	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173168.439	449139.15	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173161.916	449137.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173160.29	449137.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173149.749	449136.69	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173150.149	449145.14	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173154.654	449150.03	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173159.956	449162.24	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173165.1	449160.49	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173172.772	449164.36	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173140.551	449165.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173137.543	449138.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173132.097	449140.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173127.621	449154.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173117.446	449158.75	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173119.786	449178.53	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173147.535	449093.74	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173147.413	449080.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173103.93	448939.37	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173242.455	448831.92	Eastern Cottonwood	24	Good	x		Site/Roadway Grading
173277.033	448798.19	Eastern Cottonwood	24	Good	x		Site/Roadway Grading
173300.46	448718.46	Eastern Cottonwood	30	Good	x		Site/Roadway Grading
173283.645	448712.84	Eastern Cottonwood	30	Good	x		Site/Roadway Grading
172978.174	449295.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172960.755	449298.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172979.106	449277.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172779.178	449520.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172795.238	449513.73	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172795.913	449485.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172809.615	449466.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172837.664	449463.66	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172841.401	449458.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172841.759	449426.94	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH		Condition	Removed	Preserved	Reason
172852.989	449424.97	Eastern Cottonwood	9		Good	X		Site/Roadway Grading
172849.101	449417.06	Eastern Cottonwood	9		Good	X		Site/Roadway Grading
172849.118	449396.99	Eastern Cottonwood	9		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**2916**					
174199.749	448708.36	Quaking Aspen	9		Good	X		Site/Roadway Grading
174238.932	448654.95	Quaking Aspen	9		Good	X		Site/Roadway Grading
174410.443	448101.5	Quaking Aspen	9		Good	X		Site/Roadway Grading
174295.978	448211.2	Quaking Aspen	9		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**36**					
174212.012	448651.11	Red Cedar	6		Good	X		Site/Roadway Grading
174277.383	448636.34	Red Cedar	4		Good	X		Site/Roadway Grading
174250.912	448603.64	Red Cedar	4		Good	X		Site/Roadway Grading
174195.751	448523.7	Red Cedar	4		Good	X		Site/Roadway Grading
174200.464	448528.11	Red Cedar	4		Good	X		Site/Roadway Grading
174254.09	448488.19	Red Cedar	4		Good	X		Site/Roadway Grading
174289.266	448513.74	Red Cedar	4		Good	X		Site/Roadway Grading
174275.357	448473.83	Red Cedar	4		Good	X		Site/Roadway Grading
174293.908	448478.17	Red Cedar	4		Good	X		Site/Roadway Grading
174423.437	448330.33	Red Cedar	4		Good	X		Site/Roadway Grading
174393.735	448233.61	Red Cedar	4		Good	X		Site/Roadway Grading
174386.293	448204.66	Red Cedar	4		Good	X		Site/Roadway Grading
174542.805	447962.92	Red Cedar	4		Good	X		Site/Roadway Grading
174573.675	447901.73	Red Cedar	4		Good	X		Site/Roadway Grading
174289.09	448314.58	Red Cedar	4		Good	X		Site/Roadway Grading
174275.449	448353.22	Red Cedar	4		Good	X		Site/Roadway Grading
174273.468	448391.59	Red Cedar	6		Good	X		Site/Roadway Grading
173084.918	448955.39	Red Cedar	4		Good	X		Site/Roadway Grading
173083.284	448943.7	Red Cedar	4		Good	X		Site/Roadway Grading
173080.578	448941.01	Red Cedar	4		Good	X		Site/Roadway Grading
173231.385	448735.3	Red Cedar	4		Good	X		Site/Roadway Grading
173220.415	448745.77	Red Cedar	4		Good	X		Site/Roadway Grading
173215.097	448752.27	Red Cedar	4		Good	X		Site/Roadway Grading
173013.322	448831.84	Red Cedar	4		Good	X		Site/Roadway Grading
172998.062	449027.35	Red Cedar	4		Good	X		Site/Roadway Grading
172865.83	449273.11	Red Cedar	4		Good	X		Site/Roadway Grading
172789.452	449317.76	Red Cedar	4		Good	X		Site/Roadway Grading
172692.499	449217.44	Red Cedar	4		Good	X		Site/Roadway Grading
172666.128	449275.02	Red Cedar	4		Good	X		Site/Roadway Grading
172666.59	449279.1	Red Cedar	4		Good	X		Site/Roadway Grading
172669.316	449359.31	Red Cedar	4		Good	X		Site/Roadway Grading
172703.262	449427.6	Red Cedar	4		Good	X		Site/Roadway Grading
172714.595	449487.63	Red Cedar	4		Good	X		Site/Roadway Grading
172744.705	449478.89	Red Cedar	4		Good	X		Site/Roadway Grading
172763.133	449496.12	Red Cedar	4		Good	X		Site/Roadway Grading
172976.075	449413.01	Red Cedar	4		Good	X		Site/Roadway Grading
172982.737	449423.51	Red Cedar	4		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**152**					
174104.599	448825.19	Scotch Pine	6		Good	X		Site/Roadway Grading
174467.718	448099.14	Scotch Pine	6		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**12**					

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173983.405	448729.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174014.944	448691.64	Siberian Elm	12	Good	X		Site/Roadway Grading
174041.413	448658.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174046.412	448639.29	Siberian Elm	12	Good	X		Site/Roadway Grading
174030.957	448604.89	Siberian Elm	9	Good	X		Site/Roadway Grading
174030.344	448590.65	Siberian Elm	9	Good	X		Site/Roadway Grading
174046.446	448594.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174095.468	448600.67	Siberian Elm	12	Good	X		Site/Roadway Grading
174073.52	448615.4	Siberian Elm	9	Good	X		Site/Roadway Grading
174101.607	448716.17	Siberian Elm	9	Good	X		Site/Roadway Grading
174108.727	448794.81	Siberian Elm	9	Good	X		Site/Roadway Grading
174092.514	448852.79	Siberian Elm	9	Good	X		Site/Roadway Grading
173970.049	448847.77	Siberian Elm	9	Good	X		Site/Roadway Grading
173958.924	448845.08	Siberian Elm	9	Good	X		Site/Roadway Grading
173956.328	448826.53	Siberian Elm	9	Good	X		Site/Roadway Grading
174241.057	448699.64	Siberian Elm	9	Good	X		Site/Roadway Grading
174439.443	448470.75	Siberian Elm	9	Good	X		Site/Roadway Grading
174553.82	447926.28	Siberian Elm	9	Good	X		Site/Roadway Grading
174036.66	447870.05	Siberian Elm	9	Good	X		Site/Roadway Grading
174032.032	447859.37	Siberian Elm	9	Good	X		Site/Roadway Grading
173946.866	447860.02	Siberian Elm	9	Good	X		Site/Roadway Grading
173944.741	448038.17	Siberian Elm	9	Good	X		Site/Roadway Grading
174323.632	448160.4	Siberian Elm	9	Good	X		Site/Roadway Grading
174279.351	448308.69	Siberian Elm	9	Good	X		Site/Roadway Grading
174151.408	448607.27	Siberian Elm	9	Good	X		Site/Roadway Grading
174108.551	448622.51	Siberian Elm	9	Good	X		Site/Roadway Grading
174008.762	448297.79	Siberian Elm	9	Good	X		Site/Roadway Grading
174310.183	448124.9	Siberian Elm	9	Good	X		Site/Roadway Grading
174331.14	448105.54	Siberian Elm	9	Good	X		Site/Roadway Grading
174293.063	448160.41	Siberian Elm	9	Good	X		Site/Roadway Grading
173122.101	449452.26	Siberian Elm	9	Good	X		Site/Roadway Grading
173126.89	449450.78	Siberian Elm	9	Good	X		Site/Roadway Grading
173128.7	449447.96	Siberian Elm	9	Good	X		Site/Roadway Grading
173159.281	449398.31	Siberian Elm	9	Good	X		Site/Roadway Grading
173163.346	449397.83	Siberian Elm	9	Good	X		Site/Roadway Grading
173174.634	449382.56	Siberian Elm	9	Good	X		Site/Roadway Grading
173178.45	449376.81	Siberian Elm	9	Good	X		Site/Roadway Grading
173224.242	449498.66	Siberian Elm	12	Good	X		Site/Roadway Grading
173190.277	449519.43	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.027	449523.56	Siberian Elm	9	Good	X		Site/Roadway Grading
173182.299	449528.7	Siberian Elm	9	Good	X		Site/Roadway Grading
173159.134	449527.44	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.635	449570.57	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.935	449574.6	Siberian Elm	9	Good	X		Site/Roadway Grading
173062.397	450141.62	Siberian Elm	9	Good	X		Site/Roadway Grading
173094.404	450153.37	Siberian Elm	9	Good	X		Site/Roadway Grading
173370.218	450159.5	Siberian Elm	9	Good	X		Site/Roadway Grading
173666.203	449937.57	Siberian Elm	9	Good	X		Site/Roadway Grading
173447.689	449606.73	Siberian Elm	9	Good	X		Site/Roadway Grading
173450.929	449615.89	Siberian Elm	9	Good	X		Site/Roadway Grading
173259.217	449301.51	Siberian Elm	9	Good	X		Site/Roadway Grading
173246.693	449297.62	Siberian Elm	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173259.876	449307.74	Siberian Elm	9	Good	x		Site/Roadway Grading
173315.07	449234.68	Siberian Elm	9	Good	x		Site/Roadway Grading
173132.156	449137.79	Siberian Elm	9	Good	x		Site/Roadway Grading
173056.812	449174.3	Siberian Elm	9	Good	x		Site/Roadway Grading
173137.814	449080.23	Siberian Elm	9	Good	x		Site/Roadway Grading
173093.62	449067.28	Siberian Elm	9	Good	x		Site/Roadway Grading
173092.678	449065.9	Siberian Elm	12	Good	x		Site/Roadway Grading
173052.006	448620.78	Siberian Elm	9	Good	x		Site/Roadway Grading
172989.907	448610.18	Siberian Elm	9	Good	x		Site/Roadway Grading
172937.23	448698.08	Siberian Elm	9	Good	x		Site/Roadway Grading
173087.203	448837.05	Siberian Elm	9	Good	x		Site/Roadway Grading
172990.753	448937.42	Siberian Elm	9	Good	x		Site/Roadway Grading
173021.487	449219.1	Siberian Elm	9	Good	x		Site/Roadway Grading
173052.496	449234.13	Siberian Elm	9	Good	x		Site/Roadway Grading
		Subtotal DBH Inches:	**609**				
		Grand Total DBH Inches:	**4,409**				

APPENDIX C: GEOTECHNICAL EVALUATION

FACTUAL

GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW

Lake Front

Zeolite Street NW and Bunker Lake Boulevard

Ramsey

Minnesota

NTI Project No. 18.MSP05470.000

***Prepared For**:*

Bolton & Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, Minnesota 55303

NTI
NORTHERN TECHNOLOGIES, LLC
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
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Unearthing confidence™

June 27, 2018

Bolton & Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, Minnesota 55303

Attention: Mr. Kevin KP. Kielb, P.E.

Subject: Factual Geotechnical Exploration and Engineering Review
Lake Front
Ramsey, Minnesota
NTI Project No. 18.MSP05470.000

Dear Mr. Kielb,

In accordance with your request and subsequent authorization, Northern Technologies, LLC (NTI) conducted a Geotechnical Exploration for the above referenced project. Our services included advancement of nine (9) standard penetration test (SPT) soil borings, and the preparation of a factual engineering report with the results of our fieldwork. Our work was performed in general accordance with our proposal dated May 3, 2018.

Soil samples obtained at the site will be held for 60 days at which time they will be discarded. Please advise us in writing if you wish to have us retain them for a longer period. You will be assessed an additional fee if soil samples are retained beyond 60 days.

We appreciate the opportunity to have been of service on this project. If there are any questions regarding the soils explored or our review and recommendations, please contact us at your convenience at (651) 389-4203.

Northern Technologies, LLC

Morgan Bakeman, E.I.T.
Staff Engineer

Steven D. Gerber, P.E.
Senior Engineer

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

Steven D. Gerber
Date: 6/27/2018 Reg. No. 45298

Contents

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2.0 EXPLORATION PROGRAM RESULTS 1

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1.0 INTRODUCTION

1.1 Site / Project Description

The proposed project consists of the utilizing the on-site materials for construction in various locations.

1.2 Scope of Services

The purpose of this factual report is to present a summary of our geotechnical exploration and provide the soil conditions encountered at the project area. Our "Scope of Services" was limited to the following:

1. Explore the project subsurface by means of nine (9) SPT soil borings. Six (6) SPT borings were advanced to depths between 23 and 30 feet and three (3) SPT borings were advanced to depths of approximately 14.5 feet existing grade.
2. Conduct laboratory test(s) on representative samples for characterizing the index and engineering properties of soils strata.
3. Provide a factual geotechnical report with the results of our field and laboratory tests.

2.0 EXPLORATION PROGRAM RESULTS

2.1 Exploration Scope

Site geotechnical exploration began on May 15, 2018, with individual SPT soil borings advanced to varying feet below existing grade at approximate locations as presented on the diagram within the appendices. Soil samples were taken at 2 ½-foot intervals to termination depth of the borings.

NTI located the borings relative to existing site features, and determined the approximate elevation of the borings using MnTOPO LiDAR maps. Boring elevations should be considered to be approximate. Please refer to the Boring/Probe Location Diagram and the Boring Logs in Appendix C.

The boreholes were backfilled with auger cuttings, or were abandoned using high solids bentonite or neat cement grout as per appropriate local and state statutes. Minor settlement of the boreholes will occur. Owner is responsible for final closure of the boreholes.

2.2 Subsurface Conditions

Please refer to the boring logs within the appendices for a detailed description and depths of stratum at the boring locations.

2.3 Groundwater Conditions

The drill crew observed the boreholes for groundwater (if any) during and at the completion of drilling activities. Table 1 details the approximate elevations where groundwater was observed.

Table 1: Apparent elevation of groundwater

Borehole	Estimated Ground Surface Elevation[1] (ft)	Boring Depth to Groundwater	Apparent Elevation of Groundwater
SB-1	867	5.5	861.5
SB-2	869	4.0	865.0
SB-3	868	5.5	862.5
SB-4	869	9.0	860.0
SB-5	871	8.0	863.0
SB-6	869	10.0	859.0
SB-7	868	10.5	857.5
SB-8	872	8.0	864.0
SB-9	871	10.5	860.5

1: Elevations were estimated using MnTopo LiDAR maps.

2.4 Laboratory Test Program

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

3.0 CLOSURE

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the slabs and pavements, resulting in greater than anticipated settlements of the slabs and pavements. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of Bolton & Menk, Inc. and their agents for specific application to the proposed Lake Front project in Ramsey, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC



Morgan Bakeman, E.I.T.
Staff Engineer



Steven D. Gerber, P.E.
Senior Engineer

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

FIELD EXPLORATION PROCEDURES

GENERAL NOTES

WATER LEVEL SYMBOL

DESCRIPTIVE TERMINOLOGY

RELATIVE PROPORTIONS

PARTICLE SIZES

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. In-situ, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140-pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. “N-value”) of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6-inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

GENERAL NOTES

DRILLING and SAMPLING SYMBOLS		*LABORATORY TEST SYMBOLS*	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_U	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		
D.M.	Drilling Mud	Pq	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	Ph	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_C	Triaxial Compression
		* See attached data Sheet and/or graph	

WATER LEVEL SYMBOL

Water levels shown on the boring logs were determined at the time and under the conditions indicated. In sand, the indicated levels can be considered relatively reliable for most site conditions. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil are present; and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

RELATIVE DENSITY		*CONSISTENCY*	
TERM	**N_{60} Value** (corrected)	**TERM**	**N_{60} Value** (corrected)
Very Loose	0 – 4	Soft	0-4
Loose	5 – 8	Medium	5-8
Medium Dense	9 – 16	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

RELATIVE PROPORTIONS

TERMS	**RANGE**
Trace	0 – 5%
A little	5 – 15%
Some	15 – 30%

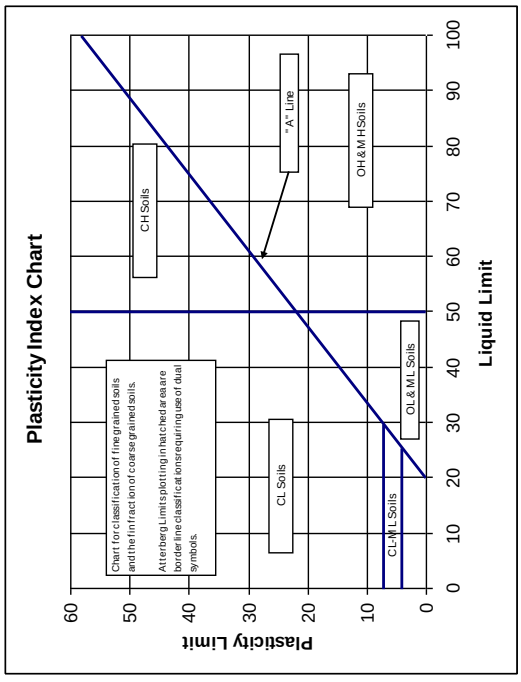
PARTICLE SIZES

MATERIAL	**DESCRIPTION**	**U.S. SIEVE SIZE**
Boulders		Over 3"
Gravel	Coarse	3" to ¾"
	Medium	¾" to #4
Sand	Coarse	#4 to #10
	Medium	#10 to #40
	Fine	#40 to #200
Silt and Clay	Determined by Hydrometer Test	

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

ASTM Designation D-2487 and D2488 (Unified Soil Classification System)

Major Divisions			Group Symbol	Typical Name	Classification Criteria		
Course Grained Soils More than 50% retained on No. 200 sieve *	Gravels 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	GW	Well –graded gravels and gravel-sand mixtures, little or no fines.	**Classification on basis of percentage of fines.** Less than 5% passing No. 200 Sieve: GW, GP, SW, SP. More than 12% passing No. 200 Sieve: GM, GC, SM, SC. From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.	Cu = D60 / D10 greater than 4. Cz = (D30)2 / (D10 x D60) between 1 & 3.	
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.		Not meeting both criteria for GW materials.	
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4.	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.		Atterberg limits above "A" line with P.I. greater than 7.	
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines.		Cu = D60 / D10 greater than 6. Cz = (D30)2 / (D10 x D60) between 1 & 3.	
			SP	Poorly-graded sands and gravelly sands, little or no fines.		Not meeting both criteria for SW materials.	
		Sands with Fines	SM	Silty sands, sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4.	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.		Atterberg limits above "A" line with P.I. > 7.	
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.			
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.			
			OL	Organic silts and organic silty clays of low plasticity.			
	Silts and Clays Liquid Limit greater than 50%.		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.			
			CH	Inorganic clays of high plasticity, fat clays.			
			OH	Organic clays of medium to high plasticity.			
	Highly Organic Soils		Pt	Peat, muck and other highly organic soils.			



APPENDIX B

BORING/PROBE LOCATION DIAGRAM

SOIL BORING LOGS


Center Street NW
Bunker Lake Boulevard
Zeolite Street NW
SB-1
SB-2
SB-3
SB-4
SB-5
SB-6
SB-7
SB-8
SB-9

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-1

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 866.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 5.50 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.5 TOPSOIL (6.0 Inches)	866.0	SS 1	89	3-3-4 (7)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (Glacial Outwash)		SS 2	78	2-3-3 (6)							6
		3.0 POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	863.5	SS 3	89	2-4-3 (7)							
5		▽		SS 4	89	3-4-4 (8)							
				SS 5	78	4-5-4 (9)							
10				SS 6	56	5-5-4 (9)							
		14.5	852.0	SS 7	89	3-4-5 (9)							

Bottom of borehole at 14.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-2

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 862 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 4.00 ft / Elev 858.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches)	861.8	SS 1	44	3-3-4 (7)							
		1.5 POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (FILL)	860.5	SS 2	89	4-5-7 (12)							
		▽ POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)		SS 3	56	4-7-7 (14)							
5				SS 4	78	3-3-3 (6)							
		NOTE: Soil gray at 8.0 feet		SS 5	89	4-4-4 (8)							
10				SS 6	100	4-5-4 (9)							
		NOTE: Soil light brown at 13.0 feet.		SS 7	89	5-5-6 (11)							
15													
		NOTE: Gravel layer at 18.0 feet. NOTE: Soil gray at 18.0 feet.		SS 8	56	5-7-7 (14)							
20													
		24.5	837.5	SS 9	67	5-5-5 (10)							

Bottom of borehole at 24.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-3

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 868 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 5.50 ft / Elev 862.50 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 TOPSOIL (3.0 Inches) 867.7										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 1	33	4-5-5 (10)							
			SS 2	100	5-7-7 (14)							
		NOTE: Slight iron oxide staining at 1.5 feet.	SS 3	100	3-4-5 (9)							
5		▽	SS 4	78	3-3-3 (6)							
			SS 5	100	1-3-3 (6)							
10			SS 6	44	4-5-6 (11)							
			SS 7	44	4-5-7 (12)							
15												
		NOTE: Soil gray at 18.0 feet.	SS 8	56	5-6-7 (13)							
20												
25												
		27.0 841.0	SS 9	56	5-5-7 (12)							

Bottom of borehole at 27.0 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY1\-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-4

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 868 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 9.00 ft / Elev 859.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 TOPSOIL (3.0 Inches)	867.8	SS 1	89	2-4-4 (8)							
		1.5 POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, medium to coarse grained, moist, loose, trace gravel (FILL)	866.5	SS 2	100	3-4-5 (9)							
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)		SS 3	100	3-4-3 (7)							
5				SS 4	100	3-3-3 (6)							
		▽		SS 5	78	3-3-5 (8)							
10		NOTE: Gray soil at 10.5 feet.		SS 6	56	3-6-5 (11)							
		NOTE: Brown soil layer at 13.0 feet.		SS 7	56	3-3-4 (7)							
15													
				SS 8	56	4-5-7 (12)							
20													
25		25.0	843.0	SS 9	78	4-5-5 (10)							

Bottom of borehole at 25.0 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-5

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 871.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 8.00 ft / Elev 863.50 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		1.0 TOPSOIL (1.0 Inches) 870.5	SS 1	78	3-3-3 (6)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash)	SS 2	67	3-4-3 (7)							
		NOTE: Slight iron oxide staining at 3.0 feet.	SS 3	67	4-3-3 (6)							
5			SS 4	78	4-5-5 (10)							
		▽	SS 5	33	5-7-7 (14)							
10			SS 6	78	7-8-9 (17)							
			SS 7	78	6-7-8 (15)							
15												
		NOTE: Gravel layer at 18.0 feet.	SS 8	22	6-10-9 (19)							
20												
25												
		NOTE: Gray soil at 25.5 feet.	SS 9	67	7-7-10 (17)							1
		27.0 844.5 Bottom of borehole at 27.0 feet.										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-6

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 871 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.00 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches) 870.8										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to loose, trace gravel (FILL)	SS 1	44	1-1-1 (2)							
			SS 2	100	2-3-3 (6)							1
		NOTE: Organic soil layer at 1.5 feet.	SS 3	100	3-4-4 (8)							
5		4.5 866.5										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to medium dense, trace gravel (Glacial Outwash)	SS 4	89	4-4-4 (8)							
		NOTE: Slight iron oxide staining at 4.5 feet.	SS 5	100	2-2-2 (4)							
10		▽	SS 6	100	4-5-5 (10)							
			SS 7	100	4-5-6 (11)							
15												
		NOTE: Soil light brown below 18.0 feet.	SS 8	56	3-4-5 (9)							
20												
			SS 9	78	4-5-5 (10)							
25												
		29.5 841.5	SS 10	67	5-5-6 (11)							

Bottom of borehole at 29.5 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-7

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 870.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.50 ft / Elev 860.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches) 870.3										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, loose to medium dense, trace gravel (FILL)	SS 1	78	1-2-2 (4)							
			SS 2	100	5-7-7 (14)							
		4.5 866.0	SS 3	100	3-3-4 (7)							
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, fine to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash)										
			SS 4	100	4-5-4 (9)							1
			SS 5	100	3-4-4 (8)							
10		▽										
			SS 6	100	3-3-3 (6)							
			SS 7	100	4-5-7 (12)							
15												
			SS 8	78	5-7-8 (15)							
20												
		NOTE: Soil gray below 23.0 feet.	SS 9	100	7-9-11 (20)							
25												
		29.5 841.0	SS 10	100	6-7-7 (14)							

Bottom of borehole at 29.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-8

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 869 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 8.00 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.9 TOPSOIL (10.0 Inches)	868.1	SS 1	89	3-4-5 (9)							
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to coarse grained, moist, trace gravel, trace organics		SS 2	89	3-3-3 (6)							
		3.0 (Fill)	866.0	SS 3	78	3-4-4 (8)							3
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose, trace gravel, iron oxide staining (Glacial Outwash)		SS 4	100	3-3-3 (6)							
		▽		SS 5	100	3-3-4 (7)							
10				SS 6	89	3-4-4 (8)							
		14.5	854.5	SS 7	100	2-3-4 (7)							

Bottom of borehole at 14.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-9

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 870.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.50 ft / Elev 860.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (Fill)	SS 1	100	2-3-3 (6)							
			SS 2	100	3-3-3 (6)							
			SS 3	100	3-2-3 (5)							
4.5												
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 4	89	3-4-4 (8)							
			SS 5	100	3-2-3 (5)							
10		▽ NOTE: Soil coarse grained at 11.0 feet.	SS 6	100	3-4-4 (8)							
14.5			SS 7	89	4-5-5 (10)							7

Bottom of borehole at 14.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

APPENDIX D: WETLAND DELINEATION

Ramsey COR Analysis Delineation

Type & Boundary Application

City of Ramsey
October 20th, 2022

Submitted by:
Bolton & Menk, Inc.
3721 23rd Street South
Suite 102
St Cloud, MN 56301

BOLTON & MENK
Real People. Real Solutions.

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FIGURE 1: HISTORICAL IMAGERY

DELINEATED AQUATIC RESOURCES REPORT

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	City of Ramsey | Brian Hagen | City Administrator
Mailing Address:	7550 Sunwood Drive NW | Ramsey, MN | 55303
Phone:	763-433-9826
Email Address:	bhagen@cityoframsey.com

Authorized Contact (do not complete if same as above):	
Mailing Address:	
Phone:	
E-mail Address:	

Agent Name:	Bolton & Menk, Inc.| Kristina Bloomquist | Senior Natural Resource Specialist
Mailing Address:	3721 23rd Street South | Suite 102 | St Cloud, MN | 56301
Phone:	507-327-6014
E-mail Address:	kristina.bloomquist@bolton-menk.com

PART TWO: Site Location Information

County: Anoka **City/Township: City of Ramsey**

Parcel ID and/or Address: 283225310024, 283225240002, 283225240003, 283225240016, 283225240006, 283225240017, 283225220058, 283225310025

Legal Description (Section, Township, Range): 28, 32N, 25W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 88.16 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____ Date: 10-26-22

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[1] **The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.**

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence**. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination**. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☒ **Approved Jurisdictional Determination**. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).
http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx

An AJD is being requested for Wetlands 1, 2, 3, 4, 5, 6, 7, and 8. These wetlands are being requested as non-jurisdictional under Section 404 of the CWA.

Wetlands 3, 5 and 6 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012.

Wetlands 1, 2, 4, 7, and 8 are isolated basins that are not adjacent to or connected to any Waters of the U.S.

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part ***if*** you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR ***if*** you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

8420.00105 Subpart 2.D – Incidental Wetlands

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

8420.00105 Subpart 2.D – Incidental Wetlands

Figure 1 shows historical imagery of the proposed incidental wetlands. Wetlands 3, 5, and 6, and portions of Wetland 2 and 7 are being requested as incidental wetlands.

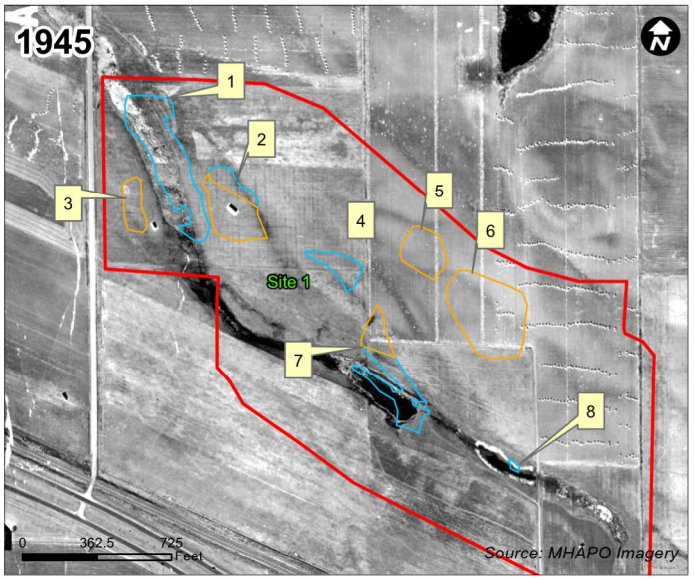
Wetlands 3, 5 and 6, and portions of Wetlands 2 and 7 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012. Wetland 2 was excavated between 1997 and 2000. Wetland 7 was excavated between 2005-2006.

Appendix

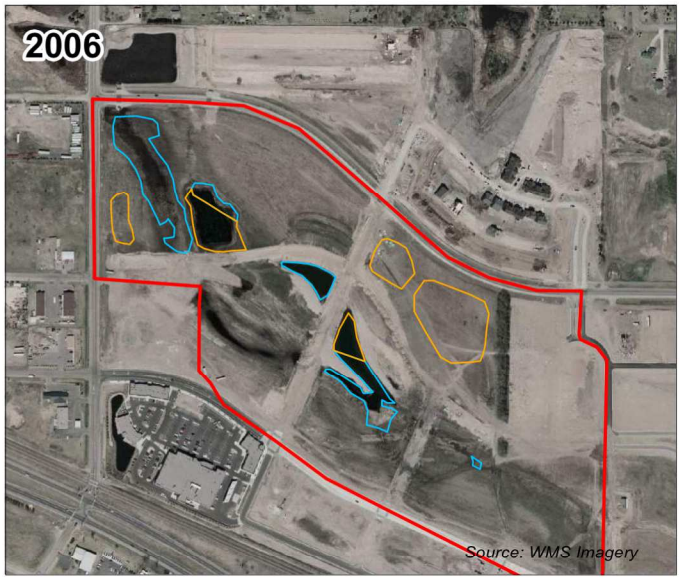
Figure 1: Historical Imagery 1945-2021

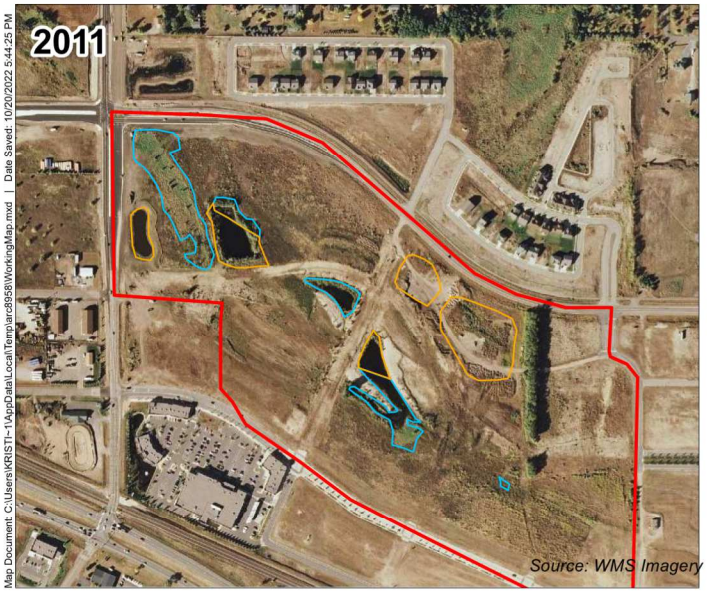
October 2022

BOLTON & MENK
Real People. Real Solutions.













Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc8958\WorkingMap.mxd | Date Saved: 10/20/2022 5:44:25 PM

Ramsey COR Analysis Delineation

Delineated Aquatic Resources Report

City of Ramsey
October 20th, 2022

Submitted by:
Bolton & Menk, Inc.
3721 23rd Street South
Suite 102
St Cloud, MN 56301

Real People. Real Solutions.

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Exhibit A: Site Location Map
Exhibit B: Site Topography – 2 Foot LiDAR Contours
Exhibit C: National Wetlands Inventory
Exhibit D: Public Waters Inventory
Exhibit E: Anoka County Soil Survey
Exhibit F: Delineated Aquatic Resources
Exhibit G: Delineation Data Sheets

I. INTRODUCTION

The City of Ramsey is considering improvements to several parcels known as COR, within the City. This delineation was completed to aid in the design and permitting of the project.

The project is found in Sections 28, in Township 32 North of Range 25 West.

II. WETLAND DELINEATION METHODOLOGY

The wetland boundaries were delineated and staked in the field in September of 2022 using methods described in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral/Northeast Region (Version 2.0)". Wetlands identified were classified using "Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)", "Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)" and "Wetland Plants and Plant Communities of Minnesota and Wisconsin" (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

Hydrophytic Vegetation. A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant's Wetland Indicator Status is determined using the 2020 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

Hydric Soils. A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

Wetland Hydrology. An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

III. BACKGROUND INFORMATION

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

Exhibit A is a location map of the study area.

Exhibits B is an aerial photo with topographic information overlaid on it. This provides information regarding topography of the site, helping to identify areas that may have wetland characteristics.

Exhibit C is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

Exhibit D is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

Exhibit E is the Anoka County Soil Survey and is used to identify hydric soils that may lie within the study area.

Delineation Exhibits F and G were prepared from the information gathered at the site.

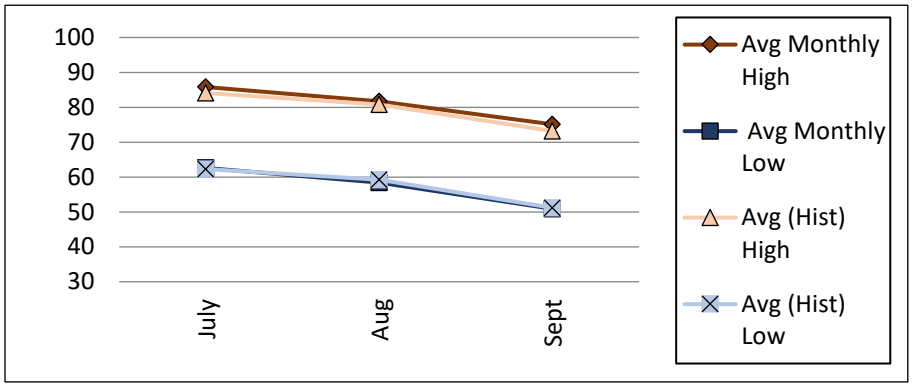
Exhibit F are the site maps showing the delineated aquatic resources.

Exhibit G includes the wetland delineation data sheets.

IV. CLIMATE DATA

The monthly temperature table below shows the average high and low temperatures for the three months prior to the field delineation, along with the historical averages for these months. The monthly low and high temperatures have been within normal ranges for this time period.

MONTHLY TEMPERATURE RANGE



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was normal at the time of the delineation.

ANTECEDENT PRECIPITATION CONDITIONS



This climatic data was gathered using the Climatology Working Group Website, http://climate.umn.edu/ and the National Weather Service Forecast Office, http://w2.weather.gov/climate/. The information for the investigation was retrieved from the WETS Station at Andover 1 N, MN; Station ID – 210190.

V. FINDINGS

In September of 2022 a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. Eight wetlands were found to exist within the study area. The following describes the aquatic resources identified, together with a brief description of wetland types and observations made during the field investigation.

Wetland 1 (W1):
NWI Cowardin: PEM1A
PWI (Hydro) ID: None
Field Observation Circular 39: Type 2
Field Observation Eggers and Reed: Fresh (wet) Meadow
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand/Isan sandy loam



W1

Wetland 1 is located in the northwest corner of the study area. Wetland 1 is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this wetland should be considered palustrine emergent persistent seasonally saturated (PEM1B) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W1A the plant community is dominated by reed canary grass and quaking aspen. The upland pit location W1B is dominated by smooth brome, reed canary grass, and quaking aspen. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W1A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W1B did not meet any hydric soil indicators.

Soils in the wetland pit W1A were not saturated. The pit location met secondary hydrology indicators D2 – Geomorphic Position and D5 – FAC-Neutral Test. Soils in the upland pit location W1B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic breaks.

Wetland 2 (W2):
NWI Cowardin: PSS1A/PUBH
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/7
Field Observation Eggers and Reed: Deep Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand

Wetland 2 is located in the northeast part of the study area, just to the east of Wetland 1. A portion of W2 is believed to be historical with the other portion being a pond excavated in upland.

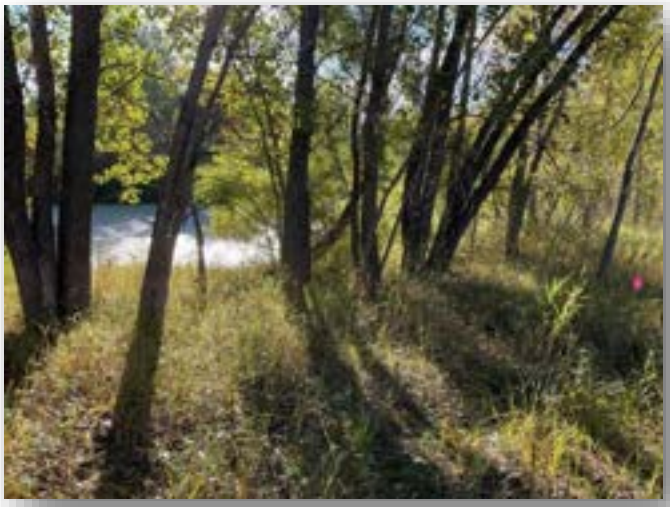
The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine forested

broad-leaved deciduous temporarily flooded (PEMF/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W2A the plant community is dominated by common black willow, quaking aspen, sandbar willow, and reed canary grass. The upland pit location for this transect is W1B.

Soils in the wetland pit location W2A met hydric soil indicator F6 – Redox Dark Surface.

Soils in the wetland pit W2A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5.



W2

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.



W3

<u>Wetland 3 (W3):</u>
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/6
Field Observation Eggers and Reed: Deep Marsh/Shrub Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand

Wetland 3 is found in the northwest part of the study area. W3 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous temporarily flooded (PEMF/PSS1A) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 3 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.

Wetland 4 (W4):
NWI Cowardin: PUBHx
PWI (Hydro) ID: None
Field Observation Circular 39: Type 3/7
Field Observation Eggers and Reed: Shallow Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand



W4

Wetland 4 is located in the west-central part of the study area. W4 is believed to be partially excavated in a historical wetland and partially excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent persistent seasonally flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1C/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W4A the plant community is dominated by common Canada bluejoint, giant goldenrod, riverbank grape, sandbar willow, quaking aspen, and black willow. The upland pit location W4B is dominated by white sweet clover, Canada bluejoint, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W4A met hydric soil indicator F3 – Depleted Matrix. Soils in the upland pit location W4B did not meet any hydric soil indicators.



W4 Transect

Soils in the wetland pit W4A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W4B were not saturated and only met secondary hydrology indicator D5.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

Wetland 5 (W5):
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 6
Field Observation Eggers and Reed: Shrub Swamp
Soil Mapping Unit(s): Hubbard loamy sand



W5

Wetland 5 is found in the north-central part of the study area. W5 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine scrub shrub broad-leaved deciduous seasonally flooded (PSS1C) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 5 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Kentucky bluegrass.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.



W6

Wetland 6 (W6):
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/6
Field Observation Eggers and Reed: Deep Marsh/Shrub Swamp
Soil Mapping Unit(s): Hubbard loamy sand

Wetland 6 is found in the northeast part of the study area. W6 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous seasonally saturated (PEMF/PSS1B) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetlands 6 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrouning upland areas. The boundaries were determined by following the topographic break and vegetative break.

Wetland 7 (W7):

NWI Cowardin: PEM1A/PUBHx
PWI (Hydro) ID: None
Field Observation Circular 39: Type 2/3/4/7
Field Observation Eggers and Reed: Fresh (wet) Meadow/Shallow Marsh/Deep Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand/Isan sandy loam



W7

Wetland 7 is located in the central part of the study area. A portion of W7 is believed to be excavated in historical wetland, with the remaining portion being excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent persistent seasonally saturated/seasonally flooded/semipermanently flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1B/C/F/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W7A the plant community is dominated by reed canary grass and sandbar willow. The upland pit location W7B is dominated by white sweet clover, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W7A met hydric soil indicator A11 – Depleted Below Dark Surface. Soils in the upland pit location W7B did not meet any hydric soil indicators.

Soils in the wetland pit W7A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W7B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

Wetland 8 (W8):



W8

NWI Cowardin: PEM1A
PWI (Hydro) ID: None
Field Observation Circular 39: Type 1
Field Observation Eggers and Reed: Seasonally Flooded Basin
Soil Mapping Unit(s): Isan sandy loam

Wetland 8 is located in the southeast part of the study area and is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent temporarily flooded (PEMA) wetland. One transect and several sample points

were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W8A the plant community is dominated by a sedge species and Canada bluejoint. The upland pit location W8B is dominated by Canada goldenrod, Siberian elm, and quaking aspen. Only the wetland plant community is considered hydrophytic.

Soils in the wetland pit location W8A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W8B did not meet any hydric soil indicators.

Soils in the wetland pit W8A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W8B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of all three indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

VI. CONCLUSION

This delineation was performed in September of 2022. The boundaries of the wetlands were staked in the field with three foot "Wetland Delineation" pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a sub-foot GPS Data Collector and tied to the Anoka County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of eight wetlands within the boundaries of the study corridor.

WETLAND SUMMARY

Id #	Wetland Type^	Size*
W1	Type 2	2.65 ac
W2	Type 4/7	1.65 ac
W3	Type 4/6	0.53 ac
W4	Type 3/7	0.53 ac
W5	Type 6	0.91 ac
W6	Type 4/6	2.78 ac
W7	Type 2/3/4/7	1.60 ac
W8	Type 1	0.04 ac

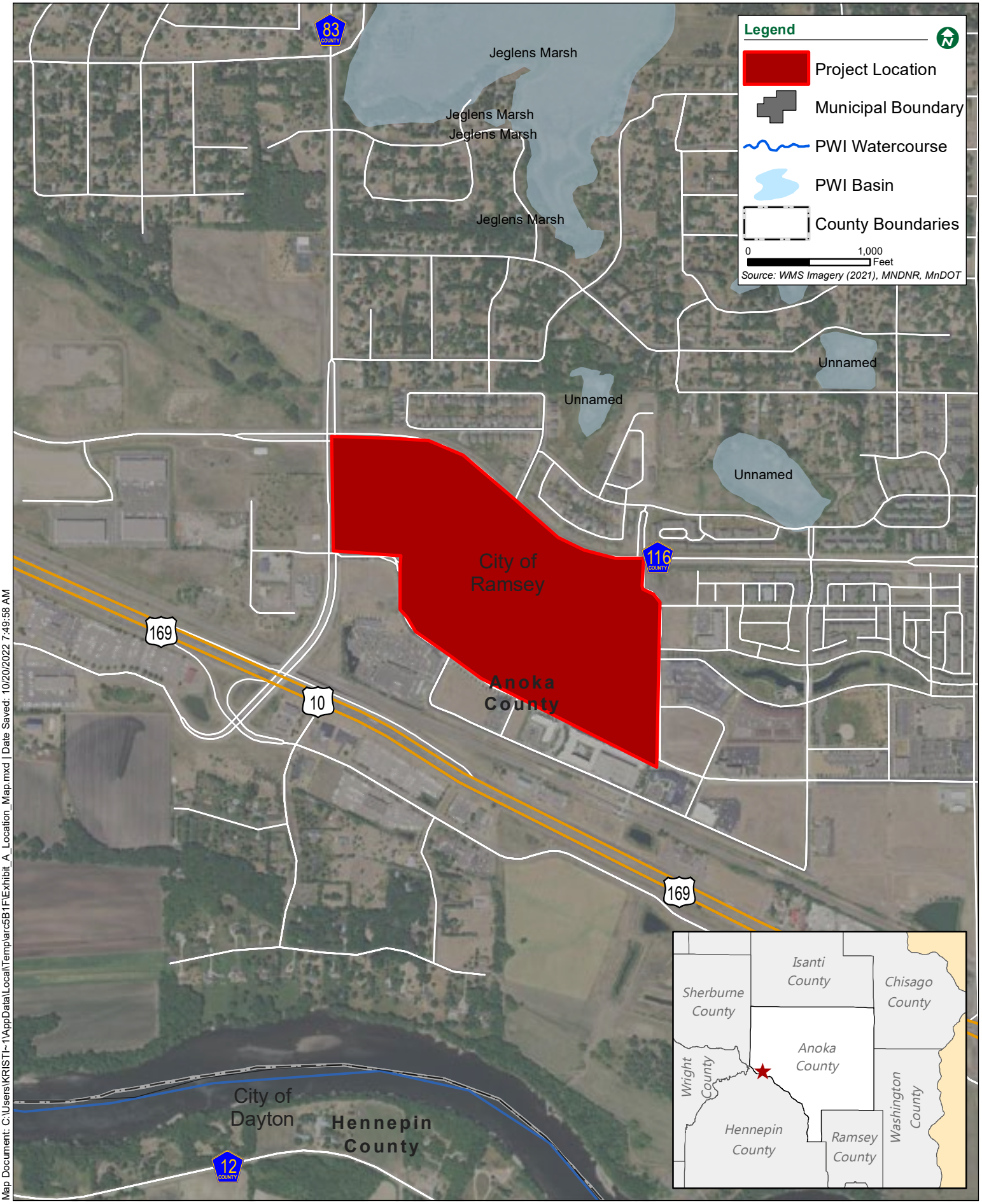
**size measured within study area.*
^wetland type within study area

Sincerely,
BOLTON & MENK, INC.



Kristina Bloomquist, PWS
Certified Wetland Delineator, No. 1340

APPENDIX



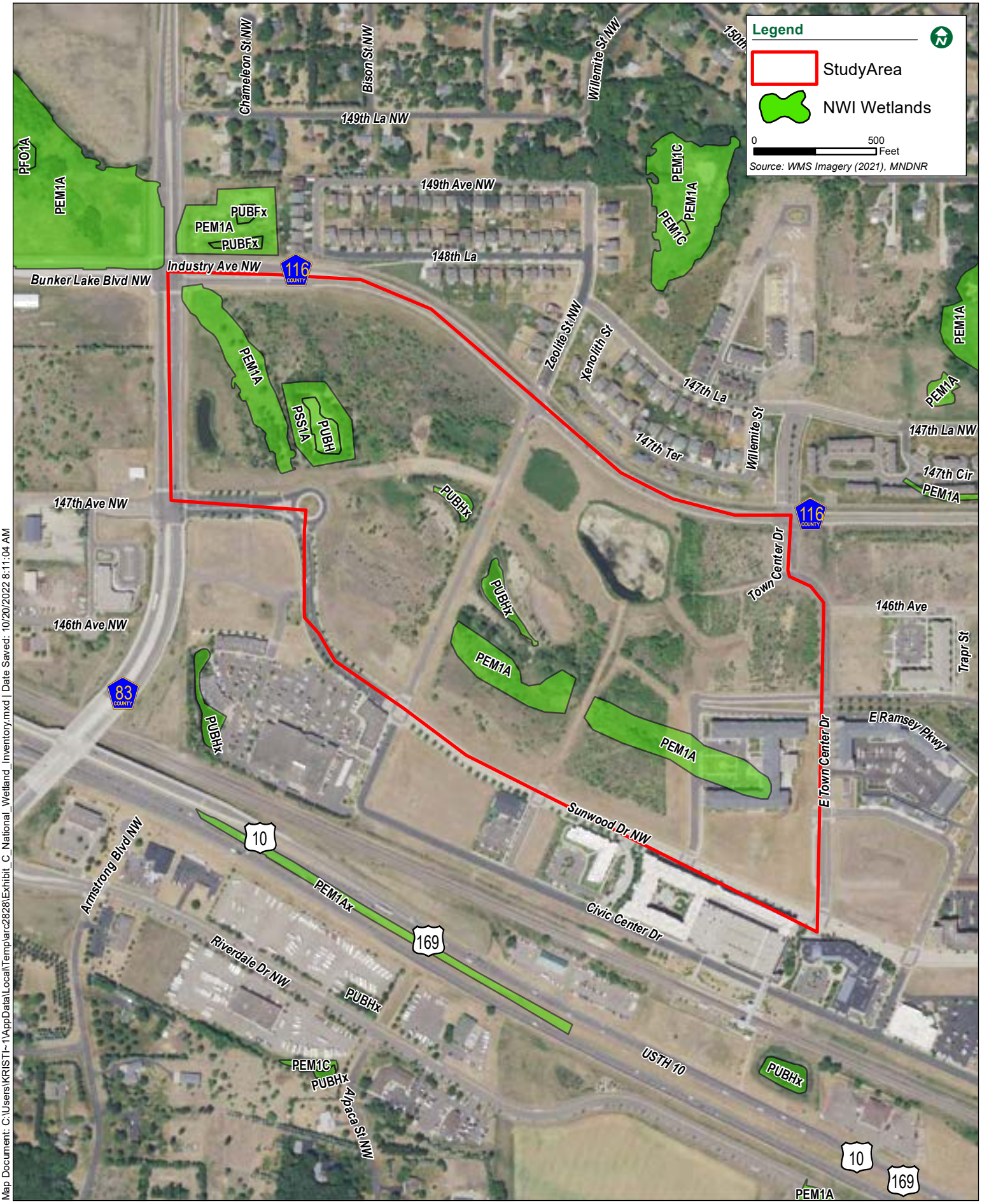
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Exhibit C: National Wetland Inventory

BOLTON & MENK
Real People. Real Solutions.



Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc2828\Exhibit_C_National_Wetland_Inventory.mxd | Date Saved: 10/20/2022 8:11:04 AM

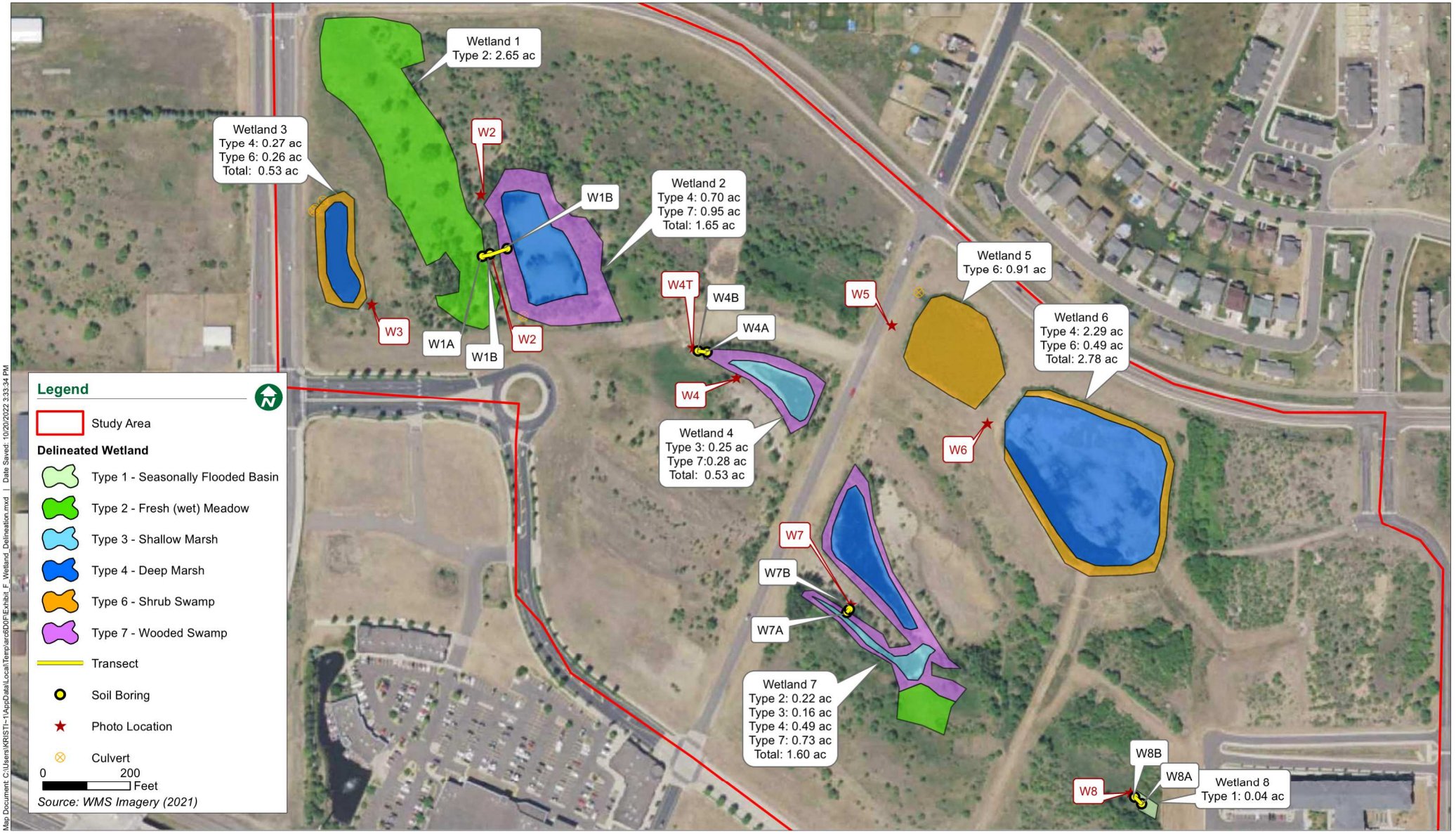


Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc978B\Exhibit_D_Public_Water_Inventory.mxd | Date Saved: 10/20/2022 8:29:27 AM



Symbol	Name	Slopes	Hydric Rating	Hydric Class
Dp	Duelm loamy sand	0-2%	No	7%
D67A	Hubbard loamy sand	0-2%	No	1%
Is	Isan sandy loam	0-1%	Yes	93%

Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc3BFB\Exhibit_E_County_Soil_Survey.mxd | Date Saved: 10/20/2022 8:50:56 AM



Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc600F\Exhibit_F_Wetland_Delineation.mxd | Date Saved: 10/20/2022 3:33:34 PM

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

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- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
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- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
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- ___ Depleted Matrix (F3)
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Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
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- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
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- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

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- ___ Other (Explain in Remarks)

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Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

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Remarks:

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1.			
2.			
3.			
4.			
5.			
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7.			
	_____ = Total Cover		
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1.			
2.			
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4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

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Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

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Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

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- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

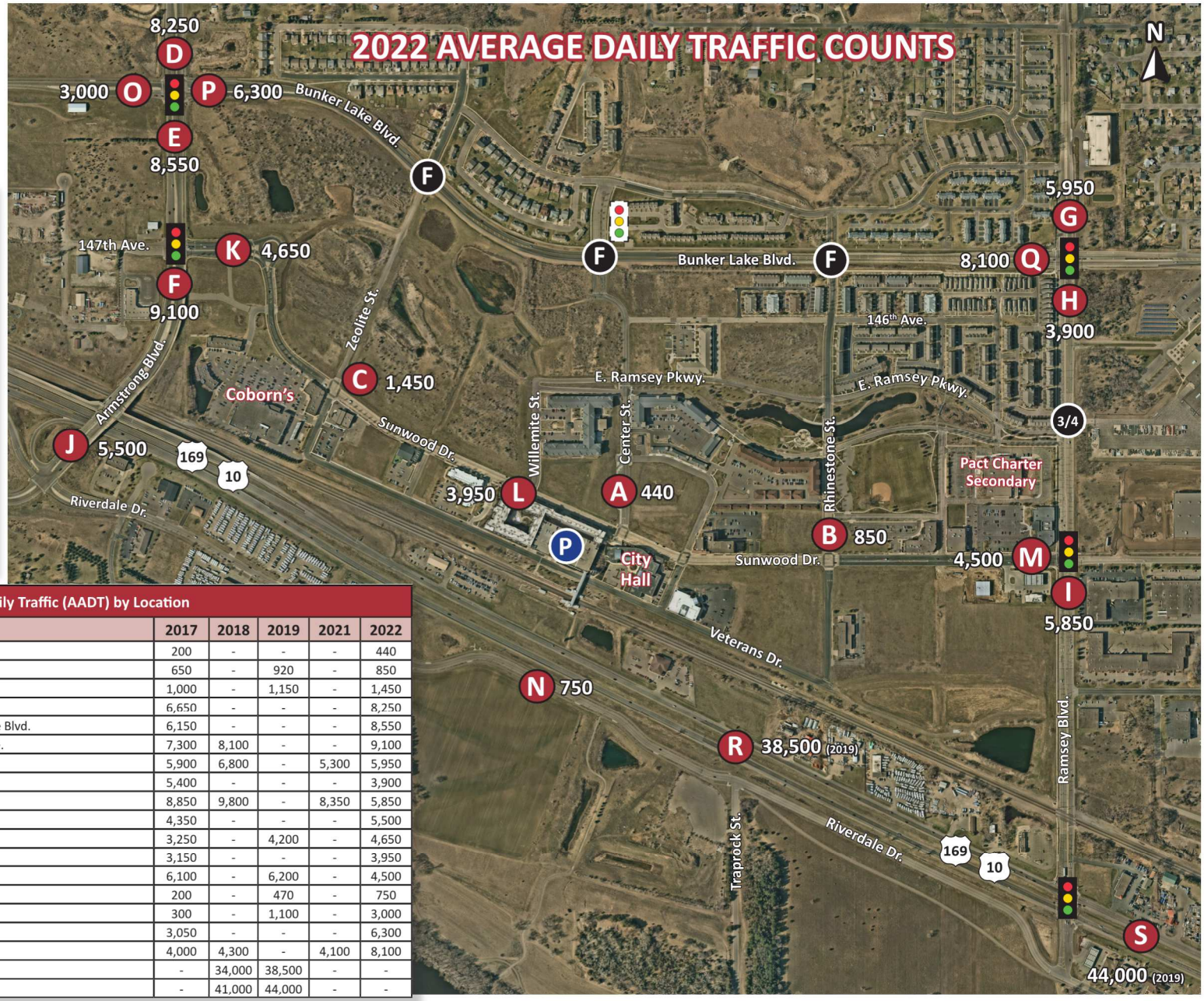
Remarks:

APPENDIX E: TRAFFIC COUNT EXHIBIT

THE COR AT RAMSEY

LEGEND

- 1,000 — Annual Average Daily Traffic (AADT)
- Existing Signalized Intersection
- Future Signalized Intersection
- A — Location Marker
- P — Parking Ramp
- F — Full Intersection
- 3/4 — No Left Outbound Movements

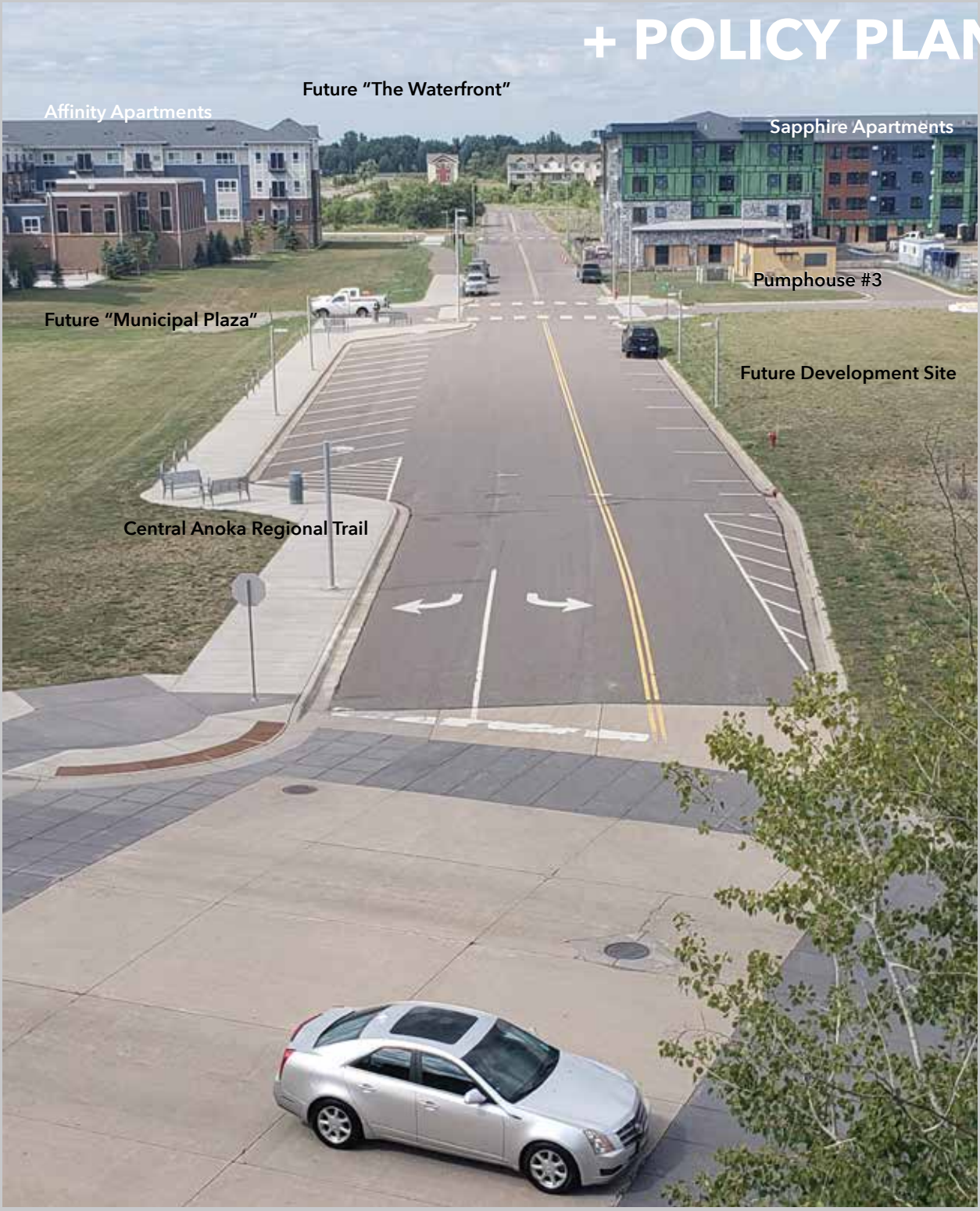


Annual Average Daily Traffic (AADT) by Location

	Location	2017	2018	2019	2021	2022
A	Center St.	200	-	-	-	440
B	Rhinestone St.	650	-	920	-	850
C	Zeolite St.	1,000	-	1,150	-	1,450
D	Armstrong Blvd. - North of Bunker Lake Blvd.	6,650	-	-	-	8,250
E	Armstrong Blvd. - Sunwood Dr./147th Ave. to Bunker Lake Blvd.	6,150	-	-	-	8,550
F	Armstrong Blvd. - Hwy. 10/169 to Sunwood Dr./147th Ave.	7,300	8,100	-	-	9,100
G	Ramsey Blvd. - North of Bunker Lake Blvd.	5,900	6,800	-	5,300	5,950
H	Ramsey Blvd. - Sunwood Dr. to Bunker Lake Blvd.	5,400	-	-	-	3,900
I	Ramsey Blvd. - Hwy. 10/169 to Sunwood Dr.	8,850	9,800	-	8,350	5,850
J	Armstrong Blvd. - Between Hwy. 10/169 Ramps	4,350	-	-	-	5,500
K	Sunwood Dr. - East of Armstrong Blvd.	3,250	-	4,200	-	4,650
L	Sunwood Dr. - City Hall	3,150	-	-	-	3,950
M	Sunwood Dr. - West of Ramsey Blvd.	6,100	-	6,200	-	4,500
N	Riverdale Dr. - West of Traprock St.	200	-	470	-	750
O	Bunker Lake Blvd. - West of Armstrong Blvd.	300	-	1,100	-	3,000
P	Bunker Lake Blvd. - East of Armstrong Blvd.	3,050	-	-	-	6,300
Q	Bunker Lake Blvd. - West of Ramsey Blvd.	4,000	4,300	-	4,100	8,100
R	Hwy. 10/169 - Armstrong Blvd. to Ramsey Blvd.	-	34,000	38,500	-	-
S	Hwy. 10/169 - Ramsey Blvd. to Sunfish Lake Blvd.	-	41,000	44,000	-	-

APPENDIX F: PREVIOUS ANALYSES, THE COR & CENTER STREET FRAMEWORKS

CENTER STREET AREA FRAMEWORK + POLICY PLAN



Pump House Plaza + Pump House Building + Municipal Plaza + Center Street

City of Ramsey, Minnesota
August, 2020 (Preliminary Draft)

ACKNOWLEDGMENTS

This Framework and Policy Plan focuses on the very center of The Center of Ramsey's 320 acre downtown referred to as The COR. The fact that the community is succeeding in the primary vision of having its own downtown and identity cannot be understated. The COR is over half built-out according to plan, with favorable progress continuing even within and through the Great Recession. This is attributable to Ramsey residents, and leadership, holding to the original vision for a pedestrian oriented, successful, vibrant downtown–this Center Street Area Framework and Policy Plan is an implementation strategy that supports the vison and objectives of The COR Design Framework which cites an 'implied responsibility' to carry forth the goals in site planning and design:

"All participants in the development of The COR recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design." The Center Street Area Framework and Policy Plan does just this, by integrating and interrelating the above tenets.

The COR Design Framework goes on to list the three Objectives:

- *Overall COR design (and all new private development within The COR) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity.*
- *Bikeways and pedestrian routes into The COR from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a person on a bicycle has an equally accessible route to [and within] downtown.*
- *Parks and open space will be easily accessible to all COR residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. *This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis.*

* The above is also mirrored in The Circle of Ramsey Greenway, of which The COR, is an integral part and a destination within.

The COR was an organic, citizen led movement in delivering an urban downtown with its amenities for the whole community, while also 'taking some of the development pressure off' the more rural areas of the city. The success in finding that balance has been due to thoughtful, reasoned residents–unified in mission and vision. Future Ramsey residents can thank today's residents and Planning Commission, Economic Development Authority, the Park and Recreation Commission, and City Council for coming together in their collective service to the community.

Parks & Assist. Public Works Superintendent,
Mark Riverblood

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Background + Purpose

Overview

The purpose of the Center Street Area Framework + Policy Plan is to advance the planning activity for several interrelated projects within this district. Several of these project have timelines that require the work to commence as soon as possible. A summary list of current and potential future projects includes:

- Center Street sidewalk(s) in front of the Sapphire building;
- Center Street streetscape/trail (west side) near the interface of the Affinity and Municipal Plaza;
- Municipal Plaza (north) at the interface with Affinity;
- Municipal Plaza (south) the larger Happy Days site;
- Pump House Plaza the area immediately surrounding the small Pump House No. #3;
- Pump House Exterior potential facade improvements;
- 145th Avenue sidewalk connecting to Center Street.

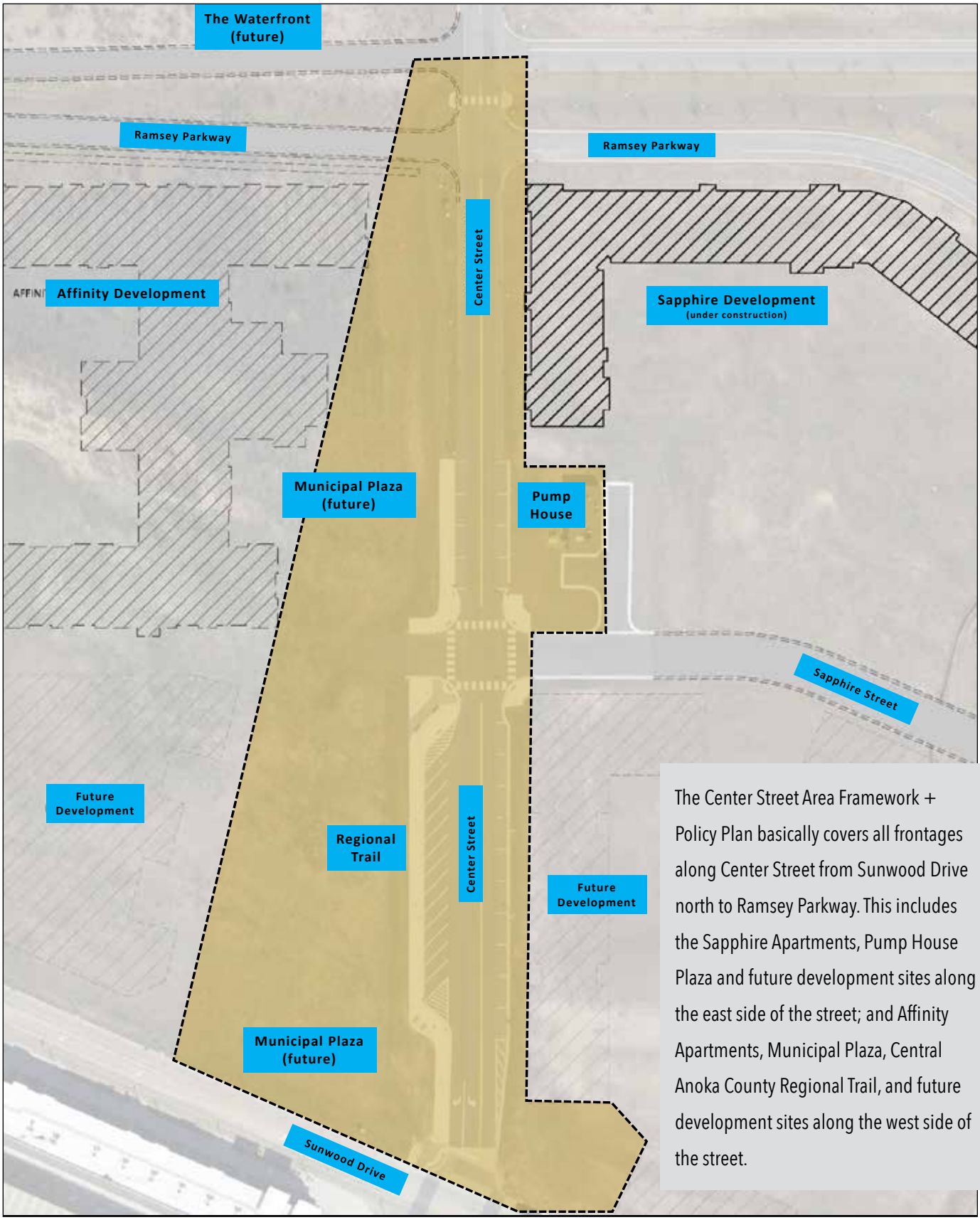


Outcomes + Deliverables

As indicated, the above project listing is merely a summary outline of the work to be performed; the detailed Scope of Services (provided by the Consultant Team), will result in design guidelines to allow the city to develop specifications (cross-sections with details) such that quotations may be sought for work that must be completed like the sidewalk/streetscape adjoining the Sapphire building. Additionally, the scope and cost of other features may be better understood, and accordingly, will result in the ability to proceed with improvements to Municipal Plaza, and the Pump House site (plaza, concrete, landscaping and conceivably an attached public restroom), at such time it is authorized by City Council, (in 2020 or 2021).

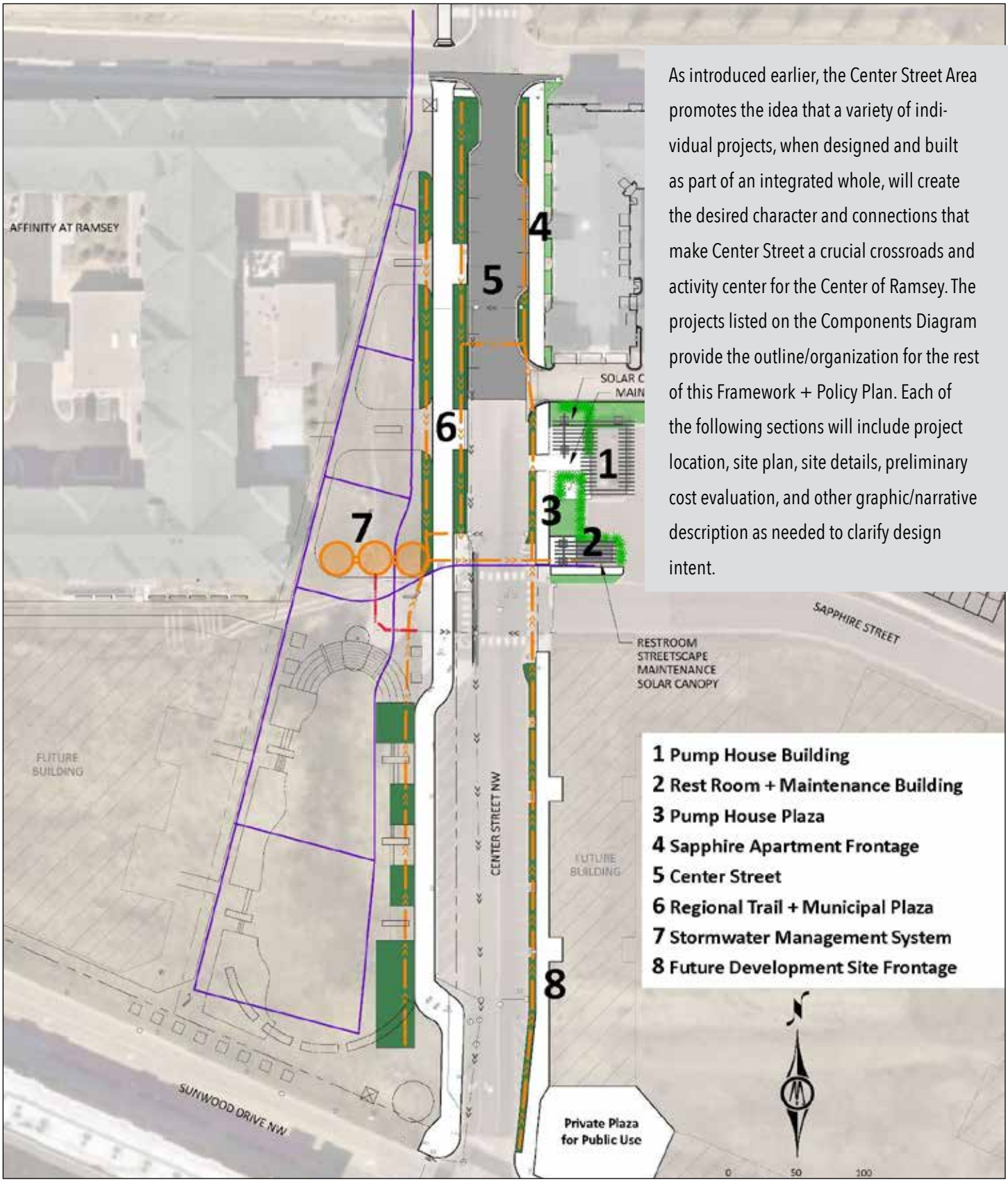
Further, the above referenced Scope of Services will develop the design for the Pump House facade and related architectural treatments, and result in a Design-build RFP that will provide City Council with the cost and contractor (upon approval) that can complete the 2020 Capital Improvement Project for Municipal Pump House #3.

Coverage Diagram



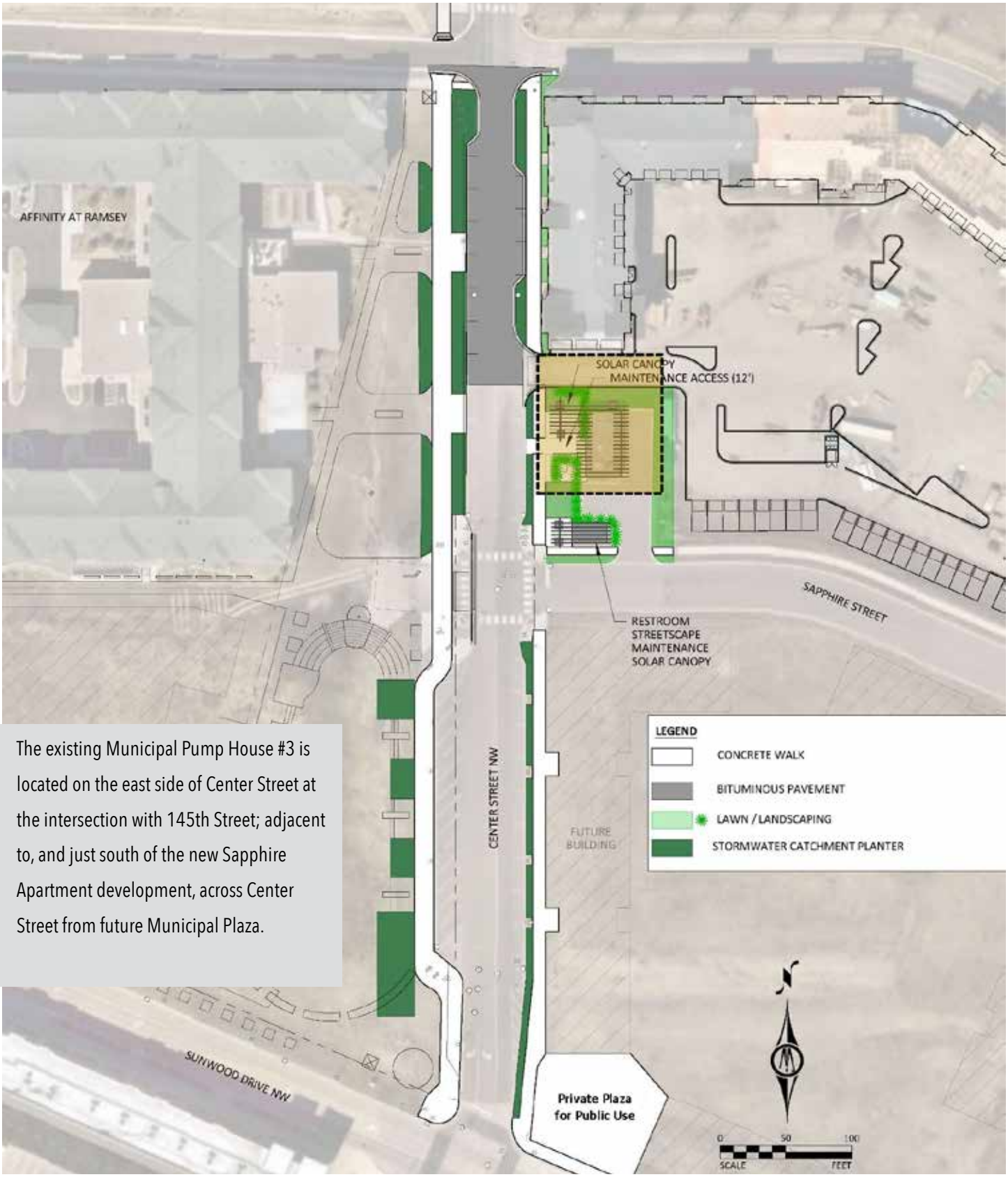
The Center Street Area Framework + Policy Plan basically covers all frontages along Center Street from Sunwood Drive north to Ramsey Parkway. This includes the Sapphire Apartments, Pump House Plaza and future development sites along the east side of the street; and Affinity Apartments, Municipal Plaza, Central Anoka County Regional Trail, and future development sites along the west side of the street.

Components Diagram



As introduced earlier, the Center Street Area promotes the idea that a variety of individual projects, when designed and built as part of an integrated whole, will create the desired character and connections that make Center Street a crucial crossroads and activity center for the Center of Ramsey. The projects listed on the Components Diagram provide the outline/organization for the rest of this Framework + Policy Plan. Each of the following sections will include project location, site plan, site details, preliminary cost evaluation, and other graphic/narrative description as needed to clarify design intent.

Pump House Building Location Map



The existing Municipal Pump House #3 is located on the east side of Center Street at the intersection with 145th Street; adjacent to, and just south of the new Sapphire Apartment development, across Center Street from future Municipal Plaza.





Pump House Building

PROJECT DESCRIPTION

Since the time of its construction, Municipal Pump House #3 has been a simple concrete masonry building. As new development occurs around it, Pump House #3's appearance can contribute to the character of surrounding buildings and the proposed plaza by applying new exterior finishes to the existing building. Stone, wood, and metal finishes and colors compliment other civic buildings in Ramsey Downtown District.

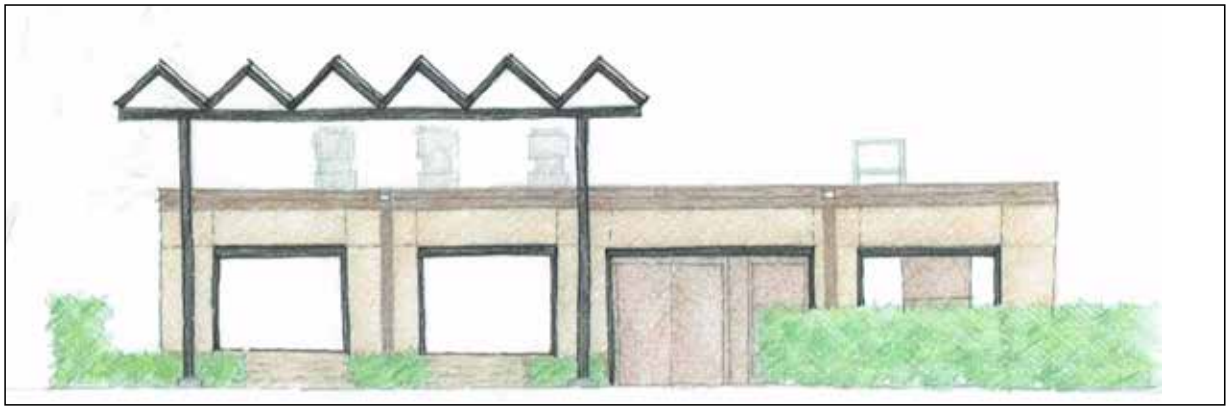
Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



The feasibility of adding photo-voltaic array over Pump House #3 and the adjacent plaza.

Pump House Building Project Elements

Three alternative exterior façade treatments have been considered:



- Concept A: Split-faced concrete masonry & cement board siding



- Concept B: Limestone & wood siding

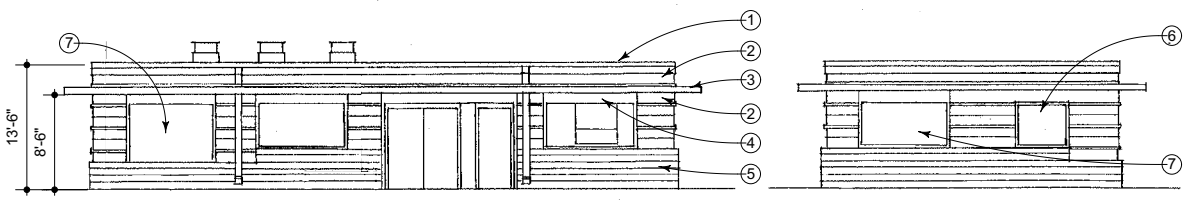


- Concept C: Limestone & brick

Based on design refinements, cost considerations, the limestone and wood siding alternative has been selected for design development.

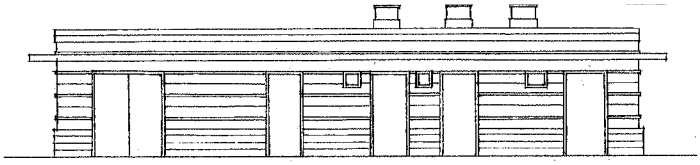
Pump House Building Project Elements

Concept C Developed Design.

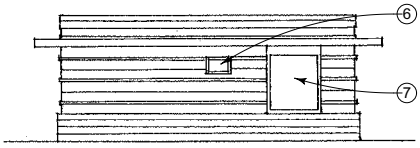


WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION



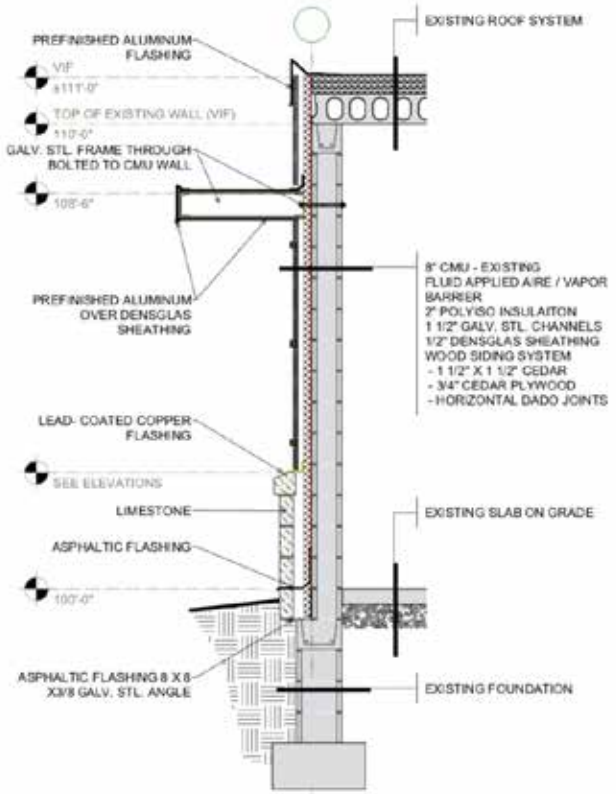
NORTH ELEVATION

BUILDING ELEVATIONS AT PUMP HOUSE- CONCEPT B.1

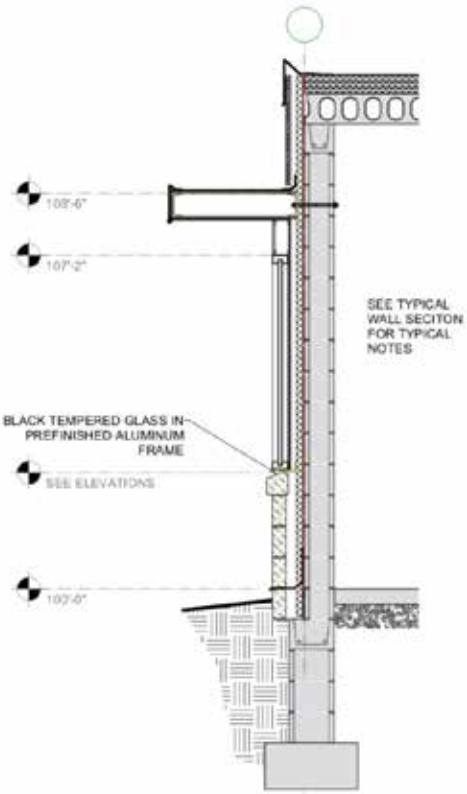
SCALE: 1/8" = 1'-0"

NOTES

1 ALUMNINUM CAP FLASHING
2 WOOD SIDING
3 ALUMINUM EYEBROW
4 ALUMINUM FRAME
5 LIMESTONE BASE
6 EXISTING VENT
7 SMOKED GLASS WITH ALUMINUM FRAME

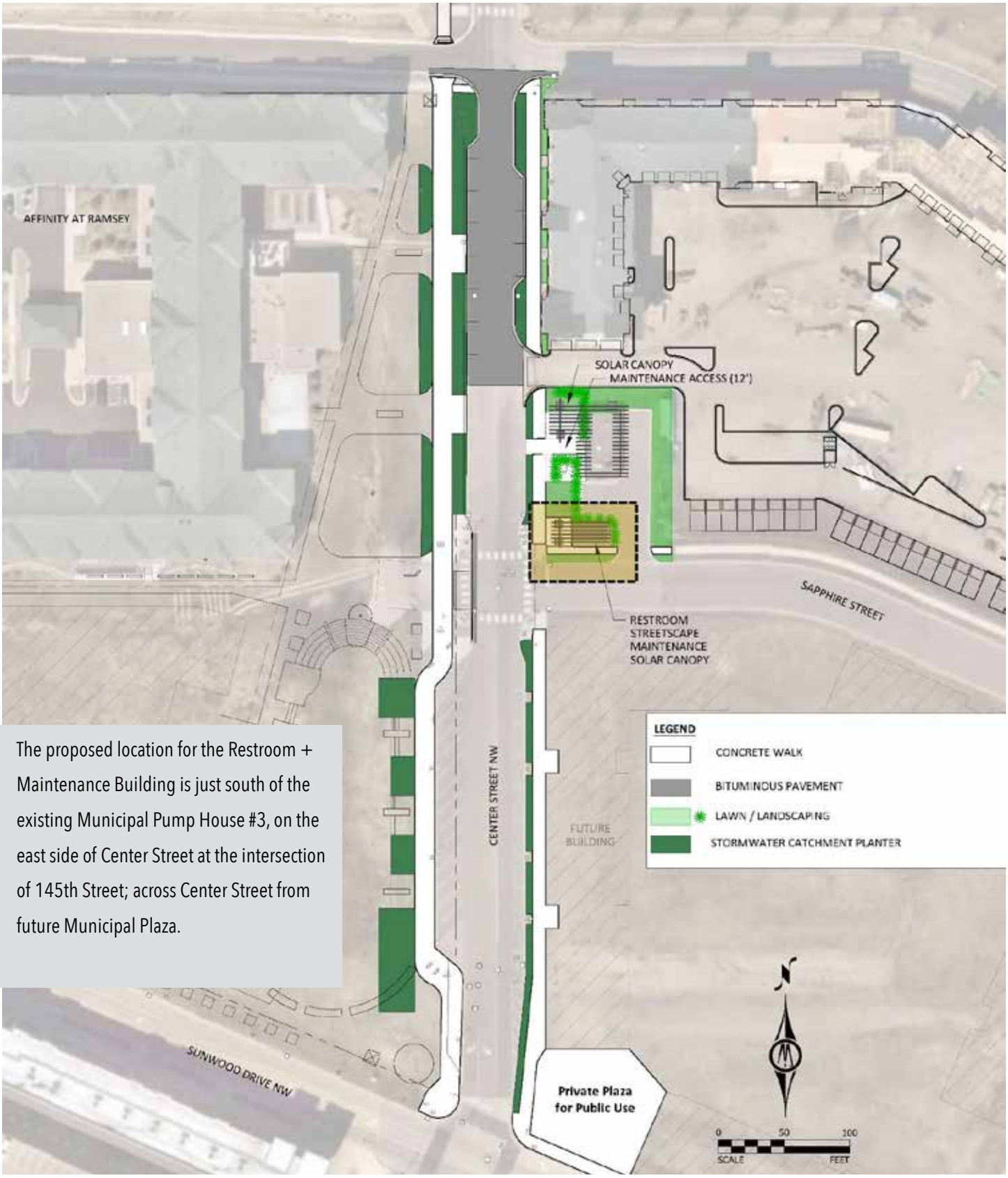


1 / A5.1 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



2 / A5.1 WALL SECTION AT ALUMINUM PANEL
Scale: 1/2" = 1'-0"

Restroom + Maintenance Building Location Map



The proposed location for the Restroom + Maintenance Building is just south of the existing Municipal Pump House #3, on the east side of Center Street at the intersection of 145th Street; across Center Street from future Municipal Plaza.

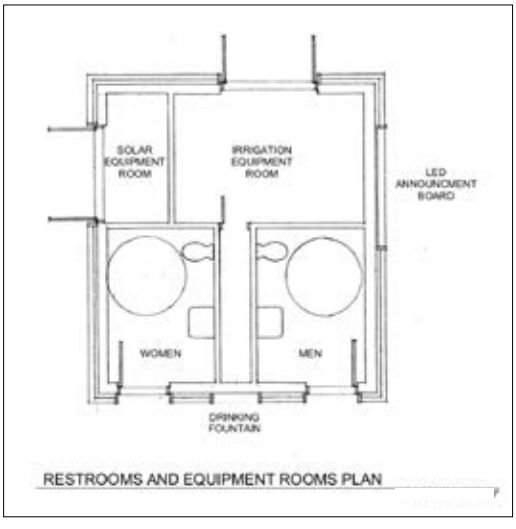


Restroom + Maintenance Bldg

PROJECT DESCRIPTION

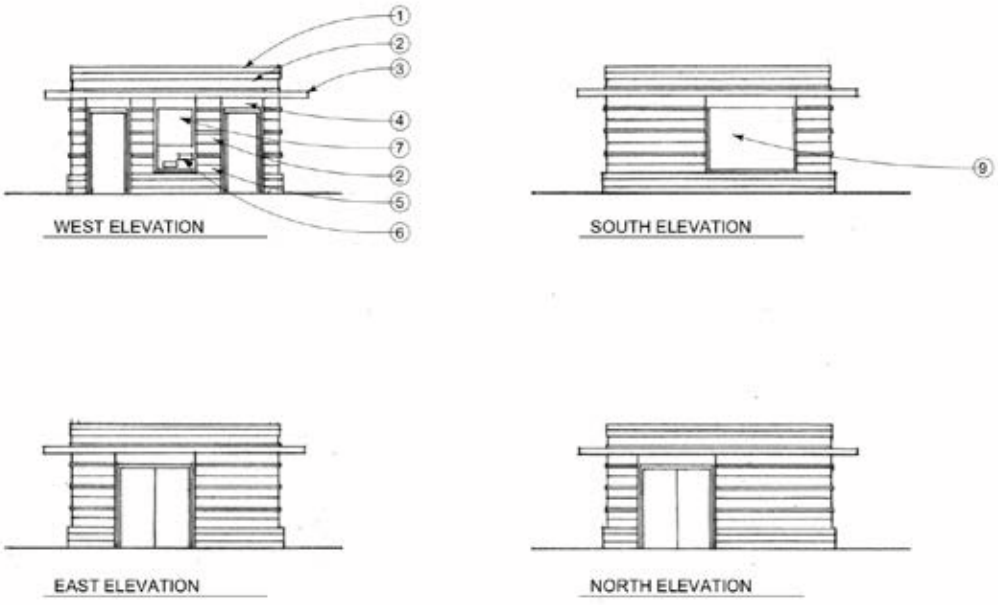
A proposed Restroom + Maintenance Building will be sided with the same materials as the adjacent Pump House #3. This building will support community activities at Center Street's Municipal Plaza. It will also house equipment for the plaza's irrigation system and for the solar array at the Pump House building.

Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



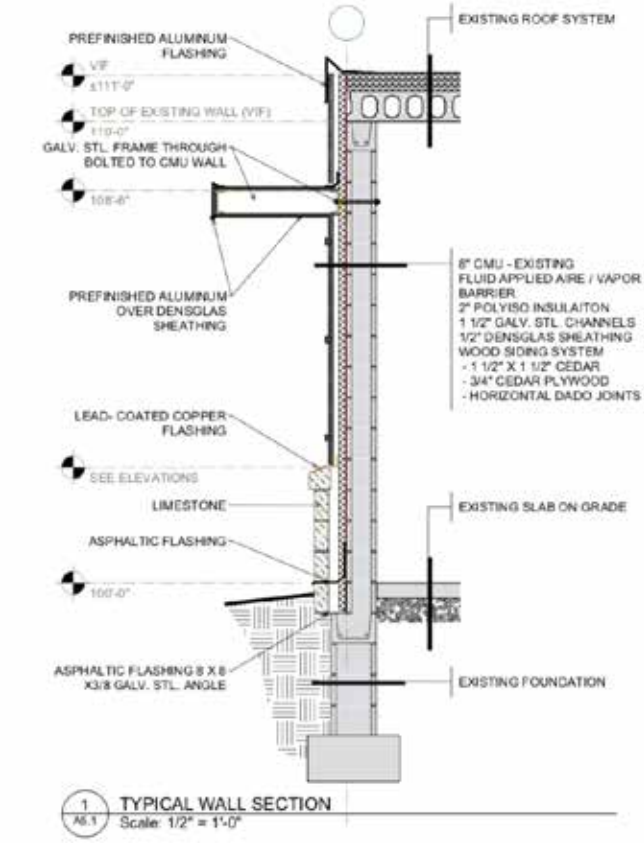
RESTROOMS AND EQUIPMENT ROOMS PLAN

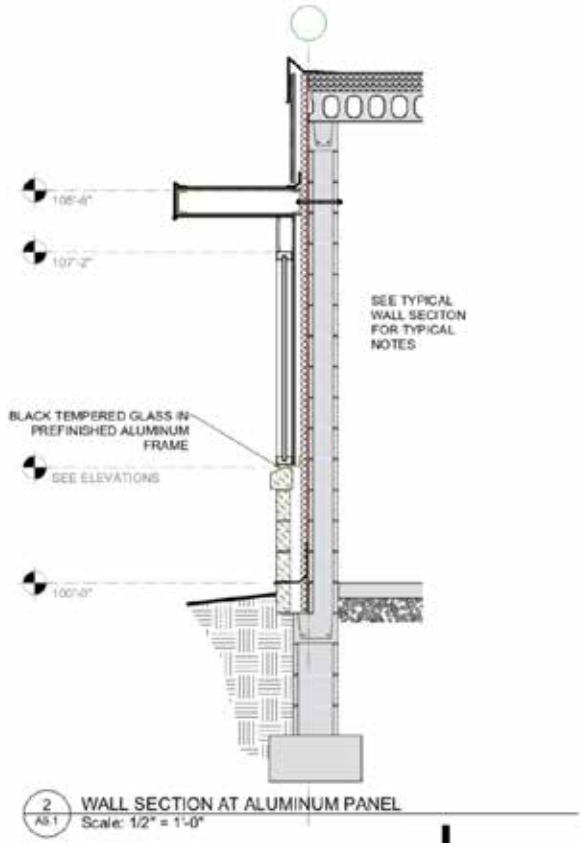
Restroom + Maintenance Bldg Project Elements



NOTES

1 ALUMNINUM CAP FLASHING
2 WOOD SIDING
3 ALUMINUM EYEBROW
4 ALUMINUM FRAME
5 LIMESTONE BASE
6 DRINKING FOUNTAIN
7 LED DISPLAY
8 EXISTING VENT
9 SMOKED GLASS WITH ALUMINUM FRAME





Restroom + Maintenance Bldg Project Elements

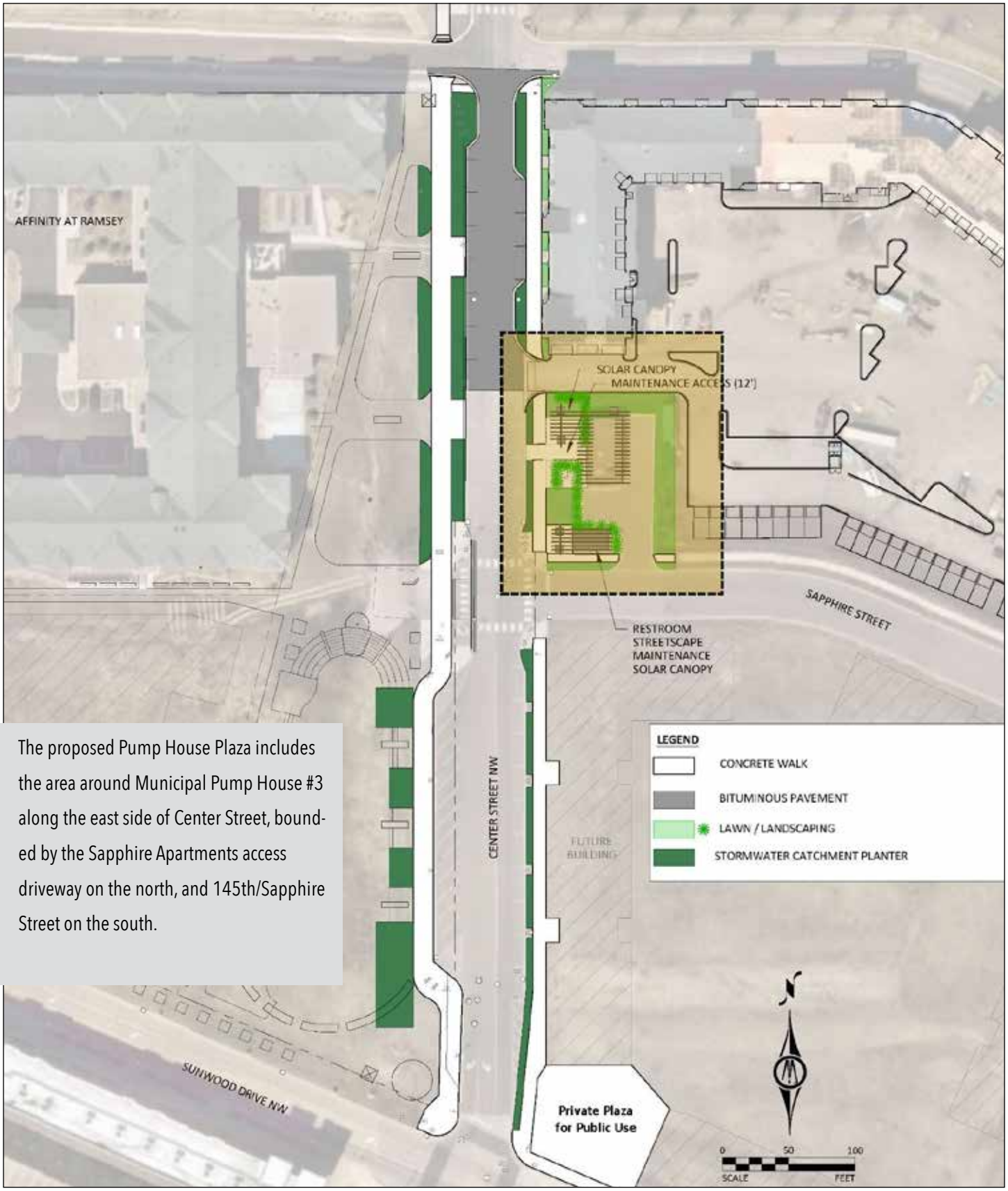




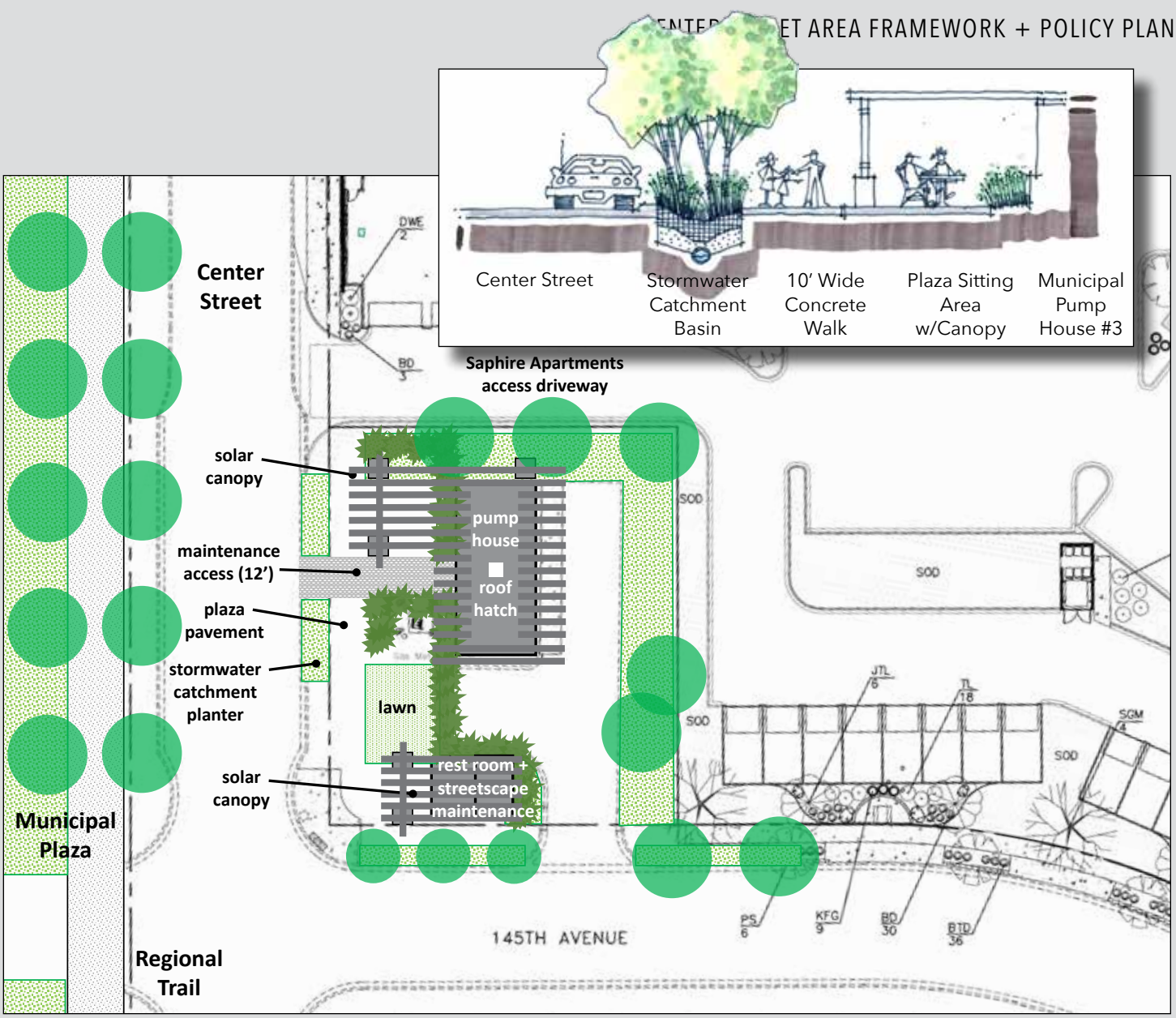


A LED Community Information Board is proposed for the Sapphire Street façade of the Restroom + Maintenance Building. This LED display panel can be used to announce events of community interest, to present the schedule for Municipal Plaza activities, display digital art, etc.(These images shows the capabilities of LED panels.)

Pump House Plaza Location Map



The proposed Pump House Plaza includes the area around Municipal Pump House #3 along the east side of Center Street, bounded by the Sapphire Apartments access driveway on the north, and 145th/Sapphire Street on the south.



Pump House Plaza

PROJECT DESCRIPTION

The Conceptual Site Plan for Pump House Plaza includes the following elements:

- Paved plaza/sitting area along east façade of the Pump House Building;
- Solar canopy/shade structure over the plaza/sitting area;
- Paved (10' minimum width) north/south pedestrian walkway;
- Stormwater catchment basin/planters between pedestrian walk and Center Street;
- Small open lawn/flex space for information/crafts/food tent and other uses;
- Variety of landscape plantings to provide shade, color, screening.

Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.

The primary objective is to create a series of smaller, pedestrian-scaled public spaces along the east side of Center Street to complement and enhance Municipal Plaza, especially for various events that include the temporary closure of the street. All three of these major elements (Municipal Plaza, Center Street, east frontage public spaces) will seamlessly fit together, including consistent materials, finishes and furnishings to create a unique identity and inviting destination crossroads in the heart of the COR District.

Pump House Plaza Project Elements

Pavement





Concrete plaza with broom finish and tooled joints to create interesting pattern is preferred; color additives, acid tints or etching, and exposed aggregate are other acceptable options.

Furniture





Light weight (moveable) and stackable furniture in a variety of colors is preferred; many choices available, but should consider consistent or complimentary 'family' of furniture for all COR public places.

Stormwater Basins





Curb-cuts on both street side and plaza side of each basin direct surface water flow, but still create a physical/visual separation for pedestrian circulation, snowplowing and other maintenance operations.

Pump House Plaza Project Elements

Water Feature





The soothing sound of water can be an important element in the design of public places; small, self-contained water features are preferred, for ease of maintenance, winter shut-down and other considerations.

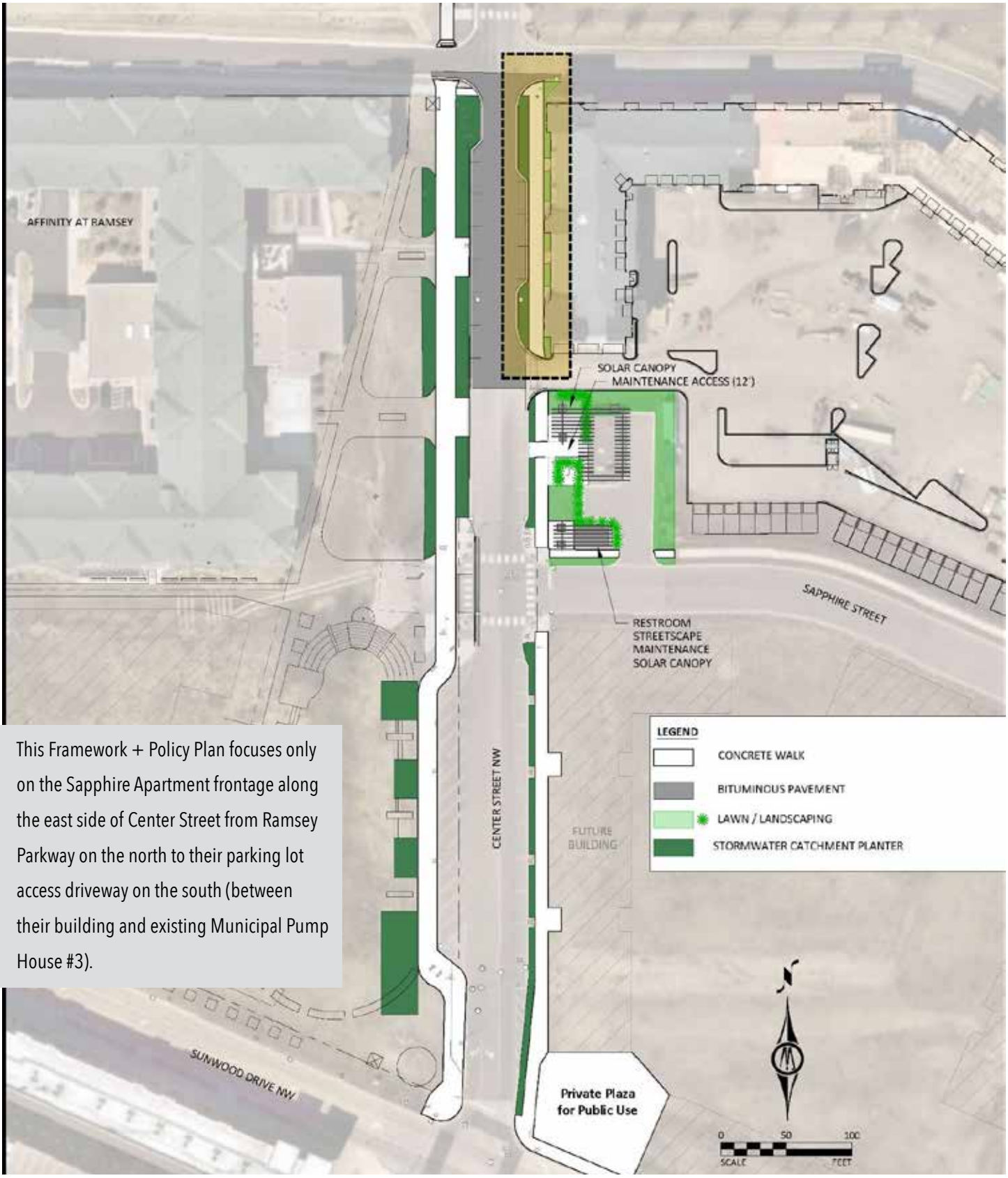
Landscape



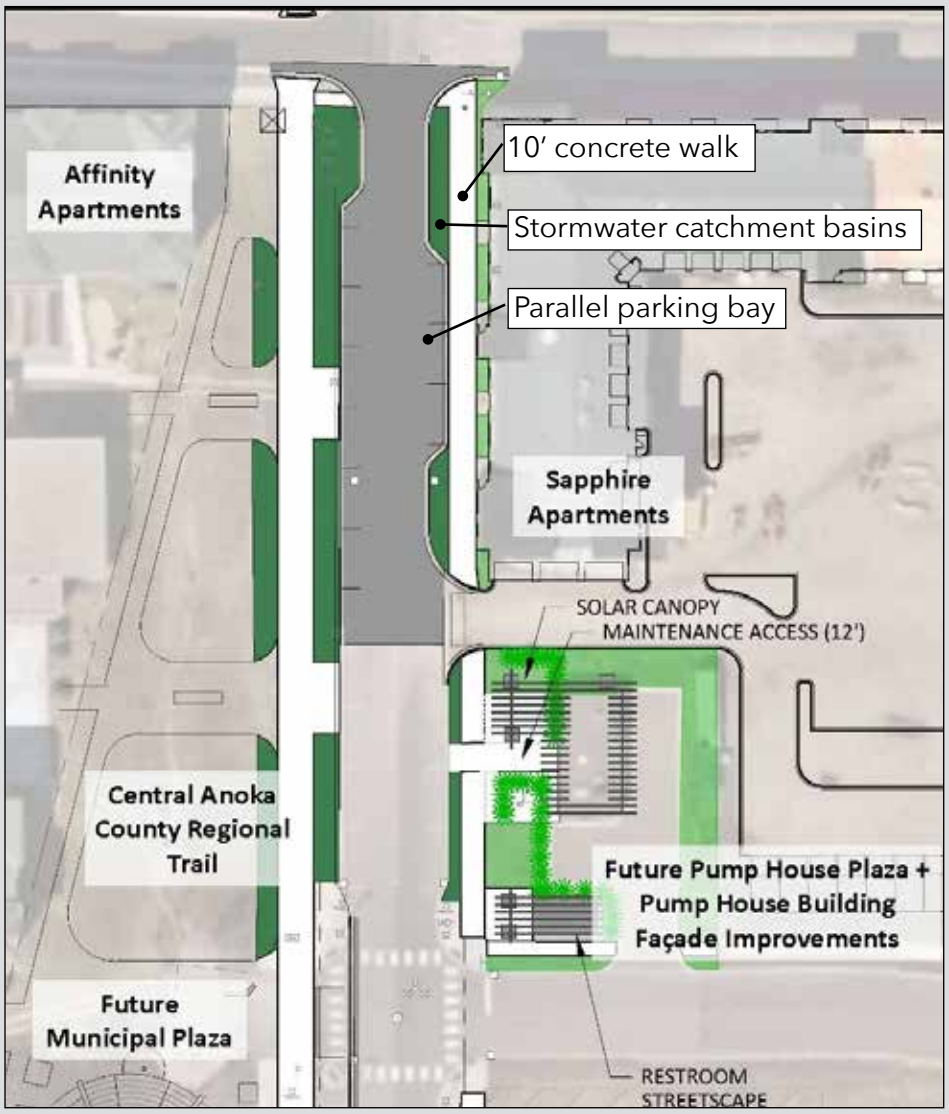



Landscape elements should reflect, or compliment, existing streetscape plantings, and further promote a consistent COR District identity and character; a simple landscape palette provides shade, seasonal color, screening (parking areas/utility boxes), and softens building elevations.

Sapphire Apartment Frontage Location Map



This Framework + Policy Plan focuses only on the Sapphire Apartment frontage along the east side of Center Street from Ramsey Parkway on the north to their parking lot access driveway on the south (between their building and existing Municipal Pump House #3).



Sappphire Apartment Frontage

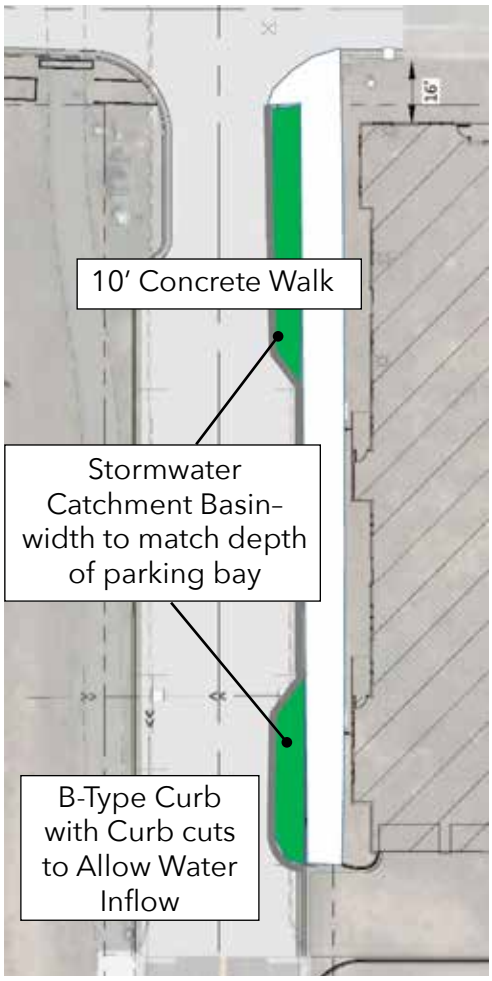
PROJECT DESCRIPTION

The Concept Site Plan for the Sapphire Apartment Frontage along the east side of Center Street includes three primary elements:

- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

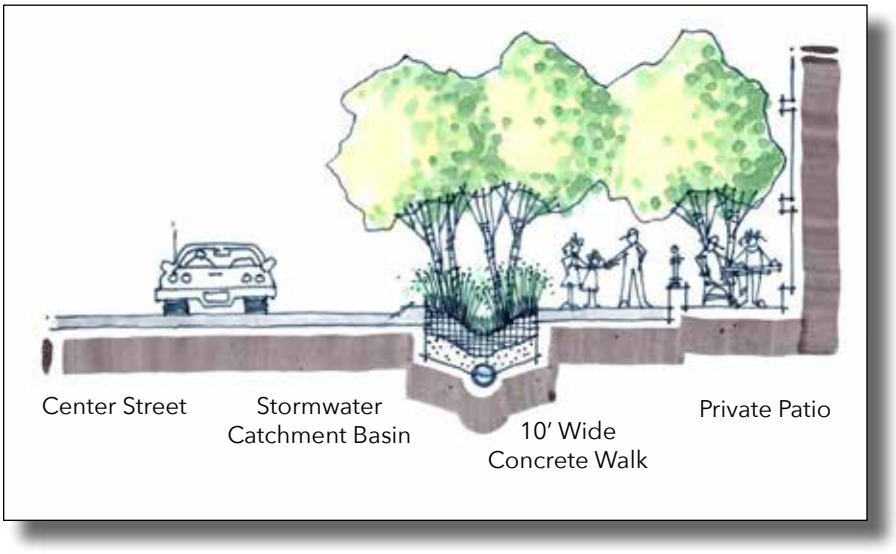
The Sapphire Apartment Frontage will be the first segment of public (pedestrian) realm to be completed, and as such plays an important role in establishing these elements as the benchmark for future projects along the east side of Center Street. A gracious walkway width (10'), connected stormwater basins, and landscape plantings that complement existing streetscape, will not only further enhance the desired Downtown District street character, but also set design expectations for Pump House Plaza and the now-vacant development site at Sunwood Drive.

Sapphire Apartment Frontage Project Elements



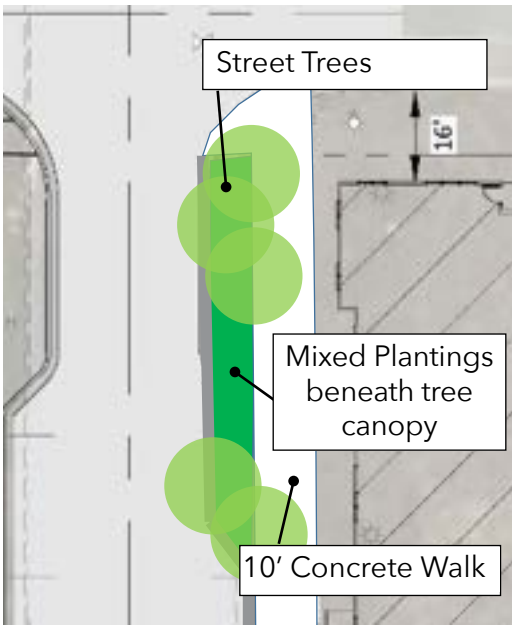
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





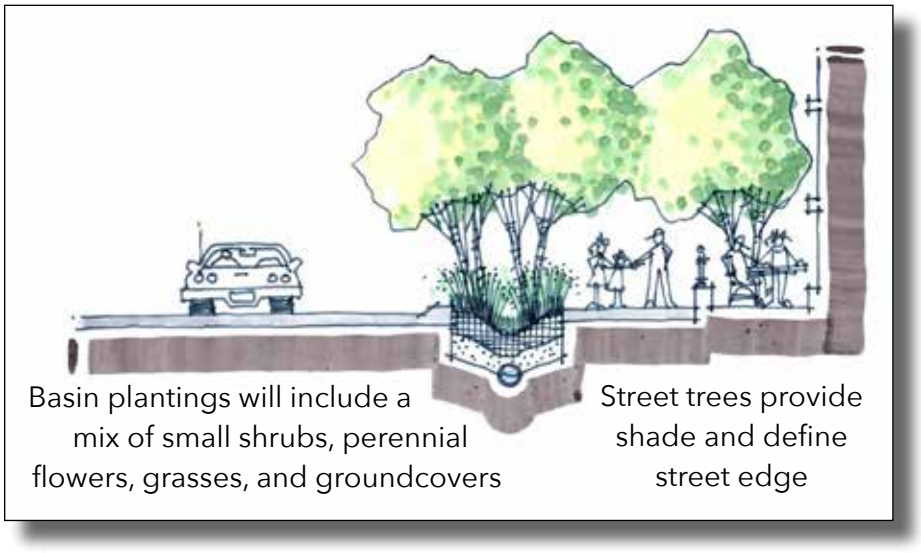


Sapphire Apartment Frontage Project Elements

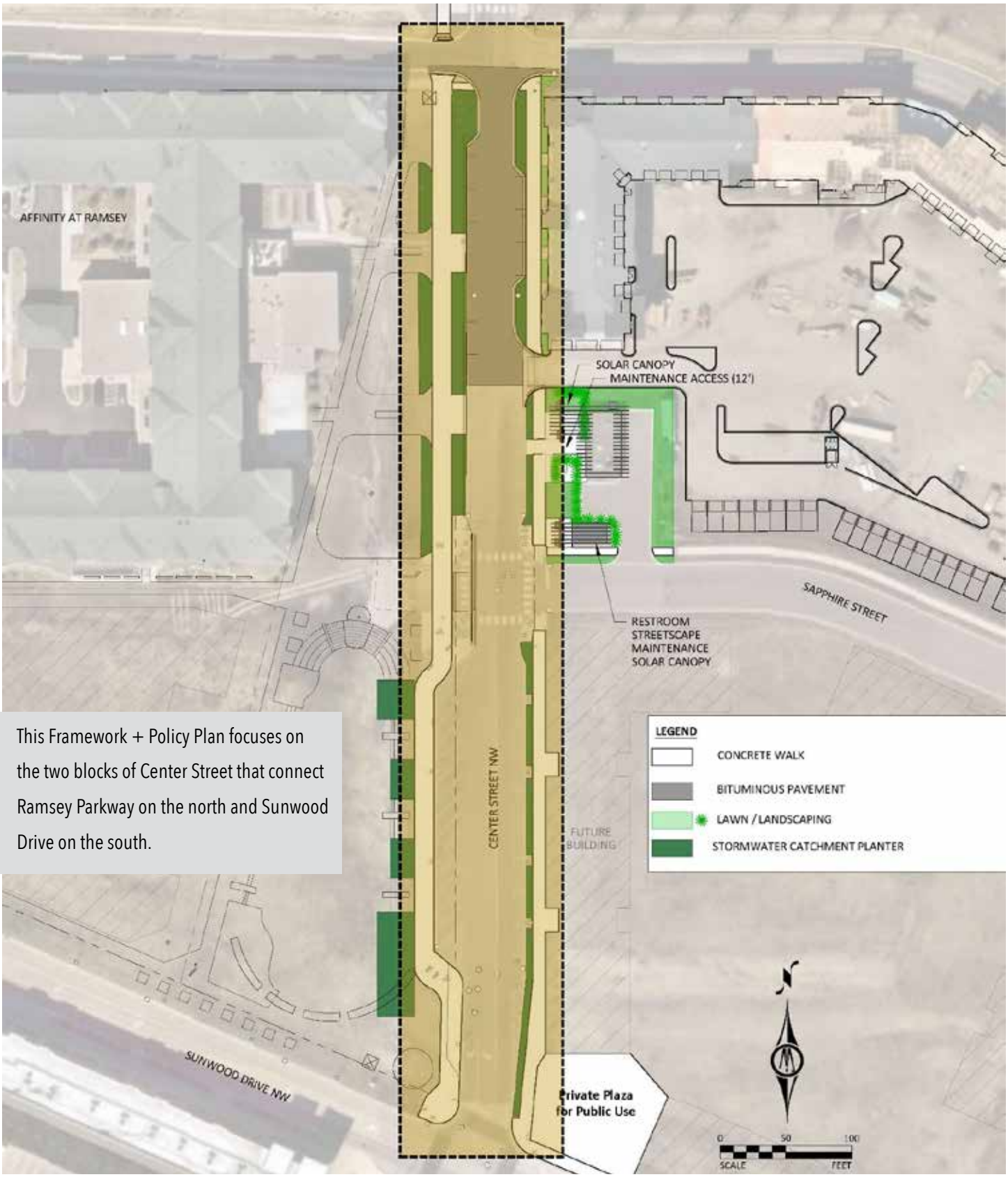




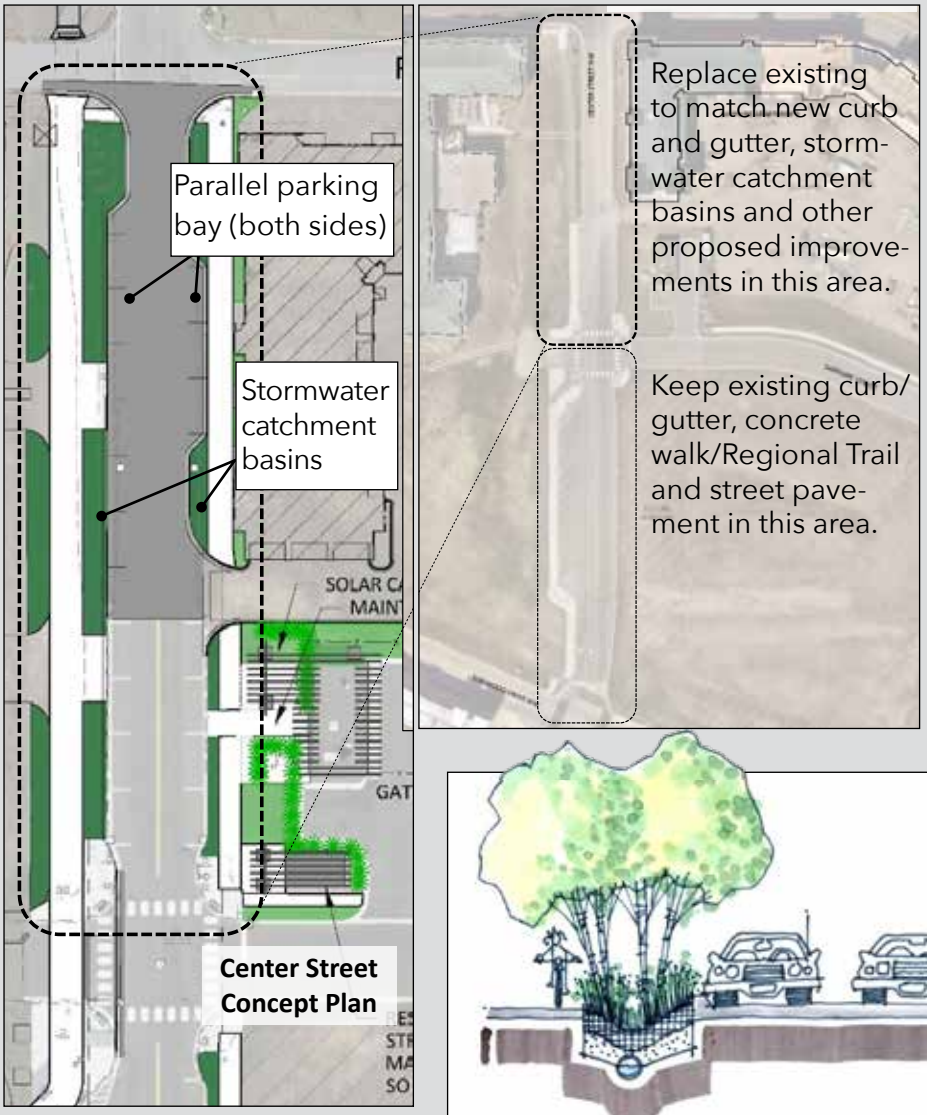


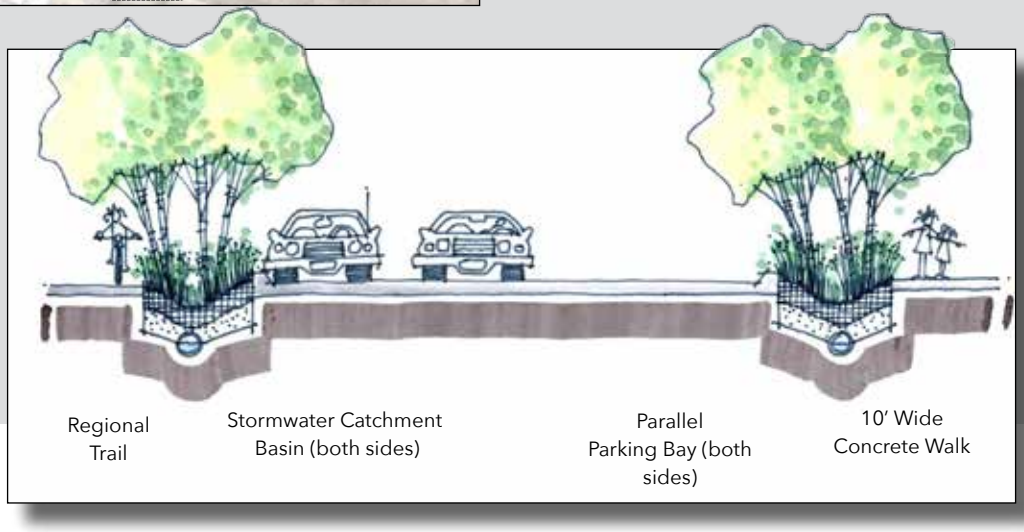


Center Street Location Map



This Framework + Policy Plan focuses on the two blocks of Center Street that connect Ramsey Parkway on the north and Sunwood Drive on the south.





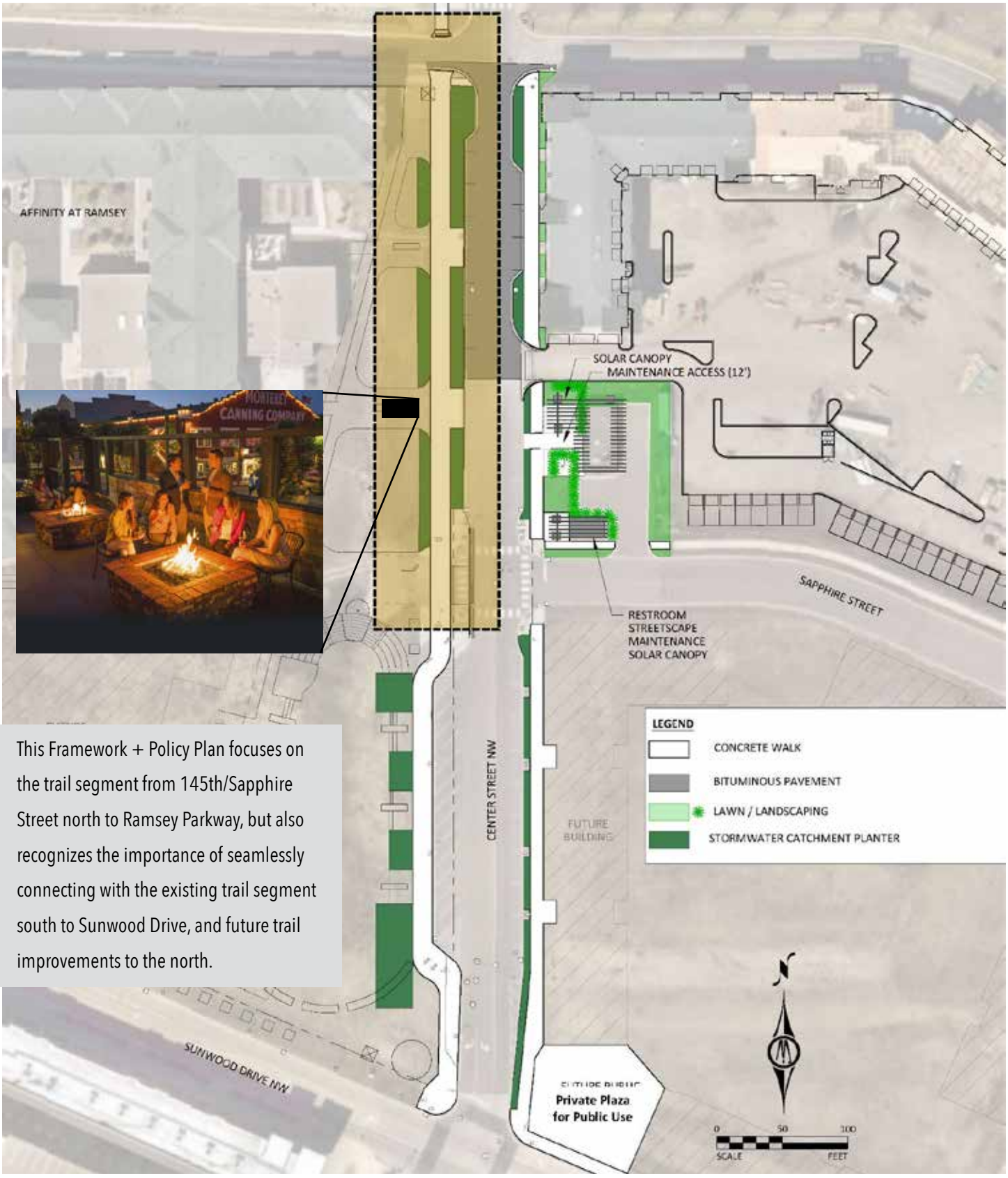
Center Street

PROJECT DESCRIPTION

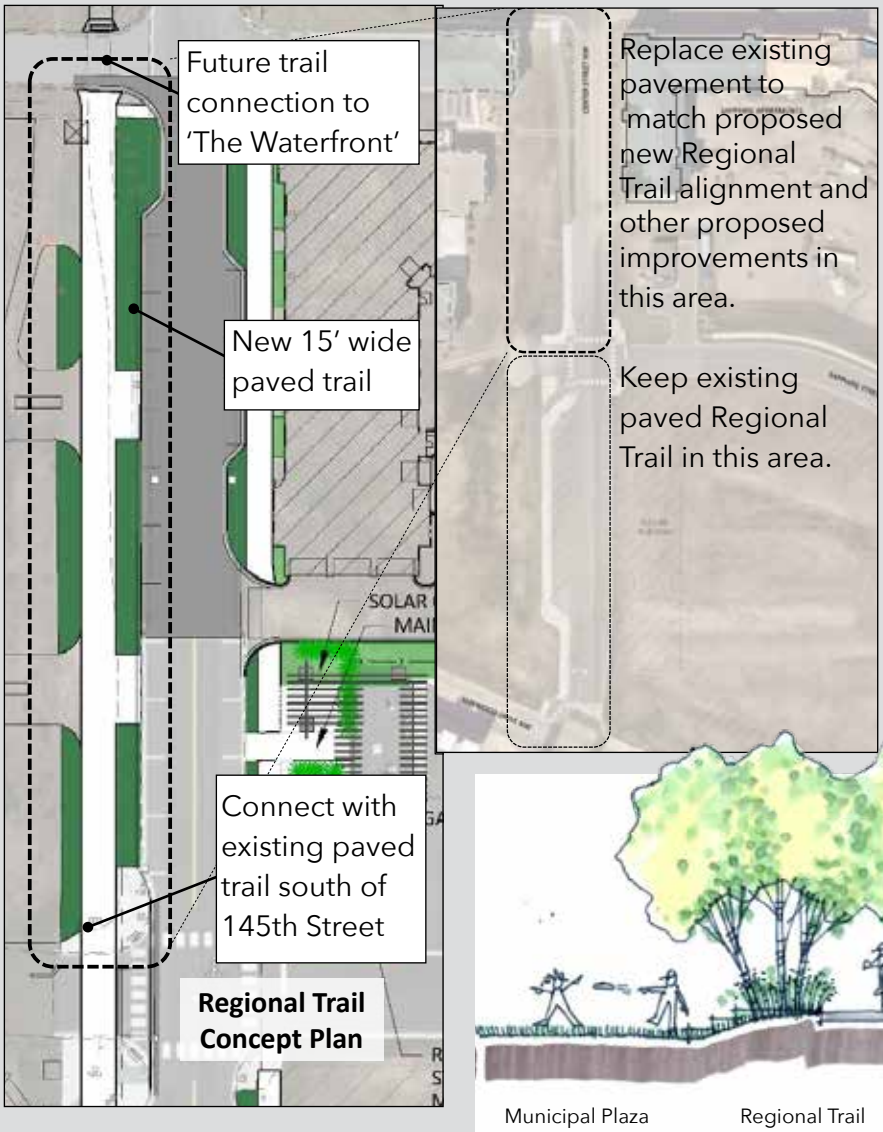
The primary purpose of the Conceptual Site Plan for Center Street is to illustrate how this key north/south connector ties together all the other pieces of this Framework + Policy Plan. At the same time, it also promotes various opportunities for innovative district infrastructure as an integral part of current and proposed street, park, trail and private development project design – suggesting shared systems for stormwater capture/reuse, energy production/distribution, waste handling/recycling and other technologies.

It's important to note however, that this document also presents a somewhat cautious approach, seeking to minimize disruption to existing Center Street improvements. The basic objective is to work with existing curb lines, parking bays and other pavement dimensions as the starting point for completing street construction to Ramsey Parkway and northward to Bunker Lake Boulevard. (Also refer to the Sapphire Apartments Frontage and Central Anoka County Regional Trail information in this Plan)

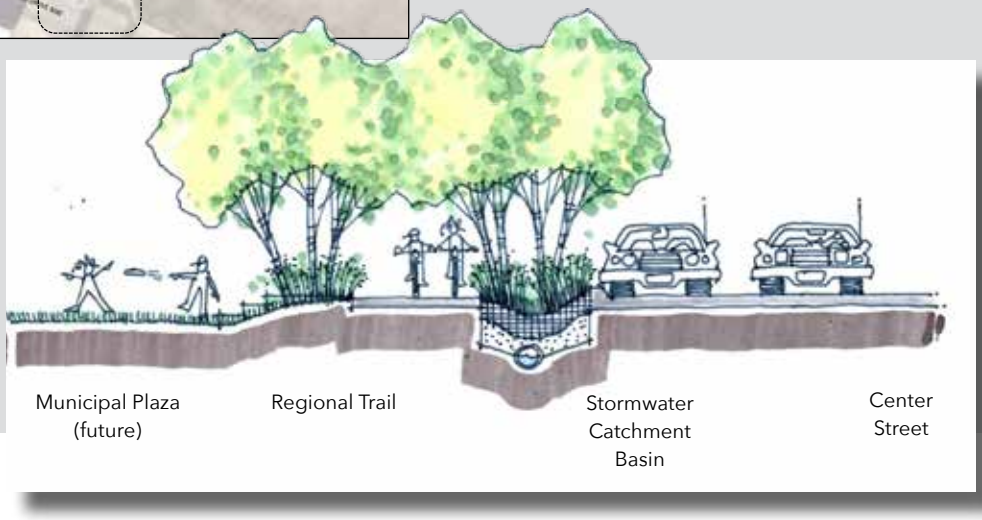
Regional Trail + Municipal Plaza Location Map



This Framework + Policy Plan focuses on the trail segment from 145th/Sapphire Street north to Ramsey Parkway, but also recognizes the importance of seamlessly connecting with the existing trail segment south to Sunwood Drive, and future trail improvements to the north.







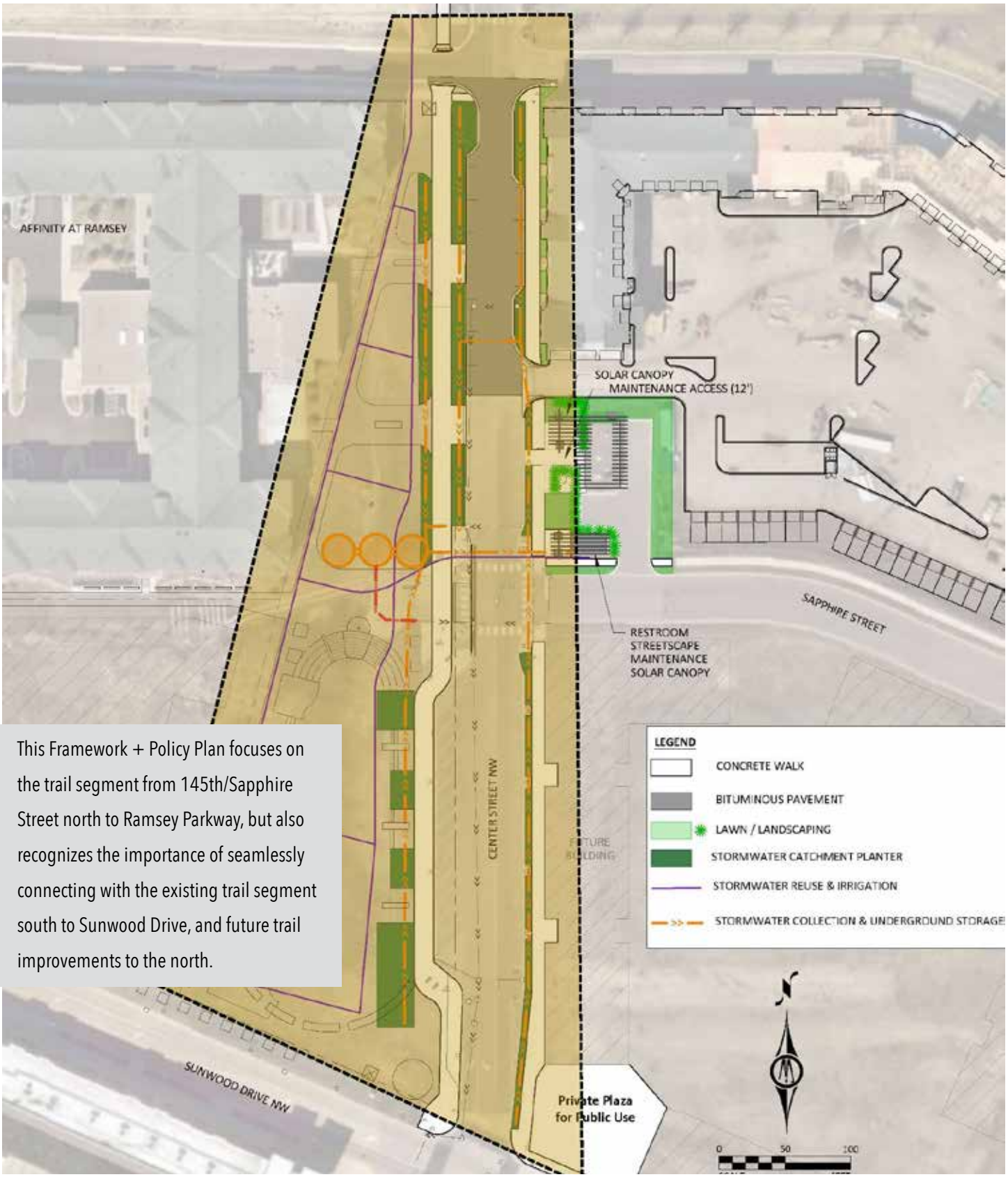
Regional Trail + Municipal Plaza

PROJECT DESCRIPTION

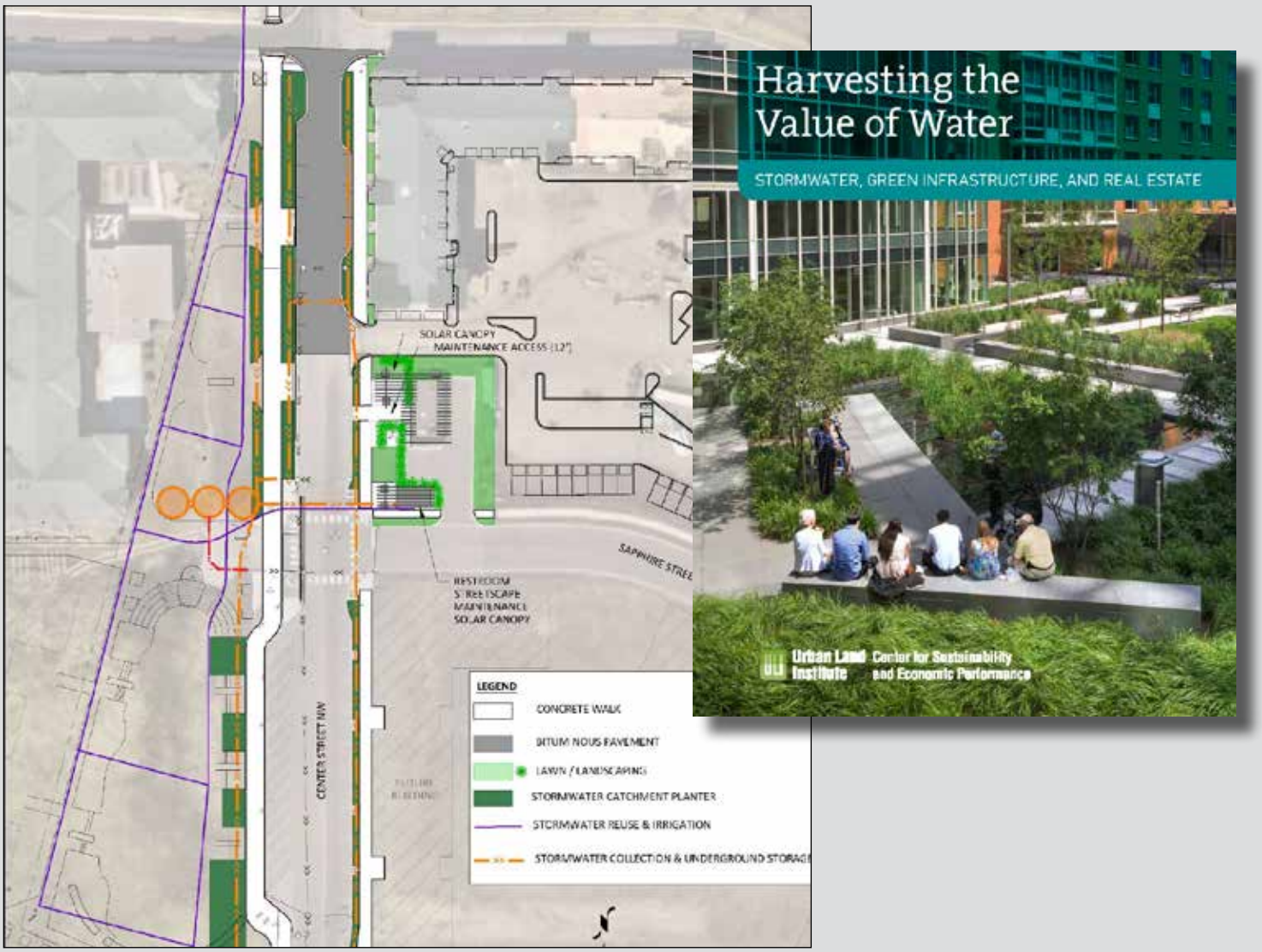
The Central Anoka County Regional Trail is a 26 - mile paved regional trail that traverses the middle of the county connecting Mississippi West Regional Park in Ramsey, to Bunker Lake Regional Park, on to the Rice Creek Chain of Lakes Park Reserve in Lino Lakes and Centerville, MN. All but a portion of this Regional Trail in Ham Lake is off-roadway, in place, and in use today, linking residents and trail users to many different destinations and facilities in the county–recreational, business, schools and residential. The trail will be an important connection to the Mississippi River and Mississippi West Regional Park once the remaining portions of the elevated pedestrian crossing over Hwy #10 are funded and the bridge is in place. This pedestrian and bicycle route links not only the isolated Mississippi Recreation District to the other of the 10 districts (and the rest of the city)–but also welcomes all the residents on the South side of Hwy #10, safely to Ramsey's downtown businesses and related recreational opportunities.

It may be noted, that this trail is an integral part of the Circle of Ramsey Greenway, and accordingly, this downtown area in Ramsey becomes both the nexus of the regional trail system, local trail system, as well as providing non-motorized opportunities in connecting the rest of Ramsey to The COR.

Stormwater Management System Location Map



This Framework + Policy Plan focuses on the trail segment from 145th/Sapphire Street north to Ramsey Parkway, but also recognizes the importance of seamlessly connecting with the existing trail segment south to Sunwood Drive, and future trail improvements to the north.



Stormwater Management System

PROJECT DESCRIPTION

Bolton & Menk, has completed a preliminary study that analyzes the feasibility of integrating stormwater reuse for irrigation of the proposed Municipal Plaza and adjacent Center Street landscape improvements. The reuse system envisioned will include best management practices to collect and treat runoff, storage tanks to store the runoff, and a pump station and piping to convey the reuse water to the irrigation areas. Most of the stormwater runoff will be generated from Center Street NW and the sidewalks on either side of the road. Stormwater runoff is proposed to be collected and treated by a combination of tree vaults and rain gardens located within the boulevard and parking 'bump-outs on both sides of the street. It is assumed that the runoff would drain directly into each of the rain gardens and tree vaults through surface capture systems (i.e.. curb cuts).

Water collected and stored within the storage tanks will discharge via gravity flow to the pump house wet well, where it will be filtered and treated. The Metropolitan Council Storm water Reuse Guide Water Balance Tool for Constant Irrigation Demand was used to determine the percent of time the stormwater reuse system would be functioning, and assumed 1" of water over the irrigable area per week is required for adequate vegetation growth and health.

Stormwater Management System Project Elements

SOURCE Site Data				
Impervious Area	83,417	square feet		
Impervious Area	1.91	acres		
USE Demand Data				
Irrigation Area	57,206	square feet		
Irrigation Area	1.31	acres		
Irrigation Season	13	39	week number	
Storage Data				
Storage Provided	150,000	gallons		
Total Storage Required	454,037	gallons		%
Weeks that Flows Must be Augmented	85	weeks		10.2%
Weeks that Reuse System will Meet Demand	752	weeks		89.8%

Exhibit 1: Excerpt from the Met Council Reuse Water Balance Tool.



Exhibit 2: Example concrete vault storage tank (Storm Trap).



Exhibit 3: Example underground fiberglass storage tanks (Xerxes).

Exhibit 1 summarizes the preliminary reuse system sizing. According to the reuse calculator, there will be enough captured stormwater water in approximately 90% of the pumping season weeks to apply I-inch per week of water over the area to be irrigated (a total of 454,000 gallons required). Since rainfall contributes to that total, as well as stored water in that tank, the total required volume per year does not translate to the size of the tank required. Instead, the volume of the tank can be modified to target an irrigation efficiency.

The storage volume could be a single concrete vault or multiple fiberglass underground units. Given the size of individual cisterns, plastic is not available. Fiberglass tanks generally are available up to 50,000 gallons in size. A 50,000-gallon tank has dimensions of approximately 68 feet long with a 12-foot diameter. Three tanks, with space between, could fill a footprint of approximately 5,000 square feet. Concrete vaults can be sized to fit multiple footprint sizes.

Stormwater Management System Project Elements

Rainfall Event	Rainfall Depth (IN)	Runoff Volume (CF)	Runoff Volume (GA)
1" Event	1.00	5,500	41,140
1-Year	2.46	14,700	109,956
2-Year	2.86	17,600	131,648
5-Year	3.58	22,700	169,796
10-Year	4.26	27,500	205,700

Table 1: Summary of expected runoff volumes.

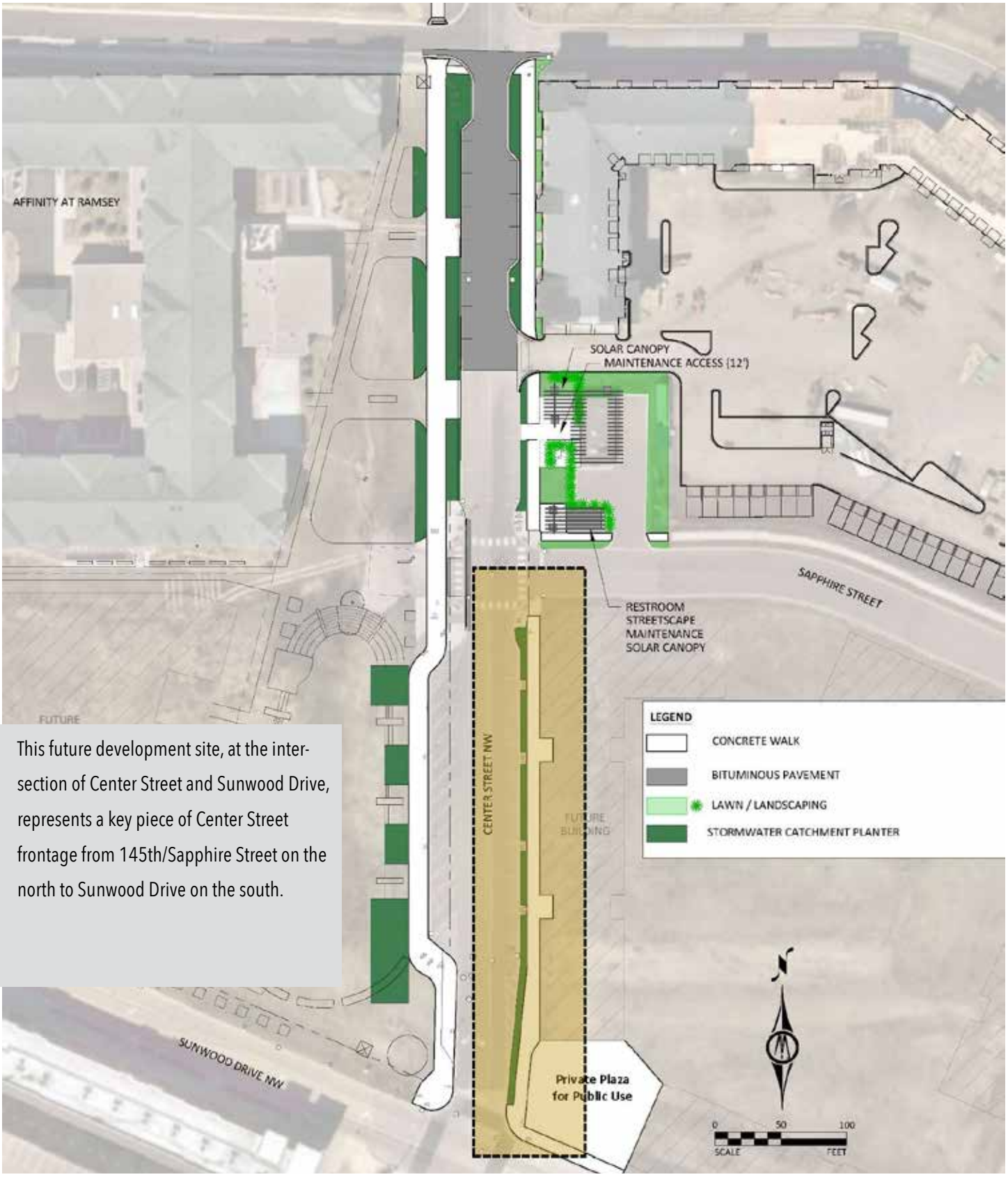
Additional Considerations

A simplified estimate of stormwater runoff expected from the street section was assembled to ensure the watershed can produce enough runoff to adequately fill the tanks. Table 1 is a summary of expected runoff volumes for a variety of events. A rainfall event producing between 3.6 and 4.3 inches in 24 hours (5-year to IO-year return interval) can completely fill the tank.

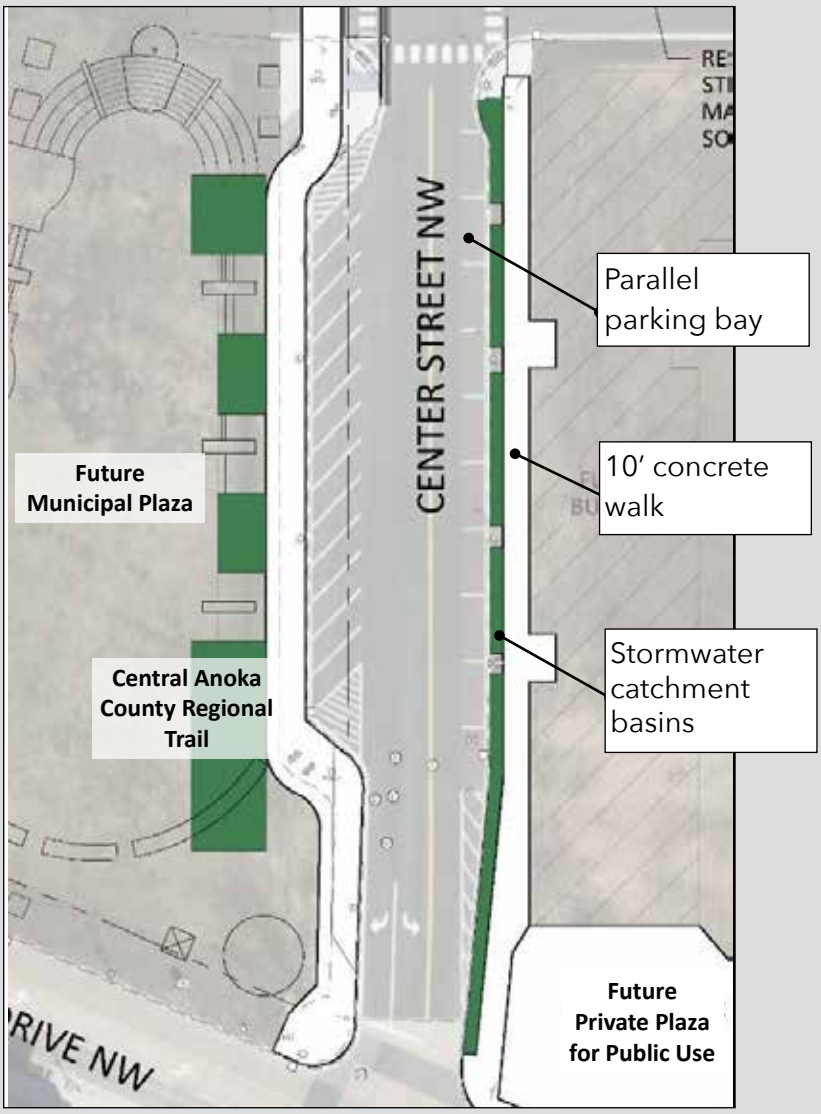
During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, since the COR trunk storm sewer system is already designed to accommodate a 100-year rainfall event with discharge to regional flood storage areas, the bypass system will effectively mimic the originally designed scenario. In between events when irrigation is occurring, or the tanks is being filled, there will be hydraulic relief on the trunk system and volume control provided.

Since the reuse water will pass through a filter and potentially other treatment methods, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are

Future Development Site Frontage Location Map



This future development site, at the intersection of Center Street and Sunwood Drive, represents a key piece of Center Street frontage from 145th/Sapphire Street on the north to Sunwood Drive on the south.



Future Development Site Frontage

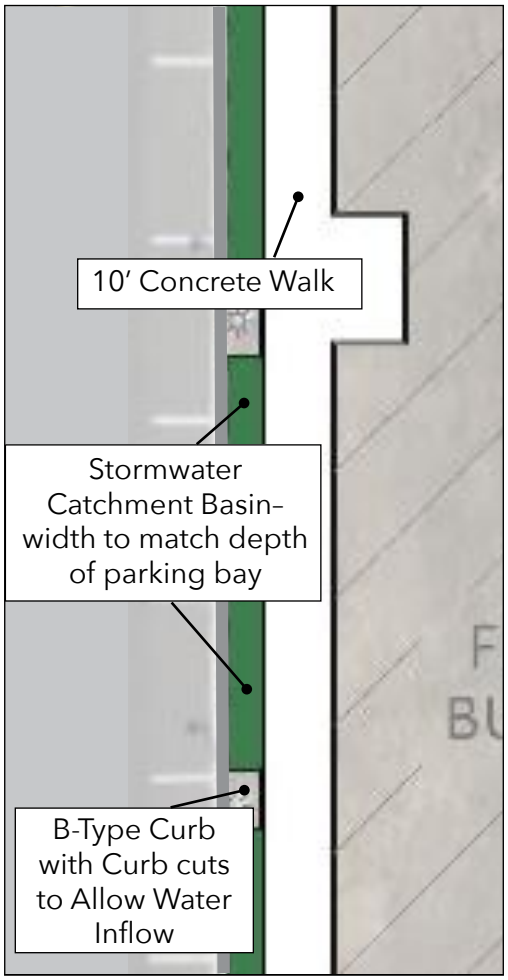
PROJECT DESCRIPTION

The Concept Site Plan for the Future Development Site Frontage along the east side of Center Street matches recommendations for Sapphire Apartment Frontage and Pump House Plaza to the north, including three primary elements:

- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

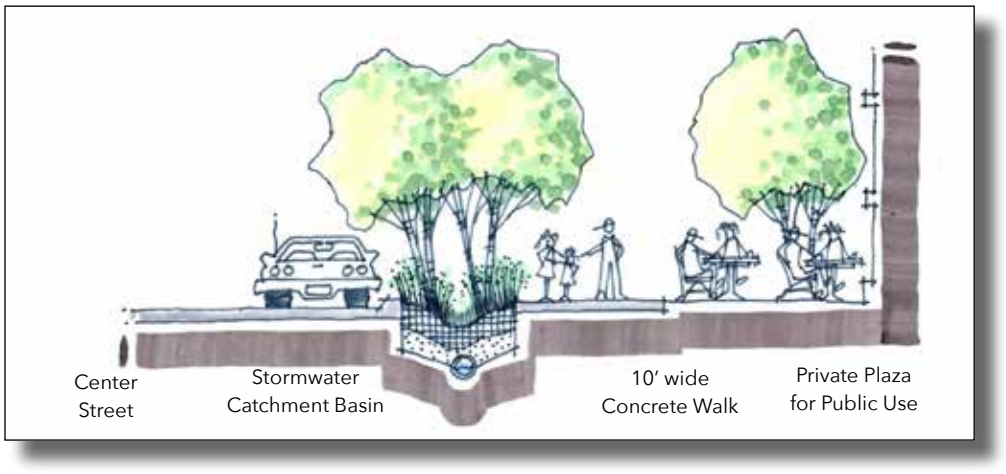
Following in the footsteps of the Sapphire Apartment project, future development of this site will also include a gracious pedestrian walkway (10' width), connected stormwater basins, and landscape plantings that complement existing streetscape, further enhancing the desired Downtown District street character as a welcoming local and regional destination.

Future Development Site Frontage Project Elements



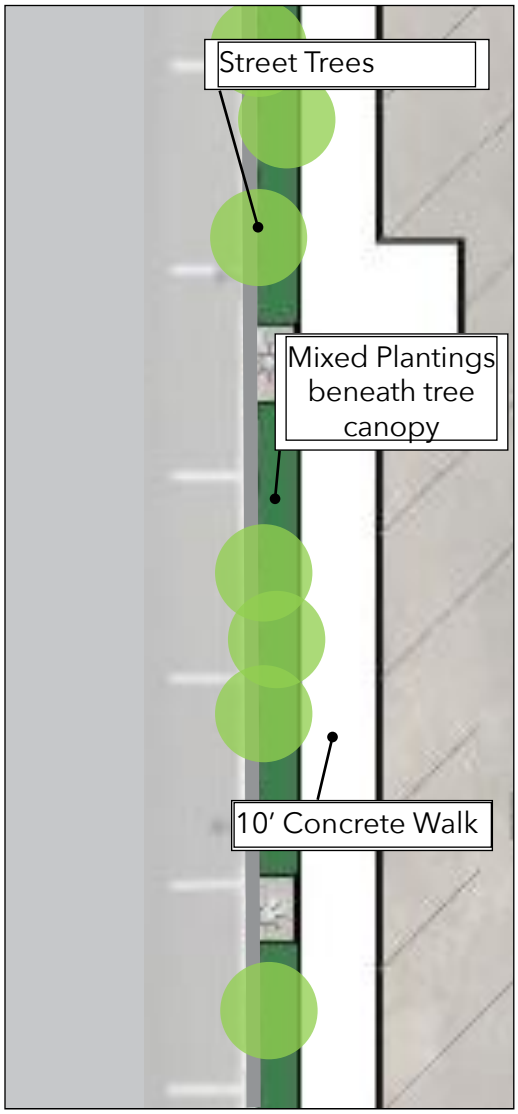
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





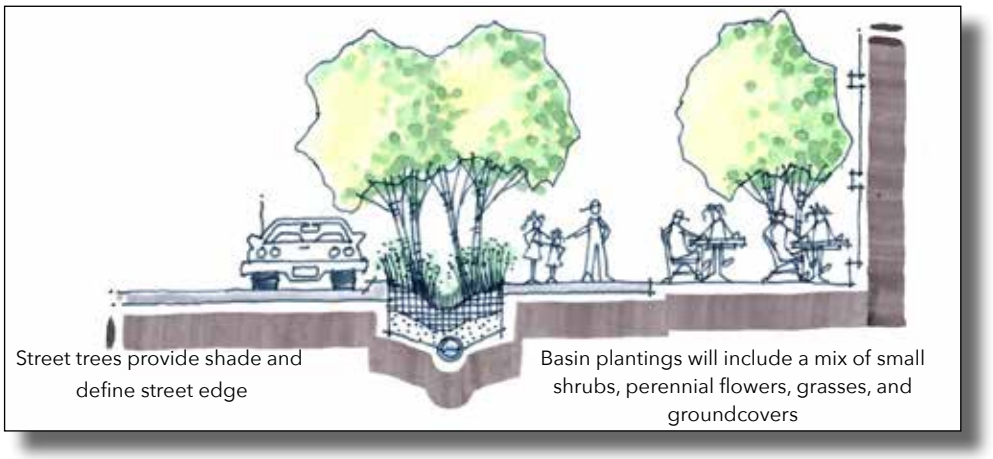


Future Development Site Frontage Project Elements









BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
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Bolton-Menk.com

June 25, 2019

RE: Technical Memorandum
2019 Municipal Plaza and Center Street Concept Stormwater Reuse
City of Ramsey, MN

Bolton & Menk, Inc has completed a preliminary study that analyzes the feasibility of integrating stormwater reuse for irrigation of the proposed Municipal Plaza in conjunction with Center Street Improvements. The reuse system envisioned will include best management practices to collect and treat runoff, storage tanks to store the runoff, and a pump station and piping to convey the reuse water to the irrigation areas. The pump station will include pumps, a control system to monitor flow and pressure, and a treatment unit and self-flushing filter to protect the public from potential pathogens in the stormwater. The site analyzed for the stormwater reuse system includes Center Street Northwest from East Ramsey Parkway to Sunwood Drive Northwest.

Current Conditions

The COR Area of Ramsey is under active development. Since its inception, regional stormwater management has been constructed to maintain stormwater discharge rates to the undeveloped condition and provide water quality and volume control to meet state and local standards. Therefore, the development area surrounding Center Street was planned to discharge into a trunk storm sewer system, sized for the 100-year storm (7.1" in 24 hours) to the regional collection system.

The area surrounding Center Street NW is largely undeveloped, but is proposed to include commercial businesses including the Affinity at Ramsey building, which is currently under construction near the Southwest quadrant of Center Street NW and E Ramsey Parkway. Affinity at Ramsey is responsible for their own stormwater requirements and none of their site was considered for collection in the stormwater reuse system. Additional multi-family residential and mixed-use facilities will also be constructed adjacent to the corridor, also assumed to discharge into the Center Street trunk storm sewer independent of the proposed Center Street treatment and stormwater reuse system.

Center Street NW is currently paved with concrete curb and gutter on each side. Each side of the road includes a driving lane and a parking lane. A 10' path runs along the west side of the road. Drainage patterns run from north to south and stormwater runoff is currently captured by catch basins that route the water offsite to the south.

Proposed Conditions

Municipal Plaza is a proposed 1.7-acre green space accessible to the public. Municipal Plaza will be located on the west side of Center Street NW from E Ramsey Parkway to Sunwood Drive NW. The east side of Center Street NW is proposed commercial/residential buildings. The site resides in the City's moderate vulnerability Drinking Water Supply Management Area (DWSMA) and the emergency response area. Therefore, traditional infiltration practices are prohibited.

Bolton & Menk is an equal opportunity employer.

Preliminary Roadway Runoff Treatment

The majority of the stormwater runoff will be generated from Center Street NW and the sidewalks on either side of the road. Stormwater runoff is proposed to be collected and treated by a combination of tree vaults and rain gardens located in the boulevard and on either side of the road. It is assumed that the runoff would drain directly into each of the raingardens and tree vaults through surface capture systems (i.e. curb cuts, ribbon curb, pretreatment structures, et). Granular filter media will be used for treatment and a perforated underdrain will connect the tree vaults and raingardens and route all the stormwater to the storage tanks.

Preliminary Stormwater Reuse System

Water collected and stored within the storage tanks will discharge via gravity flow to the pump house wet well, where it will be filtered and treated. The reuse water will be disinfected using UV treatment to address any fecal coliform, pathogens or other health concerns related to use of reuse water for irrigation.

The assumed operating season for the irrigation systems is a 26-week period; beginning April 1st and extending through September 30th. The Metropolitan Council Stormwater Reuse Guide Water Balance Tool for Constant Irrigation Demand was used to determine the percent of time over the assumed 26-week irrigation season that the stormwater reuse system would be functional while operating within the assumed conditions. The tool assumes 1" of water over the irrigable area per week is required for adequate vegetation growth and health. The method uses historic rainfall data spanning 31 years to determine the functionality of the stormwater reuse system within the 26-week pumping period.

Exhibit 1 summarizes the preliminary reuse system sizing. The "Irrigation Season" is assumed to be weeks 13 to 39 of the year, or approximately April 1 to September 30. In the calculator, these fields are used to look up weekly average rainfall to estimate the total potential volume of runoff that could be used for irrigation and how often we get 1 inch or more rain. Narrowing or widening the irrigation season changes the irrigation demand. The "Weeks that Flows Must be Augmented" and "Weeks that Reuse System will Meet Demand" cells cover the total period of record (837 weeks, or 16 years). So, 10% of the weeks (85 weeks) during the entire period of record result in a tank volume and rainfall volume less than the demand for that week.

According to the reuse calculator, there will be enough captured stormwater water in approximately 90% of the pumping season weeks to apply 1-inch per week of water over the assumed 1.31-acre turf irrigation area (57,206 sq. ft.). The calculator provides a preliminary need of 454,00 gallons required to apply 1-inch per week during the irrigation season. Since rainfall contributes to that total, as well as stored water in that tank, the total required volume per year does not translate to the size of the tank required. Instead, the volume of the tank can be modified to target an irrigation efficiency. Therefore, the storage tank or tanks should be approximately 150,000 gallons in size to irrigate with stormwater for 90% of the year. Additional irrigation to meet the 1-inch demand, should the City choose to irrigation at that rate, would need to be supplemented with potable sources.

SOURCE Site Data			
Impervious Area	83,417	square feet	
Impervious Area	1.91	acres	
USE Demand Data			
Irrigation Area	57,206	square feet	
Irrigation Area	1.31	acres	
Irrigation Season	13	39	week number
Storage Data			
Storage Provided	150,000	gallons	
Total Storage Required	454,037	gallons	%
Weeks that Flows Must be Augmented	85	weeks	10.2%
Weeks that Reuse System will Meet Demand	752	weeks	89.8%

Exhibit 1: Excerpt from the Met Council Reuse Water Balance Tool.

Footprint Considerations

The storage volume could be a single concrete vault or multiple fiberglass underground units. Given the size of individual cisterns, plastic is not available. Fiberglass tanks generally are available up to 50,000 gallons in size. A 50,000-gallon tank has dimensions of approximately 68 feet long with a 12-foot diameter. Three tanks, with space between, could fill a footprint of approximately 5,000 square feet. Concrete vaults can be sized to fit multiple footprint sizes. If a maximum active depth of water in the vault of 8' is assumed, the footprint would be approximately 2,500 square feet.



Exhibit 2: Example concrete vault storage tank (StormTrap).



Exhibit 3: Example underground fiberglass storage tanks (Xerxes).

Additional Considerations

A simplified estimate of stormwater runoff expected from the street section was assembled to ensure the watershed can produce enough runoff to adequately fill the tanks. Table 1 is a summary expected runoff volumes for a variety of events. A rainfall event producing between 3.6 and 4.3 inches in 24 hours (5-year to 10-year return interval) can completely fill the tank.

Table 1: Summary of expected runoff volumes.

Rainfall Event	Rainfall Depth (IN)	Runoff Volume (CF)	Runoff Volume (GA)
1" Event	1.00	5,500	41,140
1-Year	2.46	14,700	109,956
2-Year	2.86	17,600	131,648
5-Year	3.58	22,700	169,796
10-Year	4.26	27,500	205,700

During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, since the COR trunk storm sewer system is already designed to accommodate a 100-year rainfall event with discharge to regional flood storage areas, the bypass system will effectively mimic the originally designed scenario. In between events when irrigation is occurring, or the tanks is being filled, there will be hydraulic relief on the trunk system and volume control provided.

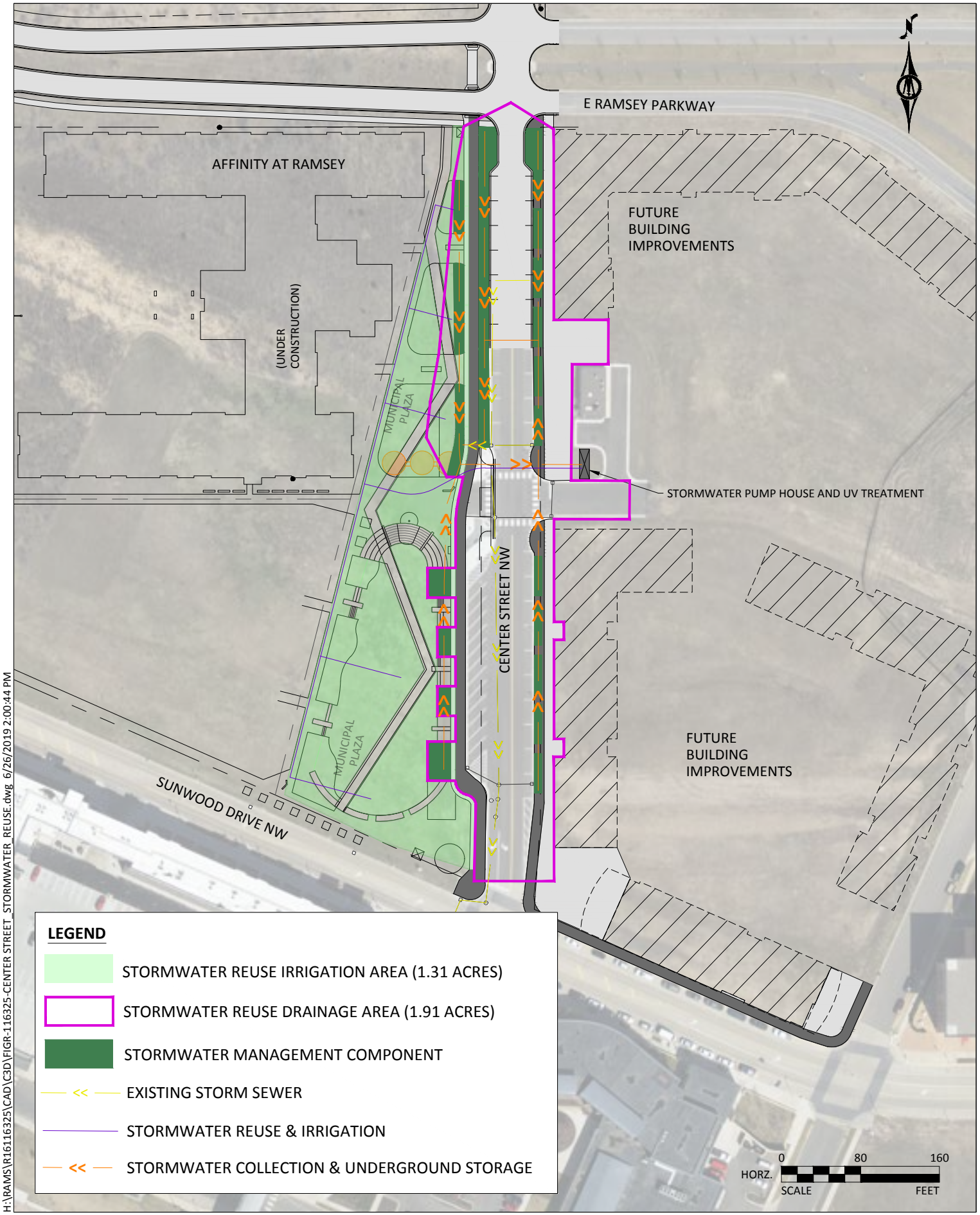
Since the reuse water will pass through a filter and UV treatment system, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are not anticipated.

Sincerely,

Bolton & Menk, Inc.



Timothy J. Olson, PE, CFM
Water Resources Project Manager



H:\RAMS\R16116325\CAD\C3D\FIGR-116325-CENTER STREET_STORMWATER_REUSE.dwg 6/26/2019 2:00:44 PM

PRELIMINARY ENGINEER'S ESTIMATE

COR PARKS & PARKVIEW WEST DEVELOPMENT
STORMWATER COLLECTION, REUSE, & SIDEWALK
CITY OF RAMSEY
BMI PROJECT NO. R12.118998
6/26/2019

ITEM NO.	NOTES	ITEM	TOTAL
1		STORMWATER STORAGE TANKS	$360,000.00
2		REUSE STATION BUILDING / WET WELL	$350,000.00
3		IRRIGATION SYSTEM	$65,000.00
4		STORMWATER BIORETENTION/FILTRATION AREAS	$480,000.00
5	A	CONCRETE WALK	$350,000.00
6		EROSION CONTROL & RESTORATION	$50,000.00

$1,655,000.00

NOTES:

A AREA INCLUDES CONCRETE WALK IN ADDITION TO CITY STANDARD OF 10' WIDTH

Probable Construction Costs

Municipal Plaza - North

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					**$ 27,900**
	MOBILIZATION (3%)	1	LUMP	$ 27,900.00	$ 27,900
EARTHWORK					**$ 108,467**
	COMMON EXCAVATION	2 281	CU YD	$ 20.00	$ 45,626
	SLOPE PROTECTION	507	SQ YD	$ 8.50	$ 4,309
	SELECT GRANULAR BORROW AND ROUGH GRADING	2 281	CU YD	$ 25.00	$ 57,032
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	50	CU YD	$ 30.00	$ 1,500
CONCRETE WALKS AND STREET					**$ 444,559**
	CURB AND GUTTER	830	LF	$ 18.00	$ 14,940
	DETECTABLE CURB RAMPS	4	EA	$ 1,500.00	$ 6,000
	4" CONCRETE WALK	14 925	SF	$ 6.00	$ 89,550
	BITUMINOUS TRAILS		LF	$ 4.00	$ -
	PERVIOUS PAVERS (INCL BASE)	2 050	SF	$ 30.00	$ 61,500
	BITUMINOUS WEAR COURSE (2")	285	TON	$ 100.00	$ 28,507
	BITUMINOUS NON-WEAR COURSE (2")	285	TON	$ 90.00	$ 25,657
	AGGREGATE BASE	728	CY	$ 22.00	$ 16,005
FOUNTAINS					
ARCHITECTURE					
STAIRS AND WALLS					$ -
FENCE/SCREEN					**$ 40,000**
	DECORATIVE FENCE	400	LF	$ 100.00	$ 40,000
FURNISHING					**$ 61,200**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	1	EA	$ 15,000.00	$ 15,000
	RECEPTACLES	4	EA	$ 1,500.00	$ 6,000
	BENCHES	4	EA	$ 2,500.00	$ 10,000
	BIKE RACKS	2	EA	$ 1,500.00	$ 3,000
	FIRE TABLE	2	EA	$ 3,000.00	$ 6,000
	DRINKING FOUNTAIN	1	EA	$ 5,000.00	$ 5,000
	PICNIC TABLES	5	EA	$ 3,000.00	$ 15,000
	PLAY EQUIPMENT?		EA	$ 50,000.00	$ -
	TREE GRATE	1	EA	$ 1,200.00	$ 1,200
LIGHTING					**$ 55,800**
	PEDESTRIAN POLE LIGHTS	31	EA	$ 1,800.00	$ 55,800
STORMWATER RE-USE AND TREATEMENT					**$ 195,500**
	COLLECTION, CLEAN AND REUSE	0.9	ACRE	$ 230,000.00	$ 195,500
GENERAL PLANTING					**$ 112,400**
	TREES	35	EA	500.00	17,500.00
	SM TREES	31	EA	400.00	12,400.00
	PLANTING SOIL	730	CY	30.00	21,900.00
	PERENNIALS/SHRUBS	2700	SF	8.00	21,600.00
	NATIVE SEEDING W/ PLUGS	0.3	ACRE	5000.00	1,500.00
	SOD	650	SY	8.00	5,200.00
	IRRIGATION	19700	SF	1.00	19,700.00
	ALUMINUM EDGING	1200	LF	8.00	9,600.00
	MULCH W FABRIC	300	SY	10.00	3,000.00
UTILITIES					**$ 50,000**
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

	ESTIMATED CONSTRUCTION COSTS		$ 1,095,826
10% DESIGN CONTINGENCY		10%	$ 109,600
	ESTIMATED CONSTRUCTION COSTS		$ 1,205,426

Probable Construction Costs

Municipal Plaza - North

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
				GENERAL CONDITIONS 10%	$ 120,600
				TESTING 1%	$ 12,054.26
				8% CONSTRUCTION CONTINGENCY 8%	$ 96,500
				TOTAL ESTIMATED CONSTRUCTION COSTS	$ 1,434,500
				PERMITS/BONDS/INSURANCE 3%	$ 43,000
				DESIGN FEES 12%	$ 172,100
				TOTAL PROJECT COSTS	**$ 1,649,600**

Probable Construction Costs

Municipal Plaza - South

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					**$ 48,000**
	MOBILIZATION (3%)	1	LUMP	$ 48,000.00	$ 48,000
EARTHWORK					**$ 53,714**
	COMMON EXCAVATION	959	CU YD	$ 20.00	$ 19,187
	SLOPE PROTECTION	213	SQ YD	$ 8.50	$ 1,812
	SELECT GRANULAR BORROW AND ROUGH GRADING	959	CU YD	$ 25.00	$ 23,983
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	291	CU YD	$ 30.00	$ 8,732
CONCRETE WALKS AND STREET					**$ 223,853**
	CURB AND GUTTER		LF	$ 18.00	$ -
	DETECTABLE CURB RAMPS		EA	$ 1,500.00	$ -
	4" CONCRETE WALK	23 200	SF	$ 6.00	$ 139,200
	BITUMINOUS TRAILS		LF	$ 4.00	$ -
	PERVIOUS PAVERS (INCL BASE)	2 470	SF	$ 30.00	$ 74,100
	BITUMINOUS WEAR COURSE (2")		TON	$ 100.00	$ -
	BITUMINOUS NON-WEAR COURSE (2")		TON	$ 90.00	$ -
	AGGREGATE BASE	480	CY	$ 22.00	$ 10,553
FOUNTAINS					**$ 310,000**
	RIBBON	1	LUMP	$ 60,000.00	$ 60,000
	STEPS (INCLUDES CONCRETE STEPS, MECHANICAL, FINISHES)	1	LUMP	$ 250,000.00	$ 250,000
ARCHITECTURE					
	?		SF		$ -
STAIRS AND WALLS					**$ 225,630**
	6" RISERS	232	SF	$ 90.00	$ 20,880
	12" H SEAT WALLS (+18" buried)	1 353	LF	$ 150.00	$ 202,950
	RAILINGS	24	LF	$ 75.00	$ 1,800
FENCE/SCREEN					**$ 30,000**
	DECORATIVE FENCE	300	LF	$ 100.00	$ 30,000
FURNISHING					**$ 71,100**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	1	EA	$ 15,000.00	$ 15,000
	RECEPTACLES	6	EA	$ 1,500.00	$ 9,000
	BENCHES	6	EA	$ 2,500.00	$ 15,000
	BIKE RACKS	1	EA	$ 1,500.00	$ 1,500
	FIRE TABLE	4	EA	$ 3,000.00	$ 12,000
	DRINKING FOUNTAIN		EA	$ 5,000.00	$ -
	PICNIC TABLES	1	EA	$ 3,000.00	$ 3,000
	TREE GRATE	13	EA	$ 1,200.00	$ 15,600
	PLAY EQUIPMENT?		EA	$ 50,000.00	$ -
LIGHTING					**$ 68,400**
	PEDESTRIAN POLE LIGHTS	38	EA	$ 1,800.00	$ 68,400
STORMWATER RE-USE AND TREATEMENT					**$ 299,000**
	COLLECTION, CLEAN AND REUSE	1.3	ACRE	$ 230,000.00	$ 299,000
GENERAL PLANTING					**$ 265,128**
	TREES	33	EA	500.00	16,500.00
	SM TREES	27	EA	400.00	10,800.00
	PLANTING SOIL	1200	CY	30.00	36,000.00
	PERENNIALS/SHRUBS	15485	SF	8.00	123,880.00
	NATIVE SEEDING W/ PLUGS	0	ACRE	5000.00	-
	SOD	2266	SY	8.00	18,128.00
	IRRIGATION	32700	SF	1.00	32,700.00
	ALUMINUM EDGING	1240	LF	8.00	9,920.00
	MULCH W FABRIC	1720	SY	10.00	17,200.00
UTILITIES					
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

ESTIMATED CONSTRUCTION COSTS		$	1,644,824
10% DESIGN CONTINGENCY	10%	$	164,500
ESTIMATED CONSTRUCTION COSTS		$	1,809,324

Probable Construction Costs

Municipal Plaza - South

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
			GENERAL CONDITIONS	10%	$ 181,000
			TESTING	1%	$ 18,093.24
			8% CONSTRUCTION CONTINGENCY	8%	$ 144,800
			TOTAL ESTIMATED CONSTRUCTION COSTS		$ 2,153,200
			PERMITS/BONDS/INSURANCE	3%	$ 64,500
			DESIGN FEES	12%	$ 258,300
			TOTAL PROJECT COSTS		**$ 2,476,000**

Probable Construction Costs

Waterfront Park - Main Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					**$ 123,000**
	MOBILIZATION (3%)	1	LUMP	$ 123,000.00	$ 123,000
EARTHWORK					**$ 120,006**
	COMMON EXCAVATION	2 497	CU YD	$ 20.00	$ 49,932
	SLOPE PROTECTION	555	SQ YD	$ 8.50	$ 4,715
	SELECT GRANULAR BORROW AND ROUGH GRADING	2 497	CU YD	$ 25.00	$ 62,415
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	98.148 148	CU YD	$ 30.00	$ 2,944
CONCRETE WALKS AND STREET					**$ 360,837**
	CURB AND GUTTER	325	LF	$ 18.00	$ 5,850
	DETECTABLE CURB RAMPS	6	EA	$ 1,500.00	$ 9,000
	4" CONCRETE WALK	51 055	SF	$ 6.00	$ 306,330
	BITUMINOUS TRAILS	400	LF	$ 4.00	$ 1,600
	PERVIOUS PAVERS (INCL BASE)	1	SF	$ 30.00	$ 30
	BITUMINOUS WEAR COURSE (2")	78	TON	$ 100.00	$ 7,764
	BITUMINOUS NON-WEAR COURSE (2")	78	TON	$ 90.00	$ 6,987
	AGGREGATE BASE	1058	CY	$ 22.00	$ 23,276
FOUNTAINS					**$ 285,000**
	RIBBON FOUNTAIN	1	LUMP	$ 60,000.00	$ 60,000
	WADING POOL	1	LUMP	$ 100,000.00	$ 100,000
	SPLASH PAD	1	LUMP	$ 125,000.00	$ 125,000
ARCHITECTURE					**$ 2,867,000**
	CONCESSION PAVILION ($300 - 375/SF)	4 200	SF	$ 375.00	$ 1,575,000
	PERGOLA	6 800	SF	$ 190.00	$ 1,292,000
STAIRS AND WALLS					**$ 7,500**
	RAILINGS	100	LF	$ 75.00	$ 7,500
FENCE/SCREEN					$ -
FURNISHING					**$ 128,000**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	1	EA	$ 15,000.00	$ 15,000
	RECEPTACLES	8	EA	$ 1,500.00	$ 12,000
	BENCHES	10	EA	$ 2,500.00	$ 25,000
	BIKE RACKS	2	EA	$ 1,500.00	$ 3,000
	FIRE TABLE	1	EA	$ 3,000.00	$ 3,000
	DRINKING FOUNTAIN	1	EA	$ 5,000.00	$ 5,000
	PICNIC TABLES	5	EA	$ 3,000.00	$ 15,000
	PLAY EQUIPMENT	1	EA	$ 50,000.00	$ 50,000
LIGHTING					**$ 158,400**
	PEDESTRIAN POLE LIGHTS	88	EA	$ 1,800.00	$ 158,400
STORMWATER RE-USE AND TREATEMENT					**$ -**
GENERAL PLANTING					**$ 332,053**
	TREES	40	EA	500.00	20,000.00
	SM TREES	25	EA	400.00	10,000.00
	PLANTING SOIL	2150	CY	30.00	64,500.00
	PERENNIALS/SHRUBS	5300	SF	8.00	42,400.00
	NATIVE SEEDING W/ PLUGS	1	ACRE	5000.00	4,200.00
	SOD	15900	SY	8.00	127,200.00
	IRRIGATION	57953	SF	1.00	57,953.00
	ALUMINUM EDGING	0	LF	8.00	-
	MULCH W FABRIC	580	SY	10.00	5,800.00
UTILITIES					
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

ESTIMATED CONSTRUCTION COSTS		$ 4,431,797
10% DESIGN CONTINGENCY	10%	$ 443,200
ESTIMATED CONSTRUCTION COSTS		$ 4,874,997

Probable Construction Costs

Waterfront Park - Main Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
				GENERAL CONDITIONS 10%	$ 487,500
				TESTING 1%	$ 48,749.97
				8% CONSTRUCTION CONTINGENCY 8%	$ 390,000
				TOTAL ESTIMATED CONSTRUCTION COSTS	$ 5,801,200
				PERMITS/BONDS/INSURANCE 3%	$ 174,000
				DESIGN FEES 12%	$ 696,100
				TOTAL PROJECT COSTS	**$ 6,671,300**

Probable Construction Costs

Waterfront Park - Outer Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					$ 33,000
	MOBILIZATION (3%)	1	LUMP	$ 33,000.00	$ 33,000
EARTHWORK					**$ 157,433**
	COMMON EXCAVATION	3 255	CU YD	$ 20.00	$ 65,102
	SLOPE PROTECTION	723	SQ YD	$ 8.50	$ 6,148
	SELECT GRANULAR BORROW AND ROUGH GRADING	3 255	CU YD	$ 25.00	$ 81,378
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	160.185 185	CU YD	$ 30.00	$ 4,806
CONCRETE WALKS AND STREET					**$ 237,671**
	DETECTABLE CURB RAMPS	9	EA	$ 1,500.00	$ 13,500
	4" CONCRETE WALK	15 200	SF	$ 6.00	$ 91,200
	BITUMINOUS TRAILS	4 543	LF	$ 4.00	$ 18,172
	AGGREGATE BASE	955	CY	$ 22.00	$ 20,999
	BOARDWALKS/DOCK	1340	LF	$ 70.00	$ 93,800
FOUNTAINS					
ARCHITECTURE					
STAIRS AND WALLS					$ -
FENCE/SCREEN					$ -
FURNISHING					**$ 113,000**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	2	EA	$ 15,000.00	$ 30,000
	RECEPTACLES	8	EA	$ 1,500.00	$ 12,000
	BENCHES	12	EA	$ 2,500.00	$ 30,000
	BIKE RACKS	4	EA	$ 1,500.00	$ 6,000
	DRINKING FOUNTAIN	1	EA	$ 5,000.00	$ 5,000
	PICNIC TABLES	10	EA	$ 3,000.00	$ 30,000
	PLAY EQUIPMENT		EA	$ 50,000.00	$ -
LIGHTING					**$ 216,000**
	PEDESTRIAN POLE LIGHTS	120	EA	$ 1,800.00	$ 216,000
STORMWATER RE-USE AND TREATEMENT					**$ -**
GENERAL PLANTING					**$ 524,961**
	TREES	100	EA	500.00	50,000.00
	SM TREES	0	EA	400.00	-
	PLANTING SOIL	5333	CY	30.00	159,990.00
	PERENNIALS/SHRUBS	8650	SF	8.00	69,200.00
	NATIVE SEEDING W/ PLUGS	1.7	ACRE	5000.00	8,500.00
	KAME & DRUMLIN AREA NATIVE SEEDING W/ PLUGS	0.7	ACRE	5000.00	3,500.00
	KAME & DRUMLIN SOD	6350.0	SY	8.00	50,800.00
	SOD	1265	SY	8.00	10,120.00
	IRRIGATION	86351	SF	1.00	86,351.00
	ALUMINUM EDGING	0	LF	8.00	-
	MULCH W FABRIC	8650	SY	10.00	86,500.00
UTILITIES					
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

	ESTIMATED CONSTRUCTION COSTS	$	1,332,066
10% DESIGN CONTINGENCY	10%	$	133,300
	ESTIMATED CONSTRUCTION COSTS	$	1,465,366

Probable Construction Costs

Waterfront Park - Outer Area

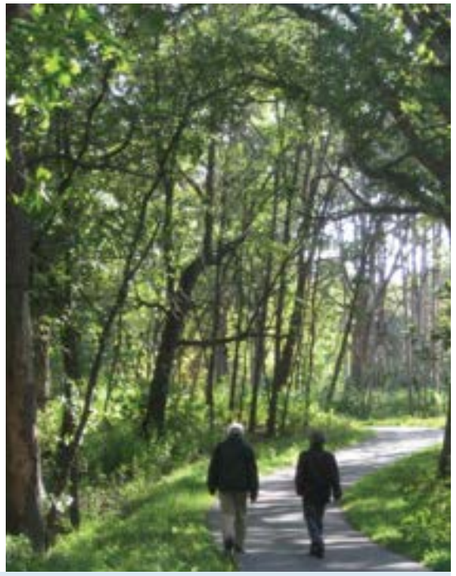
DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
			GENERAL CONDITIONS	10%	$ 146,600
			TESTING	1%	$ 14,653.66
			8% CONSTRUCTION CONTINGENCY	8%	$ 117,300
			TOTAL ESTIMATED CONSTRUCTION COSTS		$ 1,743,900
			PERMITS/BONDS/INSURANCE	3%	$ 52,300
			DESIGN FEES	12%	$ 209,200
			TOTAL PROJECT COSTS		**$ 2,005,400**

CITY OF RAMSEY

Public Places + Vibrant Community







THE COR

Multiple Intiatives and Measurable Benefits...

Encourage Investment + Promote Healthy Living +
Connecting Natural Resources & People = QUALITY OF LIFE

You Are Here...

The intersection of a desired rural character with inviting urban amenities.





An imperative for designing and implementing a variety of public spaces that offer basic people needs - places to sit, sun and shade, food and beverage, and a place to interact with neighbors.



Encourage private sector investment that meets The COR economic development objectives.

"An attractive public realm continues to be a major catalyst for private investment, creating signature addresses for a variety of new development projects." - John LeTourneau, Mayor of Ramsey

City of RAMSEY
CIRCLE OF RAMSEY GREENWAY

Circle of Ramsey Greenway

A continuous loop trail that connects neighborhoods to destinations, amenities and regional systems



Continue to build a connected network of local and regional trails



Respect for, and connections with, valued natural resources



"A mix of uses and quality amenities that serve residents will become a regional destination" - James Steffen, Economic Development Authority Chair

URBAN AMENITIES

The COR plan is built on recent success and future opportunity - creates great places for people!



The Waterfront

As the major public amenity illustrated in the Development Plan 6.0, Lake Ramsey Commons will become a spectacular water-centric addition to the emerging park and trail system that connects the whole community. It holds a key position as the connecting hub between The Draw to the east, the proposed Greenway Trail Connection to the west, the Municipal Plaza and Commuter Rail Station to the south, with the proposed Mississippi Skyway linking the regional park and trail to The COR.



Municipal Plaza

In each of the many different planning frameworks over the years, the Municipal Plaza has been identified as the primary civic space at the very heart of The COR. Located directly across Sunwood Drive from Ramsey City Hall, this crucial public amenity will serve as the central gathering space for day-to-day activities and will certainly attract heightened private sector interest in development of adjacent properties.



Lake Itasca and Greenway Connection

Various scenarios and alignments were studied and, each in their own way, serve to illustrate the strategic opportunity to connect amenities in The COR with Lake Itasca to the west via a public greenway trail. The greenway provides visual continuity east-west through The COR, and becomes the preferred access route for the hundreds of residential units between Lake Itasca and the retail destinations within The COR–strengthening the vitality of these commercial enterprises.

CONNECTING NEIGHBORHOODS

A Park System Plan built on a foundation of existing natural features integrated with a growing, connected system of public parks, trails and open space, including the following elements:

Mississippi Skyway

The Mississippi Skyway pedestrian bridge will provide a critical direct pedestrian and bicycle connection between the City of Ramsey's pedestrian-oriented COR development, the Ramsey Northstar Station, Ramsey Park & Ride and the resources associated with the Mississippi River and attendant regional amenities. The Mississippi Skyway project is about overcoming boundaries to safe bicycle and pedestrian circulation while expanding and enhancing multi-modal transportation, economic development and recreational options to promote a livable, vibrant region and community.



Amphitheater at The Draw

The Draw is a blend of natural and planned open space for programmed activities, hardscape, and passive uses. Located in the heart of The COR (acronym for City of Ramsey), park components include; recreational green space, natural stormwater filtration/reuse, established wildlife corridor and trail connections. The Draw provides an attractive combination of water and landscape as a welcome visual relief and aesthetic experience that contributes to the long-term livability and lasting vitality of the Downtown District and the City.



Trott Brook Greenway

Parks and natural open space are vital to the quality of life in Ramsey and in many ways define the community. Ramsey is fortunate to have retained many natural resources within its boundaries. One such example is Trott Brook with its associated wetlands and uplands, creating a natural greenway spanning the northern third of the City. Future completion of this important community amenity will provide a significant east/west connection in terms of trail use, but will also preserve, protect and enhance of the regions important natural areas.



THE WATERFRONT + MUNICIPAL PLAZA

The Waterfront supports a range of both active and passive uses emphasizing variety in terms of outdoor spaces (rooms), including mown turf/open lawn areas within prairie, woodland, lake edge and other natural landscapes.





The Waterfront introduces a series of natural outdoor spaces that recreate and interpret native Minnesota landscapes both as an overall design aesthetic but also as a hands-on, immersion experience for park visitors.





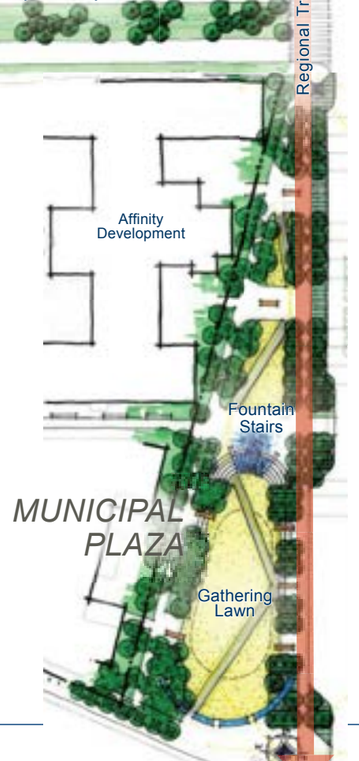
Municipal Plaza will become a signature destination, leveraging private-sector investment with specific focus on adjacent, plaza-frontage uses (such as brew pub, coffee house, with roof terrace) that contribute to the intensity and vibrant street life that characterize successful placemaking

Municipal Plaza will continue to support special events such as the community Happy Days festival, providing a recognized central gathering space for special events, music performances, art shows and other family-friendly activities.



District parking strategies will be explored and pursued to address issues related to vehicle movement, convenient access, and to provide maximum benefit for mixed-use development throughout The COR—and this is true for the park spaces too. While district parking is likely to begin with centrally located surface lots, over time, as new development intensifies, these surface lots will be converted to structured parking, either as stand-alone facilities or fully integrated within creatively designed development sites.







The Central Anoka County Regional Trail (along the east edge of Municipal Plaza) creates an important north/south public promenade through The COR connecting The Draw, North Commons and the Mississippi Regional Park via the Mississippi Skyway (known as the pedestrian bridge over Highway 10).

MUNICIPAL PLAZA

Municipal Plaza is an important component of The COR Public Realm Framework. It is the place to meet, the orientation point for wayfinding in The COR, and the primary gateway connection to other public amenities and attractions nearby. Poised at the crossroads of strong civic presence, residential density, transit options and an expanding variety of retail storefronts, this location brings together all the elements of innovative and sustainable city-building.



Municipal Plaza will become a magnet for spontaneous day-to-day uses, filling the need for a comfortable place to enjoy a cup of coffee, gather with friends, or otherwise pass the time around the community hearth. This will also serve to extend park hours to encourage evening activities and social time.



Municipal Plaza will incorporate water in various ways, from attractive surface features such as interactive fountains, to stormwater management system components such as infiltration areas (water cleaning) and underground storage vaults for water reuse purposes.



Municipal Plaza will take advantage of subtle level changes and landscape plantings to create a safe buffer/separation from the street and promote a unique character that defines various outdoor spaces and uses, connected by ramps and stairs to ensure universal accessibility.



CENTER STREET

A linear park and civic space that expands Municipal Plaza to best accomodate special events.



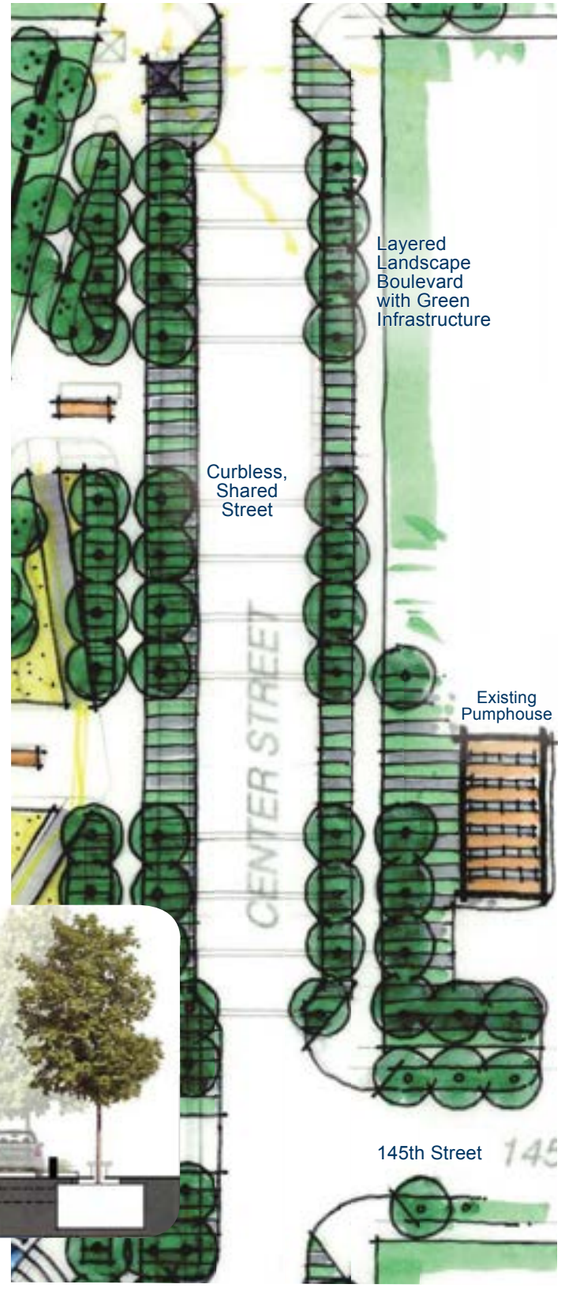
Mixed mode street design promotes ‘pedestrian first’ amentities.



Additional park uses and activity areas seemlessly blend within street right of way.



Typical street cross section.





Walkways, paths, boardwalks and benches will be located throughout The Waterfront, promoting universal access to park amenities.





The Water Play Area will also be home to the first waterside concession/restaurant in the City; learning from area examples (such as Tin Fish and Sea Salt in Minneapolis), This exciting opportunity will grow to become a full-service food venue attracting both community residents and a regional audience - as well as providing a local venue for business incubation.



The Water Play Area will promote a high level of activity throughout the day, providing places to sit in the shade (beneath the cabana) in proximity to primary play spaces.



The Water Play Area will feature two primary amenities: a concrete-lined wading pond and a multizoned splash pad designed to attract children of all ages and abilities to The COR.



THE WATERFRONT: WATER PLAY AREA

As a major new public amenity, The Waterfront will fulfill a list of community-desired objectives related to water-oriented recreational uses within a native/natural landscape that characterizes the entire park. Along with the proposed wading pond and splash pad, additional facilities such as concessions/restaurant building, pavilion, pergola/cabana and other amenities, will further enhance the Water Play Area as a significant community destination.

MULTIPLE INTIATIVES + MEASURABLE BENEFITS

Investing in a system of public parks, trails and open space that support high quality recreational amenities, and promotes other healthy living objectives remains a high priority for the City. Creative approaches to design of public places can positively impact energy consumption, air quality, carbon reduction, property prices, recreation and other elements of community health and vitality that have monetary or other social value. In short, it is this network of connected spaces that attracts private development interest, defines the qualities and character of The COR as a vibrant, dynamic, must-experience local and regional destination that brings measurable triple-bottom-line benefits maximizing the City's return on their investment. Multiple benefits and measurable value as highlighted in this diagram and the brief descriptions below.





SOCIAL

Improved Quality of Life and Aesthetics - many studies have shown the positive impacts on quality of life in urban areas from improved aesthetics/ people-comforts, increased recreational space, and a connection to the natural environment. This has a direct bearing on increased job satisfaction, lower crime rates, decreased stress and, when combined with transportation improvements that increase walking and biking, significant public health benefits are realized.



ECONOMIC

Multi-Function Public Space, Green Technology and Increased Property Values – green technologies integrated within public space reduce costs and offset the need to build and maintain additional conventional infrastructure. Well-documented research suggests that proximity to parks, trails and open space amenities at a minimum stabilizes, and in many cases increases, property values. In addition, new technologies and approaches to public space and infrastructure systems have spurred a new wave of job opportunities across the spectrum of design, construction, maintenance and ongoing operations.



ENVIRONMENTAL

Captured Stormwater, Reduced Pollution and Habitat Creation - strategies to capture and clean stormwater will help reduce system volume, reduce pollutant loadings to area waterways, and increase the level of service of the City's stormwater infrastructure. Integrated approaches to the design of public parks, trails and open space provide opportunities to create multiple-function, natural systems and wildlife habitat; ponds, wetlands and other water-resource related features create and enhance the unique setting and ecological benefit derived from a more innovative approach to public places design.

CONTACT

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mriverblood@cityoframsey.com

Bruce Jacobson
Landscape Architect

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Suite 206
Ramsey, MN 55303-5119

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Fax: (763) 427-0833
Bolton-Menk.com

MEMORANDUM

Date: February 19, 2018

To: Mr. Patrick Brama, Economic Development Manager
Mr. Time Gladhill, Community Development Director
Mr. Bruce Wetsby, City Engineer

From: Kevin P. Kielb, P.E.

Subject: Ramsey Parkway Center Median Analysis
City of Ramsey

Introduction

The City of Ramsey is reviewing the potential for revising the proposed design of the Ramsey Parkway center median between Center Street and Zeolite Street. The median is currently proposed as a raised, vegetated median with trees, shrubs and grasses. The total length of median area, not including the paved intersections, is approximately 1,565 feet. The area analyzed is depicted on Figure 1.

The City is exploring the potential of creating a depressed median design, with stormwater directed to the median from the travel lanes of Ramsey Parkway.

Based on recent conversations with City staff, infiltration is not allowed within The COR area. Depressed medians will need to be designed as filtration systems, rather than infiltration systems. This adds significantly to project costs when compared to a typical depressed, vegetated median.

Recommendations

The median areas through the COR are located in the moderate vulnerability Drinking Water Supply Management Area. Groundwater protection will be required if the medians are depressed.

A table was prepared depicting estimated project costs associated with the various alternatives reviewed. Either woven geotextile liner, clay liner, or EPDM rubber liner could be used for lining the median area. The City should consider the benefits and costs for the various options when deciding which option to select.

Design Considerations

Construction stormwater best management practices (BMPs) in the median areas include directing stormwater runoff volume from the street into the median through curb cuts or pipe and depressing the median area to create stormwater capture volume. Additional infrastructure is necessary to keep soils dry (i.e. perforated tile) and/or overflow structures to capture and discharge flood level flows.

The majority of the COR is in the Moderate Vulnerability drinking water supply management area, with certain sections within the Emergency Response Area. Based on conversations with the City, these areas

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are restricted from infiltration. Therefore, the water quality medians must be filtration systems (rather than infiltration systems), with a perforated underdrain and impermeable liner. Three liner types were considered for this analysis:

- Woven geotextile with very low permeability,
- Clay liner, and
- Rubber liner (ethylene propylene diene monomer, EPDM, rubber).

Figure 2 depicts a typical section commonly used for filtration applications.

For depressed median alternatives, we assumed tree, shrub and perennial plantings would be used in the intersection and high visibility areas. Native seeding (prairie grasses with flowering plants) would be used in other areas. This type of vegetation provides for nutrient uptake, volume reduction, offers aesthetic benefits, and provide a traffic calming effect. Native, salt-tolerant plant species are typically utilized to offer the greatest potential for long-term sustainability.

Trees are recommended throughout the median area per The COR Design Framework (November 27, 2012). For comparative purposes, a planting plan similar to that used in the median east of Center Street was used for the raised median option.

Benefits and Disadvantages of Liner Options

Given the infiltration restrictions on site, an impermeable liner is recommended to ensure that that critical groundwater resources are protected from unexpected contamination. The advantages and disadvantages of each liner option considered are presented below:

1) Woven Geotextile: Woven geotextile fabric is a cost effective option for separating the bioretention medium from the underlying sandy soils. While the geotextile has a very low permeability, it is not 100% impermeable. The underlying coarse filter aggregate and perforated drain tile will naturally force water along the path of least resistance into the tile. Little water is expected to pass through the geotextile layer.
2) Clay Liner: Clay liners have a long history of use and are a popular choice in bioretention basins that have difficulty holding water. The clay liner must be thick (up to 12”) to be truly impermeable. These liners have a tendency to fail over time and must be continually monitored for effectiveness. If the liner were to fail, a portion of the bioretention basin would have to be removed for repair of the clay liner.
3) EPDM Rubber Liner: The EPDM liner is the safest choice for groundwater protection because it is 100% impermeable and has a relatively long service life. EPDM liners are the most expensive option and can be difficult to install.

Estimated Costs

Costs are based on standard cross sections and median widths, as shown in Figure 2.

The filtration medium, planting medium, and under drain depths are based on the Minnesota Pollution Control Agencies recommended design for a bioretention facility with an underdrain.

Estimated costs are summarized in the following table. Costs are shown per linear foot, with project costs reflective of 1,565 feet of total depressed or raised median length. Costs do not include curb and gutter,

overflow structures, adjacent vegetation, erosion and sediment control, and any other construction item not related to the bioretention facilities. Costs include 30 percent for construction contingencies and administrative allowances.

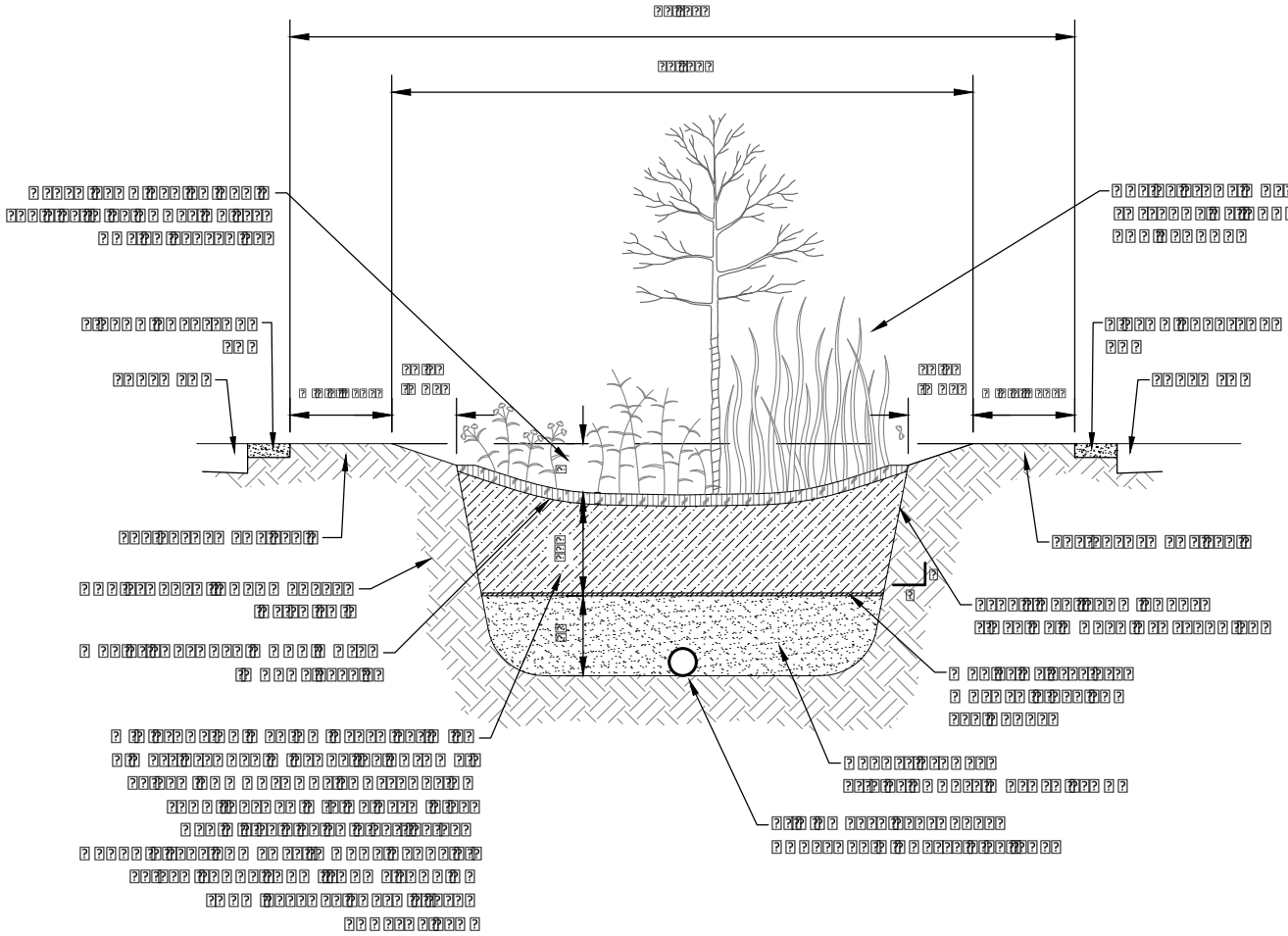
Median Width/Type	Liner Type	Estimated Cost / LF	Estimated Project Cost
20' Raised	NA	$41.00	$64,000
47' Raised	NA	$114.00	$178,000
20' Depressed	Woven Geotextile Liner	$216.00	$338,000
20' Depressed	Clay Liner	$221.00	$346,000
20' Depressed	EPDM Rubber Liner	$237.00	$371,000
47' Depressed	Woven Geotextile Liner	$599.00	$937,000
47' Depressed	Clay Liner	$618.00	$967,000
47' Depressed	EPDM Rubber Liner	$703.00	$1,100,000

* Project costs are rounded to the nearest $1,000.



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City of RAMSEY



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City of RAMSEY

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April 7, 2023

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR Public Infrastructure Design Services

Dear Mr. Westby:

We have prepared a scope of services and fee estimate for design services associated with public infrastructure improvements in The COR. We understand the City is considering constructing the following improvements:

- The Waterfront pond grading, lining, and related storm sewer improvements,
- Earthwork related to placing fill excavated from the Waterfront onto various lots located within The COR.
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Center Street from 146th Avenue to Bunker Lake Boulevard, and
- Ramsey Parkway from Willemite Street to Sunwood Drive.

The initial concepts and strategies were detailed in The COR report update, completed in 2023. Our proposal is based upon carrying these concepts and principles forward into the design phase. Each street segment will include public utilities (sanitary sewer and water main), along with storm sewer, trails, and sidewalks. The COR report included costs associated with street lighting, but those improvements are not considered in this proposal as the work is assumed to be completed by the utility company under a separate contract.

REALIZED BENEFITS

The proposed improvements will provide several benefits to the area when completed. Understanding these benefits will be important to ensure that City dollars are maximized. Generally, the final product will provide the following benefits:

- Installed and functional City infrastructure within The COR, including, streets, sanitary sewer, water main, storm sewer and pedestrian facilities,
- The construction of Ramsey Parkway will allow for completion of the east-west corridor through the center of The COR,

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- The construction of the regional storm water retention pond will allow for complete development of The COR. This construction will then allow for construction of The Waterfront amenity, and
- The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. This should serve to lower development costs, making the area more attractive to potential businesses.

CONSTRUCTION COST ESTIMATES

The COR report update, completed in 2023, presented project costs associated with the street and public utility related improvements. Those amounts were based on 2023 construction costs, and included a 30 percent allowance for contingencies and project development. Project costs were also included in The COR report for the regional storm water retention pond, mass grading, tree preservation, and park amenities.

Based on The COR analysis, the following construction cost estimates, including a 10% contingency, were considered when preparing our fee estimate:

Improvement	Ramsey Parkway	Zeolite Street	Center Street	TOTAL
Roadway	$1,259,100	$709,100	$555,900	$2,524,100
Parking	$0	$0	$158,400	$158,400
Trails/Sidewalks	$249,600	$199,700	$166,700	$616,000
Storm Sewer	$675,200	$113,400	$145,500	$934,100
Trunk Storm Sewer	$22,000	$68,500	$0	$90,500
Watermain	$354,500	$233,500	$0	$588,000
Sanitary Sewer	$170,100	$151,500	$0	$321,600
Trunk Sanitary Sewer	$248,800	$0	$0	$248,800
Total Costs	**$2,979,300**	**$1,475,700**	**$1,026,500**	**$5,481,500**

Construction costs associated with the regional storm water retention pond include the following: dewatering, muck excavation, wetland mitigation, clay liner, and rough grading of the storm water pond area. Additionally, material will be placed on adjacent lots within The COR area and compacted to allow for building pads. Construction costs associated with these items are estimated at **$5,066,800.**

Tree removal and preservation construction costs are estimated at **$135,400** within the regional pond area and at **$671,800** for the remaining areas.

Total estimated construction costs for the described improvements are estimated at **$11,355,500.**

SCOPE OF SERVICES

PRELIMINARY DESIGN

Prior to initiating design, we will meet with the City to discuss the initial project scope. Items to discuss include:

- Topographic Survey of The COR,
- Geotechnical and Environment Evaluations,

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- Extents of improvements,
- Tree removals,
- Excavations, stockpiles, and Lot grading,
- Wetland impact strategy,
- Waterfront configuration,
- Roadway layouts, alignments, and grades,
- Stormwater strategies, and
- Other key issues.

To date, we have completed several topographical surveys. We will augment our current data with additional data to compile a full comprehensive base map. The attached exhibit displays our topographic survey strategy.

We will then create a base layout showing the improvements and schedule a second meeting with the City. A final layout will be prepared to show the improvements prior to beginning final design on any one component.

We have anticipated additional meetings and communications will be required as we work through the preliminary design process. This time has been included for the task.

Once final layouts are determined we will begin the right-of-way vacation and plat process. The evolution of The COR area has led to Ramsey Parkway and Center Street rights-of-way likely being obsolete. The final parcel and road layout will require vacation and re-platting. The proposed plat will allow the City to convey available land for development.

Geotechnical and Environmental Services

We are proposing to augment our design team with Braun Intertec (Braun). Braun will complete geotechnical exploration and review for roadway construction and assist in analyzing the excavation and fill placement of the material located in the regional storm water retention pond.

Generally, Braun's services will include the following:

- Ramsey Parkway – Seven borings and pavement design,
- Zeolite Street – Four borings and pavement design,
- Center Street – Three borings and pavement design, and
- Regional Storm Water Retention Pond & Mass Grading – 55 borings in addition to the 9 borings that already exist within The COR. Assistance with planning for the mass grading of The COR. Environmental testing of materials located in low areas, or other potentially contaminated areas.
- Complete a Phase I Environmental Service Assessment (ESA)

Continued assistance during the construction phase will allow Braun to also assist with preparation of documents related to the individual sites within The COR that the City can provide to potential developers. The documents will indicate material type, bearing capacity, allowable loads, and foundation recommendations.

The attached Fee Proposal spreadsheets detail the hours and staff associated with preliminary design.

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FINAL DESIGN

Our scope of services will vary, depending upon the selected improvements. For each of the three roadway related projects, our services are anticipated to include:

- Final Roadway Plans,
- Public Utility Plans (Sanitary Sewer and Watermain),
- Specifications,
- Permitting, and
- Bidding Services.

For the regional stormwater retention pond, our scope of services is anticipated to include the following:

- Create based map of the pond area and proposed stockpile areas.
- Perform a detailed material analysis for mass grading of the area. We will utilize Braun Intertec as a sub-consultant for this work.
- Prepare pond and stockpile mass grading plans. Lots will be graded to within 0.5 feet of proposed finished floor elevation (FFE). Minimum FFE is required to 2 feet above the 100-year highwater elevation of the regional pond.
- Prepare a detailed grading (or fine grading) plan for the regional stormwater retention pond area and impervious clay liner.
- Prepare restoration and tree preservation plans for the entire area.
- We'll also prepare project specifications, complete the permitting required, administer the bidding process.

The work associated with The COR is anticipated to require the following permits prior to construction:

- Lower Rum River Watershed Management Organization (Stormwater, Wetlands, and Erosion Control), and
- MPCA (NPDES – Construction Stormwater General Permit).
- MPCA & MCES – Sanitary Sewer Extension
- MDH – Watermain Construction
- Anoka County (General Work in Right-of-Way Permit CSAH 116)
- Wetland Conservation Replacement Plans

SUMMARY OF FEES

We have prepared fee estimates based on our understanding of the work to be performed. Preliminary design will involve a comprehensive overall review in of The COR and Final Design breakdowns are shown as if each segment is constructed individually.

We estimate the Civil related design fees will be as presented below:

Preliminary Design Tasks	**Fees**
Project Meetings & Coordination	$5,860
Topographical Services	$21,684
Geotechnical and Environmental	$73,675

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Tree Preservation & Removals	$3,740
Roadway Layout, Alignment, and Grades	$13,592
Waterfront Configuration	$12,556
Wetland Impacts	$5,454
Lot Grading	$5,320
Stormwater Analysis & Strategy	$11,830
Right-of-Way Vacation & Platting	$21,876
Not-To-Exceed Fees	**$175,587**

Final Design	**Fees**
Ramsey Parkway	$116,816
Zeolite Street	$56,562
Center Street	$41,420
Regional Stormwater Pond & Mass Grading	$157,796
Not-To-Exceed Fees	**$372,594**

The fees in the above tables, and included on the attached spreadsheets, represent not-to-exceed costs if the projects are designed and constructed as individual projects. If two or more of the projects are combined, savings would be realized for items such as specifications, bidding services, permitting and a portion of the plan design.

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.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Principal Engineer

Attachments:

Figure 1 – The COR Improvements
Figure 2 – Topographic Survey Services
Figure 3 – Stormwater Regional Pond and Mass Grading
Fee Spreadsheets
Braun Intertec Proposal for Geotechnical and Phase 1 ESA

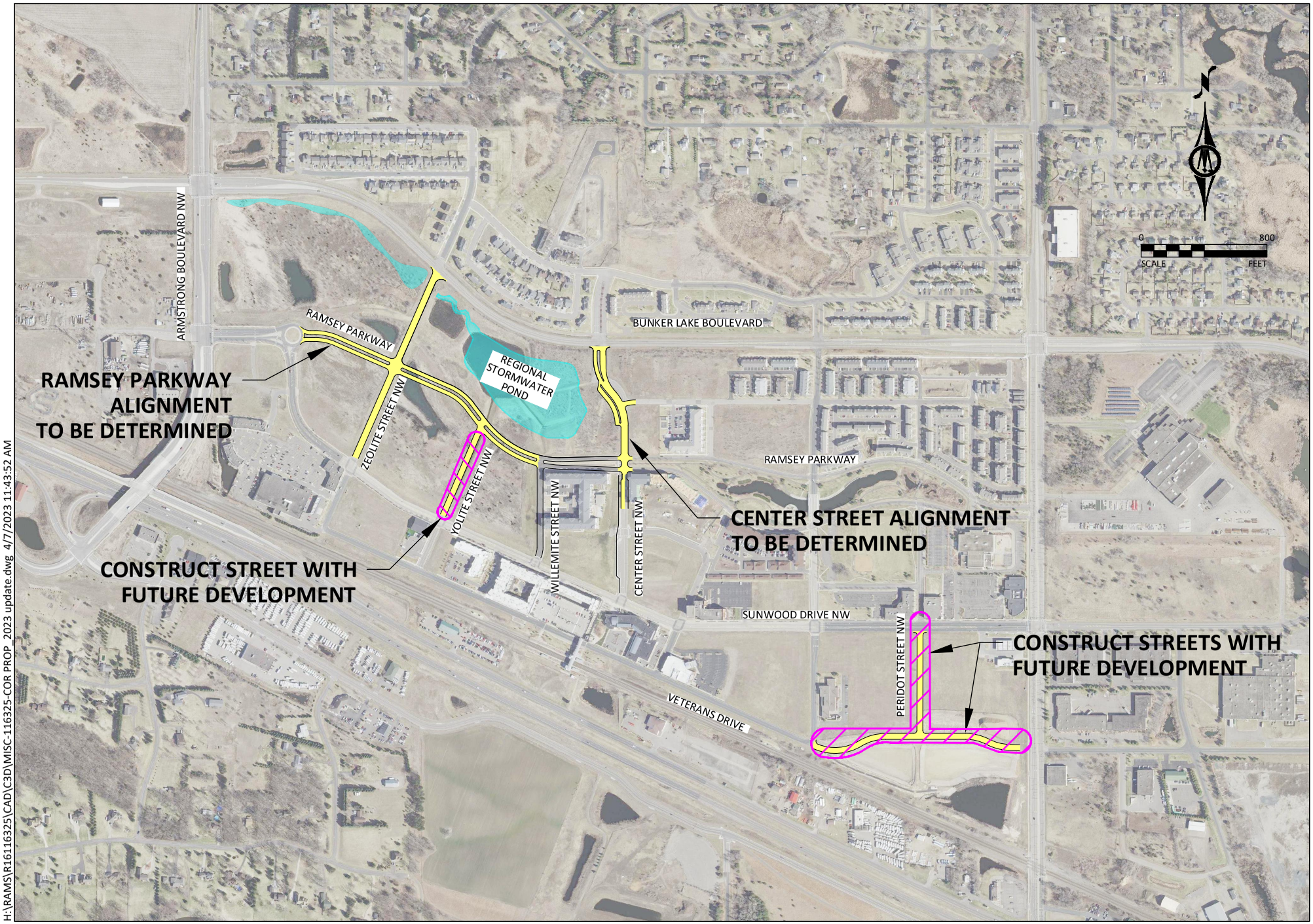
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THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

Figure 1

APRIL 2023



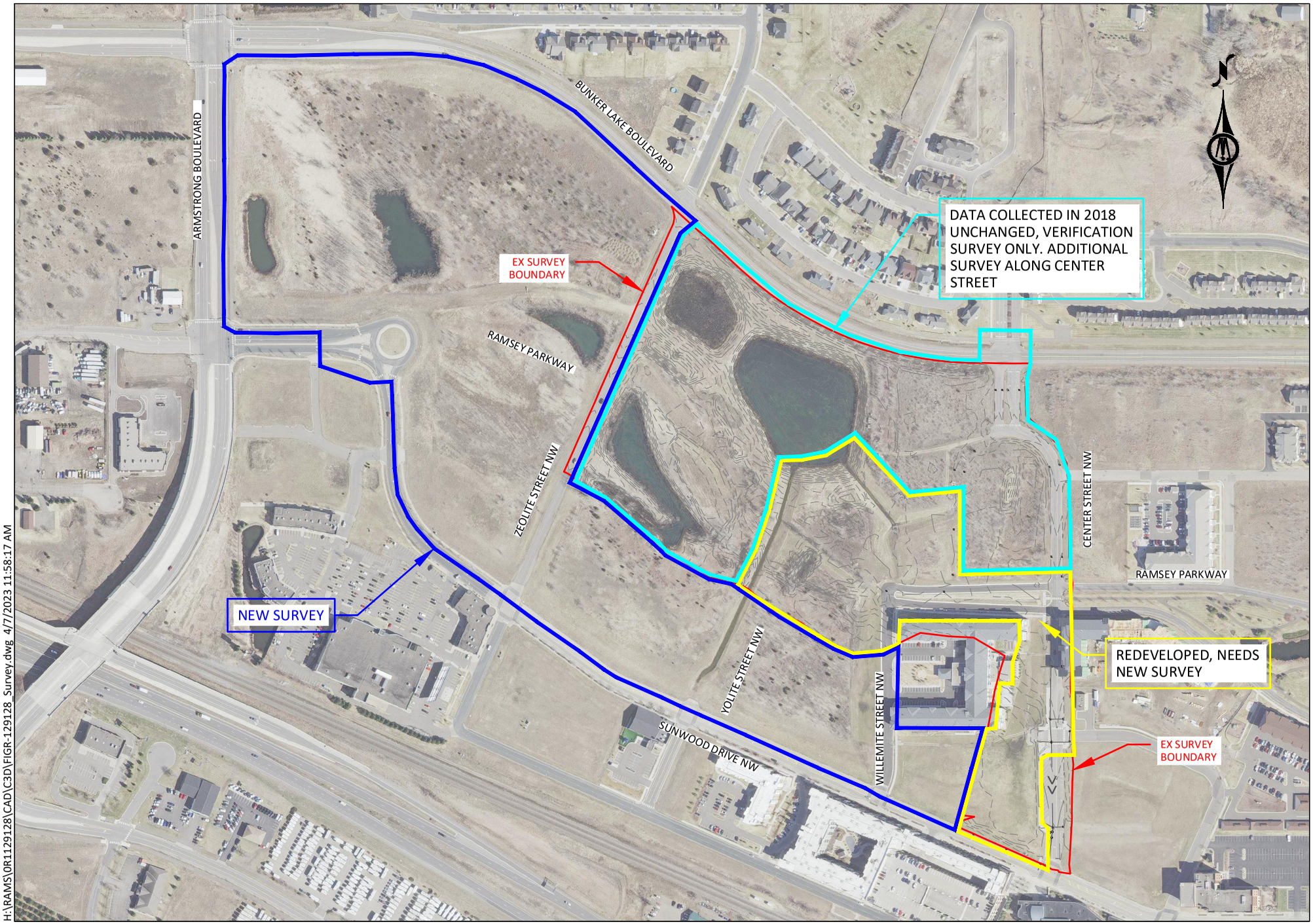
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THE COR INFRASTRUCTURE TOPOGRAPHIC SURVEY SERVICES

CITY OF RAMSEY

FIGURE 2

APRIL 2023



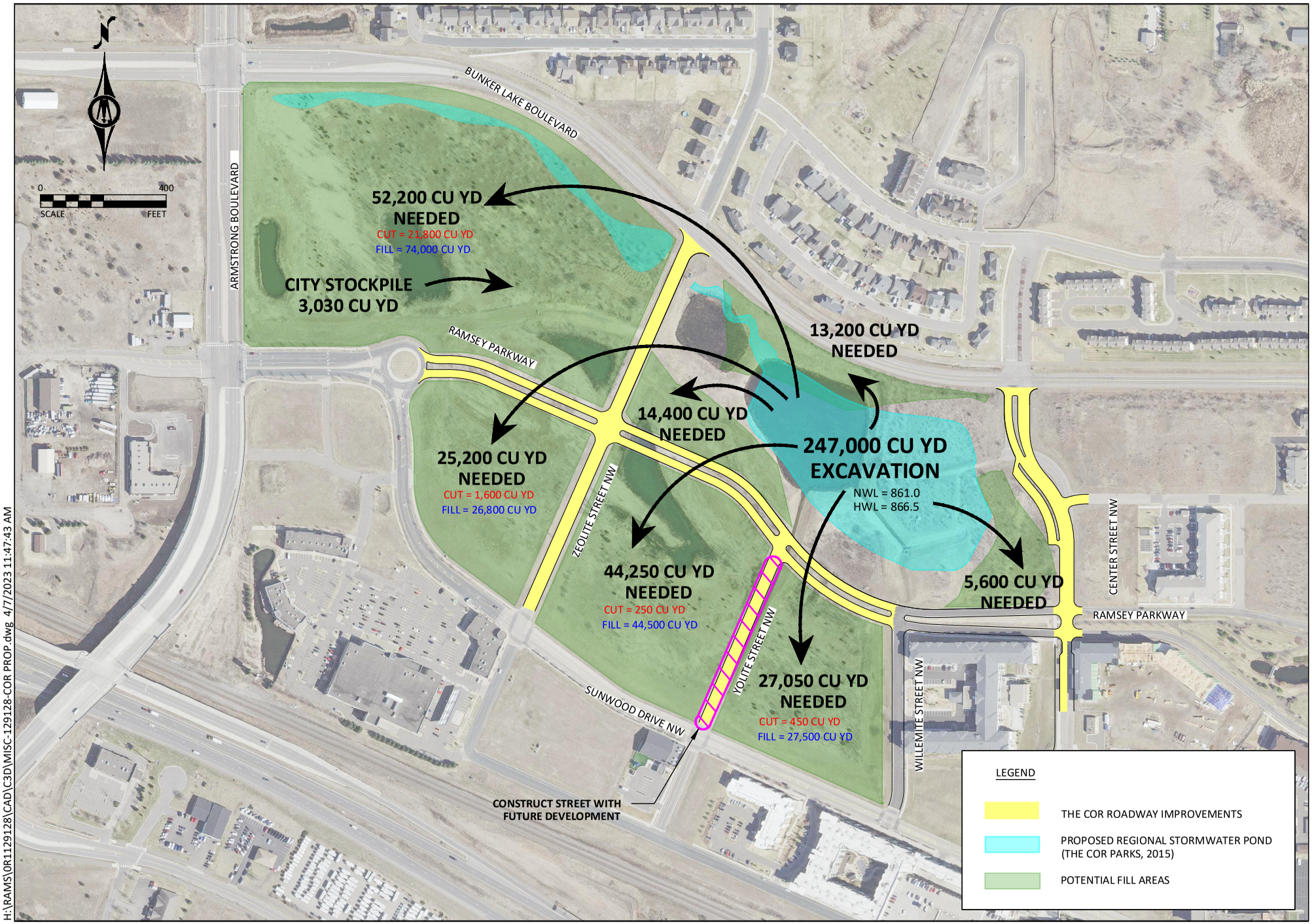
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THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

FIGURE 3

APRIL 2023



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BOLTON & MENK

Preliminary Design Fee Proposal

CLIENT: City of Ramsey
PROJECT: The COR Public Infrastructure Improvements

BOLTON & MENK, INC.

	WORK TASK DESCRIPTION	Project Manager	Water Resources	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
1.0	Project Meetings & Coordination	8		16	12							**36**	$5,860
2.0	Topographical Surveys	1		2	4				23	90		**120**	$21,684
3.0	Tree Preservation and Removals	4		8	8		4					**24**	$3,740
4.0	Roadway Layouts, Alignments, & Grades	8		24	40	8		8				**88**	$13,592
5.0	Waterfront Configuration	6	32	12	16			8				**74**	$12,556
6.0	Wetland Impacts	6		6	12		12					**36**	$5,454
7.0	Lot Grading	4		8	16			8				**36**	$5,320
8.0	Stormwater Analysis & Strategies	4	24	6	40							**74**	$11,830
9.0	Right-of-Way Vacation & Platting	1		4					78	30	10	**123**	$21,876
TOTAL Preliminary Design - Bolton & Menk		**42**	**56**	**86**	**148**	**8**	**16**	**24**	**101**	**120**	**10**	**575**	**$101,912**

SUBCONSULTANT - Braun Intertec - Geotechnical	$58,475
SUBCONSULTANT - Braun Intertec - Phase 1 Envioronmental Service Assessment	$3,000
SUBCONSULTANT -Braun Intertec - Design Assistance	$12,200
TOTAL Preliminary Design:	**$175,587**
Estimated Construction Costs:	**$11,355,500**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Ramsey Parkway												
1.0	**Roadway, Trails and Sidewalks**	40	72	175	32		40				**359**	$55,233
2.0	**Storm Sewer Analysis and Design**	4	32	90							**126**	$18,134
3.0	**Watermain**	4	24	40			8				**76**	$11,136
4.0	**Sanitary Sewer Main**	4	24	50			8				**86**	$12,486
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	40	16			8			8	**76**	$11,216
7.0	**Bidding Services**	2	8	4	1					6	**21**	$3,005
TOTAL Ramsey Parkway - Bolton & Menk		**60**	**212**	**395**	**33**		**64**			**20**	**784**	**$116,816**
											Estimated Construction Cost:	**$2,979,310**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Zeolite Street												
1.0	**Roadway, Trails and Sidewalks**	4	16	80			16				**116**	$16,288
2.0	**Storm Sewer Analysis and Design**	4	20	24							**48**	$7,292
3.0	**Watermain**	1	16	40			8				**65**	$9,224
4.0	**Sanitary Sewer Main**	1	8	50			8				**67**	$9,286
5.0	**Specifications**	1	12	20						6	**39**	$5,398
6.0	**Permitting**	4	16	8			8			8	**44**	$6,272
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Zeolite Street - Bolton & Menk		**17**	**96**	**226**			**40**			**20**	**399**	**$56,562**
											Estimated Construction Cost:	**$1,475,690**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Center Street												
1.0	**Roadway, Trails and Sidewalks**	8	40	88			16				**152**	$22,064
2.0	**Storm Sewer Analysis and Design**	4	12	12							**28**	$4,384
3.0	**Watermain**		2	4							**6**	$862
4.0	**Sanitary Sewer Main**		2	4							**6**	$862
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	16	4			4			4	**32**	$4,840
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Center Street - Bolton & Menk		**20**	**92**	**136**			**20**			**16**	**284**	**$41,420**
											Estimated Construction Cost:	**$1,026,550**

BOLTON & MENK

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Regional Stormwater Pond & Mass Grading												
1.0	**The COR Grading Analysis**	24	12	80			16				**132**	$19,804
2.0	**Clearing and Stripping Plan**	2	12	34			16				**64**	$9,018
3.0	**Pond Mass Grading Plan**	2	18	90			16				**126**	$17,544
4.0	**Pond Fine Grading Plan**	2	18	120			16				**156**	$21,594
5.0	**Stockpile Grading Plans**	8	18	90			16				**132**	$18,792
6.0	**Restoration & Tree Preservation Plan**	4	48	90		16	24				**182**	$25,990
7.0	**Specifications**	2	12	20						6	**40**	$5,606
8.0	**Permitting**	10	80	24			16			8	**138**	$21,024
9.0	**Wetland Replacement Plans**	1	4	4		90	16				**115**	$15,622
10.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Regional Stormwater Pond - Bolton & Menk		**57**	**230**	**556**		**106**	**136**			**20**	**1105**	**$157,796**
											Estimated Construction Cost:	**$5,874,000**

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

April 4, 2023 Proposal QTB175606

Kevin Kielb, PE
Bolton & Menk, Inc.
7533 Sunwood Drive, Suite 206
Ramsey, MN 55303

Re: Proposal for a Geotechnical Evaluation and Phase I Environmental Service Assessment (ESA)
Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Dear Mr. Kielb:

Braun Intertec Corporation appreciates this opportunity to submit this proposal to complete a geotechnical evaluation and a Phase I ESA related to the proposed site development of the above-referenced project site (Site). This proposal will outline the Scope of Services and provide estimated costs for the proposed work.

Project Information

Bolton & Menk, Inc. is requesting engineering services for the proposed Ramsey COR Area Development in Ramsey, Minnesota. This includes general information for Site mass grading for future development use and pavement construction for the future developments at the referenced Site.

Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of general site grading and pavements.

The objective of the Phase I Environmental Site Assessment (ESA) is to evaluate the Site for the presence of recognized environmental conditions (RECs) related to its current and historical uses, and permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"). that is, the practice that constitutes all appropriate inquiries.

Scope of Services

Task 1 – Phase I Environmental Site Assessment (ESA)

We will conduct a Phase I ESA of the Site in accordance with ASTM International (ASTM) Practice E1527-21 and 40 Code of Federal Regulations (CFR) Part 312, which is the recognized industry standard defining good commercial and customary practice for conducting all appropriate inquiry (AAI) into the previous ownership and uses of the Site consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The intent of this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. The purpose of the Phase I ESA will be to identify recognized environmental conditions in connection with the subject property.

The Phase I ESA will include a government and historical records review, site reconnaissance, interviews, and data evaluation. The results of the Phase I ESA will be summarized in a written report. So that they may be identified within the report, the user must supply the names of all parties intending to rely on the executed service and subsequent report. Additional reliance may be obtained at the discretion of Braun Intertec.

In order to satisfy the requirements of AAI, the user bears specific responsibilities for satisfying certain components of the environmental inquiry. ASTM E1527-21 Practice provides a *User Questionnaire* which outlines the information that the user must provide (if available) to the Environmental Professional. The User Questionnaire, attached to this proposal, should be completed and returned to us so that the information can be included in the report. In addition, the Client Information Request Form is attached to this proposal and should be completed and returned to us so that the information can be included in the report.

The results of the Phase I ESA will be summarized in a written report documenting information sources used, findings and conclusions, and our professional opinion of the impact of any potential environmental concerns in connection with the Site. Appendices to the report will include copies of available historical information (e.g., fire insurance maps, aerial photographs, etc.). A draft copy of the Phase I ESA will be issued electronically for review and comment. Upon receipt of comments, we will issue the final Phase I ESA report.

Only an electronic copy of the Phase I ESA report will be submitted to you unless you request otherwise.

Task 2 – Geotechnical Evaluation

We propose the following tasks to help achieve the stated purpose. If we encounter unfavorable or unforeseen conditions during the completion of our tasks that lead us to recommend an expanded scope of services, we will contact you to discuss the conditions before resuming our services.

Site Access
Based on aerial photographs and a site visit, it appears that the site will require an all-terrain vehicle (ATV), core-mounted drill rig. We assume there will be no cause for delays in accessing the exploration locations. We are not including tree clearing, debris or obstruction removal, grading of navigable paths, or snow plowing.

Depending on access requirements, ground conditions or potential utility conflicts, our field crew may alter the exploration locations from those proposed to facilitate accessibility.

Our drilling activities may also impact the vegetation and may rut the surface to access boring locations. Restoration of vegetation and turf is not part of our scope of services.

Staking
We will stake prospective subsurface exploration locations, as selected by Braun Intertec in conjunction with Bolton & Menk, Inc., and obtain surface elevations at those locations using GPS technology. For purposes of linking the GPS data to an appropriate reference, we request that you provide CAD files indicating location/elevation references appropriate for this project.

Utility Coordination
Prior to drilling or excavating, we will contact Gopher State One Call and arrange for notification of the appropriate utility vendors to mark and clear the exploration locations of public underground utilities. You, or your authorized representative, are responsible to notify us before we begin our work of the presence and location of any underground objects or private utilities that are not the responsibility of public agencies.

Penetration Test Borings
We propose to drill 69 standard penetration test (SPT) borings for the project to nominal depths of 15 to 20 feet below existing surface grade. We will perform standard penetration tests at 2 1/2-foot vertical intervals to a depth of about 15 feet, and at 5-foot intervals at greater depths. The figure below shows an illustration of our proposed boring locations, with the orange borings being general site borings and the green borings being roadway borings.

Figure 1. Proposed Boring Locations



Figure provided by Bolton & Menk, Inc.

If the intended boring depths do not extend through unsuitable material, we will extend the borings at least 5 feet into suitable material at greater depths. The additional information will help evaluate such issues as excavation depth, consolidation settlement, and foundation alternatives, among others. If we identify a need for deeper (or additional) borings, we will contact you prior to increasing our total estimated drilled footage and submit a Change Order summarizing the anticipated additional effort and the associated cost, for your review and authorization.

Groundwater Measurements

If the borings encounter groundwater during or immediately after drilling of each boring, we will record the observed depth on the boring logs.

MDH Sealing Record

We are planning the deepest borings to be at least 15 feet and less than 25 feet. Therefore, the Minnesota Statutes require us to complete a Sealing Record after our completion of the borings. Our proposal includes the fees for the Minnesota Department of Health (MDH) Sealing Record.

In the event we extend our borings to a depth of 25 feet or greater, the MDH requires us to complete and submit a Sealing Notification Form for the project. The submission of the Sealing Notification Form will require a signature from the property owner (or agent). If we extend our borings to a depth of 25 feet or greater, we will forward on to you a copy of the form for signature and increase our total fees by $100.

Borehole Abandonment

We will backfill our exploration locations immediately after completing the drilling at each location. Minnesota Statutes require sealing temporary borings that are 15 feet deep or deeper. Based on our proposed subsurface characterization depths, we will seal 1,100 linear feet of borings with grout. Our lump sum fee includes those fees associated with the sealing.

Sealing boreholes with grout will prevent us from disposing of auger boring cuttings in the completed boreholes. Unless you direct us otherwise, we intend to thin-spread the cuttings around the boreholes. If we cannot thin-spread cuttings, we will put them in a container left on site. We can provide off-site disposal of the cuttings for an additional fee.

Over time, subsidence of borehole backfill may occur, requiring releveling of surface grades or replacing bituminous or concrete patches. We are not assuming responsibility for re-leveling or re-patching after we complete our fieldwork.

Sample Review and Laboratory Testing

We will return recovered samples to our laboratory, where a geotechnical engineer will visually classify and log them. To help classify the materials encountered and estimate the engineering properties necessary to our analyses, we have budgeted to perform the following laboratory tests.

Table 1. Laboratory Tests

Test Name	ASTM Test Method	Purpose
Moisture content	D2216	Soil classification, moisture condition, and engineering properties
Percent passing #200 sieve	D1140	Soil classification, and evaluate frost susceptibility
Atterberg Limits	D4318	Soil plasticity, shrink/swell potential, engineering parameters, suitability of soils for reuse

We will determine the actual laboratory testing for the project depending on the encountered subsurface conditions. If we identify a laboratory testing program that exceeds the budget included in this proposal but provides additional value to the project, we will request authorization for the additional fees through a Change Order.

Engineering Analyses
We will use data obtained from the subsurface exploration and laboratory tests to evaluate the subsurface profile and groundwater conditions, and to perform engineering analyses related to structure and pavement design and performance.

Geotechnical Report
We will prepare a report including:

- A sketch showing the exploration locations.
- Logs of the borings describing the materials encountered and presenting the results of our groundwater measurements and laboratory tests.
- A summary of the subsurface profile and groundwater conditions.
- Discussion identifying the subsurface conditions that will impact design and construction.
- Discussion regarding the reuse of on-site materials during construction.
- Recommendations for preparing structure and pavement subgrades, and the selection, placement and compaction of fill.
- Recommendations of structure bearing capacities and assumed R-value for use in pavement section design.
- Recommendations for the design and construction of pavements and stormwater improvements.

We will only submit an electronic copy of our report to you unless you request otherwise. At your request, we can also send the report to additional project team members.

Schedule

Environmental Scope

We anticipate the draft Phase I ESA report will be completed within 2 to 3 weeks from the date of your written authorization. The Phase I ESA report will remain in draft status until we are notified by you to proceed with issuance of the final Phase I ESA report.

If the proposed Scope of Services cannot be completed according to this schedule due to circumstances beyond control, we will notify and discuss with you the revised schedule.

Geotechnical Scope

We anticipate performing our work according to the following schedule.

- Drill rig mobilization – within about 5 to 6 weeks following receipt of written authorization
- Field exploration – 11 drilling days on site to complete the geotechnical borings
- Classification and laboratory testing – within 1 week after completion of field exploration
- Preliminary results – as samples are obtained and reviewed
- Draft report submittal – within about 4 weeks of after completion of field exploration
- Final report submittal – within 5 days of receiving comments on the draft report and depending on the complexity of the comments

If we cannot complete our proposed scope of services according to this schedule due to circumstances beyond our control, we may need to revise this proposal prior to completing the remaining tasks.

Fees

The costs for each of the tasks described in this proposal are as follows.

Service Description	**Cost**
Task 1 – Phase I Environmental Site Assessment	
Professional Services	$ 3,000
Phase I ESA Estimated Subtotal	***$ 3,000***
Task 2 – Geotechnical Evaluation	
Site Layout – Staking – Utility Coordination	$ 2,950
Drilling Services	49,500
Geotechnical Laboratory Testing	6,025
Engineering & Reporting	12,200
Geotechnical Evaluation Estimated Subtotal	***$70,675***
Estimated Project Total	**$73,675**

We will furnish the services described in this proposal on a lump sum basis. Please note that our drilling/field services were budgeted to occur within our normal work hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. If conditions occur that require us to work outside of these hours, we will request additional fees to cover our additional overtime costs.

Our work may extend over several invoicing periods. As such, we will submit partial progress invoices for work we perform during each invoicing period.

Additional Services

Our fees do not include potential costs due to the need for snow plowing, towing, stand-by time or work that is not included in the above Scope of Services. We will charge costs for snow plowing or towing (if necessary) at a rate of 1.15 times the actual cost. For stand-by time (defined as time spent by our field crew due to circumstances that are beyond the control of our field crew or its equipment, or beyond the scope of services indicated above), we will charge a rate of $380 per hour.

General Remarks

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We based the proposed fee on the scope of services described and the assumptions that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule.

Please return a signed copy of the proposal, the completed User Questionnaire, and the completed Client Information Request Form, in their entirety.

We will provide our services under the terms of the *Master Subconsultant Agreement for Professional Services,* dated January 1, 2017 between Braun Intertec Corporation and Bolton & Menk, Inc.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Mark Ciampone at 612.210.6147 (mciampone@braunintertec.com) for environmental questions or Zach Semlak at 651.788.5071 (zsemlak@braunintertec.com) for geotechnical questions.

Sincerely,

BRAUN INTERTEC CORPORATION

Zachary T. Semlak
Staff Engineer

Mark A. Ciampone, PG
Business Unit Leader, Senior Scientist

Ryan M. Benson, PE
Director, Principal Engineer

Attachments:
ASTM Practice E1527-21 User Questionnaire
Client Information Request Form

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

ASTM Practice E1527-21 User Questionnaire

Site: Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Name: _____ **Date:** _____

Company: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendment"), the User must conduct the following inquiries. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the *property*.
The types of title reports that may disclose environmental liens include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens. Did a search of *recorded land title records* (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the *property* under federal, tribal, state or local law?

(2) Activity and use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property*.
The types of title reports that may disclose AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose AULs. Did a search of *recorded land title records* (or judicial records where appropriate) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP.
Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(4) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

(5) Commonly known or *reasonably ascertainable* information about the *property.*

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the *property*? If so, please explain.

(b) Do you know of specific chemicals that are present or once were present at the *property*? If so, please explain.

(c) Do you know of spills or other chemical releases that have taken place at the *property*? If so, please explain.

(d) Do you know of any environmental cleanups that have taken place at the *property*? If so, please explain.

(6) **The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.**

Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? If so, please explain.

Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: Ramsey COR Area Development

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown." Please return the completed form along with one copy of the signed authorization letter.

Client Objectives

A. What is your interest in the Site? Check all that apply.
- ☐ Buying property
- ☐ Refinancing
- ☐ Selling property
- ☐ Development
- ☐ Redevelopment
- ☐ Other: _____

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

_____

_____

C. A final PDF of the report will be provided. If hard copies are needed, how many? _____

D. What is the desired completion date for this project?
Date: _____

E. Do you wish to receive a verbal report before the written report is received?
☐ Yes ☐ No

F. Is confidentiality requested?
☐ Yes ☐ No
If so, to whom is it limited? _____

Site-Specific Information

A. Where is the Site located?
Address: _____
_____
Legal Description: _____
_____

B. Who is the current property owner?
Name: _____
Phone: _____

C. Who will provide access to the property and/or who is the Site contact?
Name: _____
Phone: _____

D. Has any previous environmental work been performed on the Site? Check all that apply.
☐ No previous environmental work has been performed
☐ Unknown
☐ Geotechnical/Soil borings
☐ Phase I Environmental Site Assessment
☐ Phase II Environmental Site Assessment
☐ Soil Vapor/Sub-slab Soil Vapor Investigation
☐ Radon Investigation
☐ Asbestos/Lead-based Paint Inspections
☐ Hazardous Materials Testing
☐ Other: _____

If previous environmental work has been performed…
When was it performed? _____
By whom?
Name: _____
Phone: _____
What were the results?
Are copies of the report(s) available?
☐ Yes ☐ No ☐ Unknown

E. Is a current Site plan available? If yes, please provide.
☐ Yes ☐ No ☐ Unknown

F. How large is the property (total acreage)?
_____ acres

G. How is the property currently used? Check all that apply.
☐ Undeveloped
☐ Agricultural
☐ Residential
☐ Parking Lot
☐ Commercial
☐ Light industrial
☐ Retail
☐ Office Building
☐ Warehouse
☐ Other: _____

H. What is the proposed use of the property?

_____

I. Are there existing buildings on the property?
☐ Yes ☐ No ☐ Unknown

If yes:
How many buildings? _____
What year was each building originally built? _____
What year(s) was/were any subsequent addition(s) completed for each building?
_____
What is the total square footage of each building and/or additions? _____
Are you aware of any asbestos-containing building materials in any building? _____
Give a brief description and use of each building.
_____

J. What was the property used for in the past?

_____

K. Are there currently or previously any aboveground or underground storage tanks located on the property?
Aboveground storage tanks: ☐ Yes ☐ No ☐ Unknown
Underground storage tanks: ☐ Yes ☐ No ☐ Unknown

If yes:
Where are they located?
_____
What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?
_____
When were the tanks installed?
_____
Are there any maintenance records available for the tanks?
_____
Are the tanks currently being used?
☐ Yes ☐ No ☐ Unknown
If no:
When were the tank(s) closed? _____
Was the MPCA notified? _____

L. Have hazardous chemicals or petroleum products ever been stored at the Site?
Hazardous chemicals: ☐ Yes ☐ No ☐ Unknown
Petroleum products: ☐ Yes ☐ No ☐ Unknown
If yes, which ones? _____

M. Has the property ever been used or is the property currently used for dumping or landfilling?

_____

N. Utilities

Are there any wells or septic systems formerly or currently located at the Site?

Wells: ☐ Yes ☐ No ☐ Unknown

Septic systems: ☐ Yes ☐ No ☐ Unknown

Is the Site connected to city sewer and water?

Sewer: ☐ Yes ☐ No ☐ Unknown

Water: ☐ Yes ☐ No ☐ Unknown

What types of utilities service the Site? Check all that apply.

☐ Unknown
☐ Gas
☐ Electric
☐ Propane
☐ Other: _____

O. Are there any environmental concerns regarding the property or adjoining properties?

_____
_____
_____

P. How are the adjacent properties used?

_____
_____
_____
_____

Economic Development Authority (EDA) 4. 1.
Meeting Date: 10/13/2022
Submitted For: Sean Sullivan, Community Development
By: Sean Sullivan, Community Development

Title:
Request Recommendation to Complete COR Site Improvements, Infrastructure and Wetland Analysis

Purpose/Background:
The purpose of this case is to consider a recommendation to complete COR infrastructure and wetland analysis.

On January 18, 2022 the Public Works Committee discussed the COR Site improvement and Infrastructure needs and asked staff to obtain cost estimates for the work. The EDA meeting in February 2022 and supported getting more information. Staff has not been able to complete the work in-house so Staff asked Bolton and Menk (they completed the previous COR infrastructure Study) to put together proposals to complete analysis and cost estimates on completing the following items:

• Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout)
• Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
• Yolite Street from Sunwood Drive to Ramsey Parkway,
• Center Street Realignment,
• Veterans Drive between Rhinestone Street and Ramsey Boulevard,
• The Waterfront Pond and Park Area,
• Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection
• Filling of a wetland in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection and related analysis.

Bolton and Menk has provided two proposals that cover the work needed to provide feasibility and costs of completing the work. Construction and contracting costs have changed significantly since the last time analysis was done in 2018. During initial investigation it has become apparent that the wetland analysis and delineation need to be completed to determine the feasibility of the wetland and stormwater pond relocation and coordinated excavation of The Waterfront to make Parcel 46 a developable lot by adding fill excavated from The Waterfront to it. Staff has already asked Bolton and Menk to begin work on the wetland delineation component due to the time of the year and ability to complete the delineation while vegetation is still identifiable. There is additional work and analysis that is included in the attached wetland proposal that is also underway. Many of these items are interrelated and should be coordinated to maximize efficiency to compete the work. Staff has been told that there should be information regarding the status of the wetlands by the time of the EDA meeting that will help guide decision making moving forward. Kevin Kielb from Bolton and Menk will be present at the meeting to provide an update and to answer questions on the proposals.

Some of the items in the proposals (streets, site improvements, cost of study) could be paid for in full, or in part by TIF District 14. In order to be able to fund these items out of TIF 14 the work needs to be completed or in process prior to November 2023. Based on this short time period, staff is suggesting that costs are quantified as soon as possible so that the City Council and determine which projects should move forward and how they can be funded most efficiently.

The work being proposed is consistent with the mission of the EDA by helping facilitate and encourage quality development.

Notification:
N/A

Observations/Alternatives:
Financing options for needed improvements in the COR will become more limited after November 2023. According to the CIP, Zeolite Street is planned to be reconstructed in 2026 and to be funded by TIF District 2 but development pressure for Parcel 46 could likely move the need for reconstruction forward. Some costs, such as the excavation of the Waterfront basin to obtain fill for Parcel 46 is a TIF eligible expense and would need to occur before November 2023 to be included in the TIF 14 budget. Completion of the attached proposals is needed to determine the feasibility of projects and to identify costs so the projects can coordinated and be budgeted efficiently.

Alternatives:
1) Recommendation to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2,14) funds.
2) Recommendation to City Council to authorize the Wetland and COR Infrastructure proposals utilizing EDA funds.
3) Something else.

Funding Source:
To be determined. It is likely that different facets of this project would be handled by different funding sources. Potential funding sources include:

- TIF
- Sewer and/or Water Fund
- Park Dedication / Trust Fund,
- PIR
- EDA
- Wetland bank

Recommendation:
N/A

Action:
Motion to recommend to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2,14) funds.

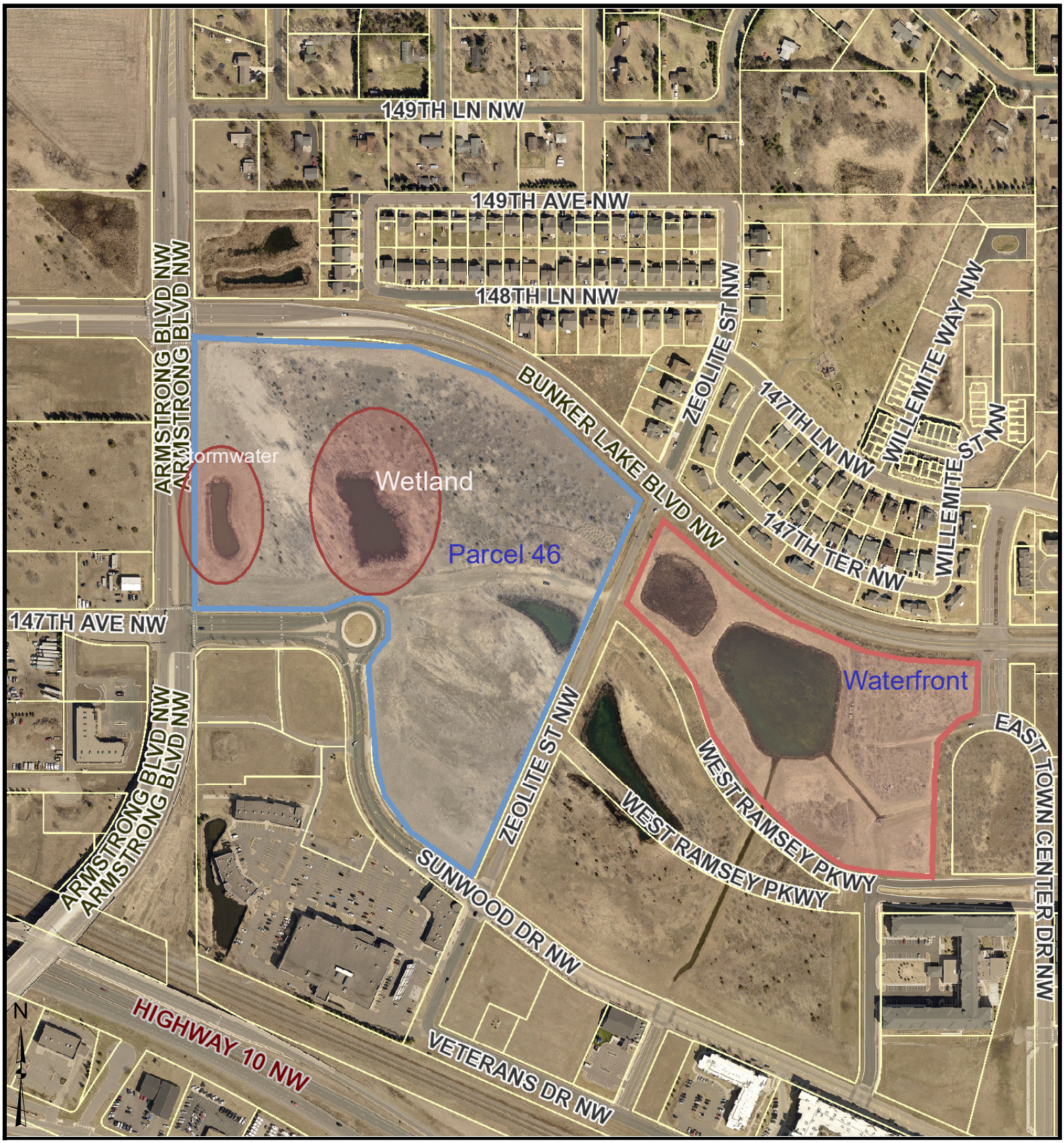
Attachments

Site Location Map
ACTION - COR Infrastructure Analysis
ACTION - COR Wetland Analysis

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	09/29/2022 04:22 PM
Bruce Westby	Bruce Westby	09/30/2022 09:22 AM
Sean Sullivan (Originator)	Sean Sullivan	09/30/2022 10:03 AM
Brian Hagen	Brian Hagen	10/06/2022 02:40 PM
Form Started By: Sean Sullivan		Started On: 09/29/2022 02:46 PM
Final Approval Date: 10/06/2022		

Site Location Map (Parcel 46 /Waterfront)



Parcel Information:
28-32-25-12-0008
7446 149TH AVE NW
RAMSEY
MN 55303
Plat: PINEVIEW ESTATES 2ND ADDITION

Approx. Acres: 2.35
Commissioner: MATT LOOK

Owner Information:

Sean Sullivan | 1:4,800 | Date: 1/12/2022

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.

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September 26, 2022

Mr. Bruce Westby, P.E.
City Engineer/Interim Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Public Infrastructure Analysis

Dear Mr. Westby:

In response to our recent meeting related to The COR, we have prepared a scope of services and fee estimate for analysis associated with public infrastructure for the following improvements:

- Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout),
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Center Street Realignment,
- Veterans Drive between Rhinestone Street and Ramsey Boulevard,
- The Waterfront Pond and Park Area,
- Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection, and
- Filling of a wetland in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection.

We will draw from the initial concepts and strategies that were detailed in the Center Street report and The COR report. Our proposal is based upon carrying these concepts and principals forward into the new analysis, with an updated project cost estimate for the work. Each street segment analyzed will include public utilities (sanitary sewer and water main), along with storm sewer, trails and sidewalks.

The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. We will analyze the amounts of fill required for each lot and will make estimates for how much material will be generated from excavation of the Waterfront.

See attached figure for the general area of the analysis.

CONSTRUCTION COST ESTIMATES

Previous analyses presented project costs associated with the street and public utility related improvements. Those amounts were based on 2018 construction costs, and included a 30 percent allowance for contingencies and project development. No costs were included in The COR report for the Waterfront. Based on conversations with the City, the work will most likely consist of the following:

Bolton & Menk is an equal opportunity employer.

- Clear and grub the area of The COR bounded by Sunwood Drive, Bunker Lake Boulevard, Armstrong Boulevard and Center Street,
- Strip off topsoil for the above area and stockpile the material,
- Dewater the area to allow for deep excavations to occur,
- Excavate the pond, placing the material in locations identified within The COR,
- Place a 2 ft thick clay liner in the pond from the bottom up to the normal water level,
- Fine grade the area of the regional stormwater retention pond, and
- Revegetate all areas disturbed by construction.

We will provide construction cost estimates associated with the improvements.

SCOPE OF SERVICES

Our anticipated scope of services will be as follows:

- Complete a drone flight of the area to provide a current aerial image of the area. The drone flight will provide a level of accuracy of 0.1 ft horizontal and 0.3 ft vertical. This will allow for accurate estimations of excavations and fill volumes required to construct the Waterfront and move the material to adjacent lots within The COR area.
- Update the stormwater model to analyze elevations within the Waterfront and impacts associated with filling existing stormwater ponds across The COR.
- Analyze the potential for filling the wetland that was created in the southeast quadrant of Bunker Lake Boulevard and Armstrong Boulevard. This will be completed under a separate contract and the results will be discussed in the updated report.
- Analyze previous report assumptions and update proposed horizontal and vertical elevations associated with the roadways and public utilities within The COR area. Develop current construction cost estimates based on the analysis.
- Prepare a report detailing the findings of our analyses. This will likely be in the form of an update to previously prepared reports.

No geotechnical analysis will be performed for the project, although previous soil borings completed for the area will be reviewed.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

Task	Fees
Drone Flight	$ 2,880.00
Stormwater Analysis	$ 7,200.00
Roadway and Public Utility Analysis	$ 9,680.00
Report preparation, Including Figures	$ 4,420.00
Not-To-Exceed Fees	**$24,180.00**

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Project Manager

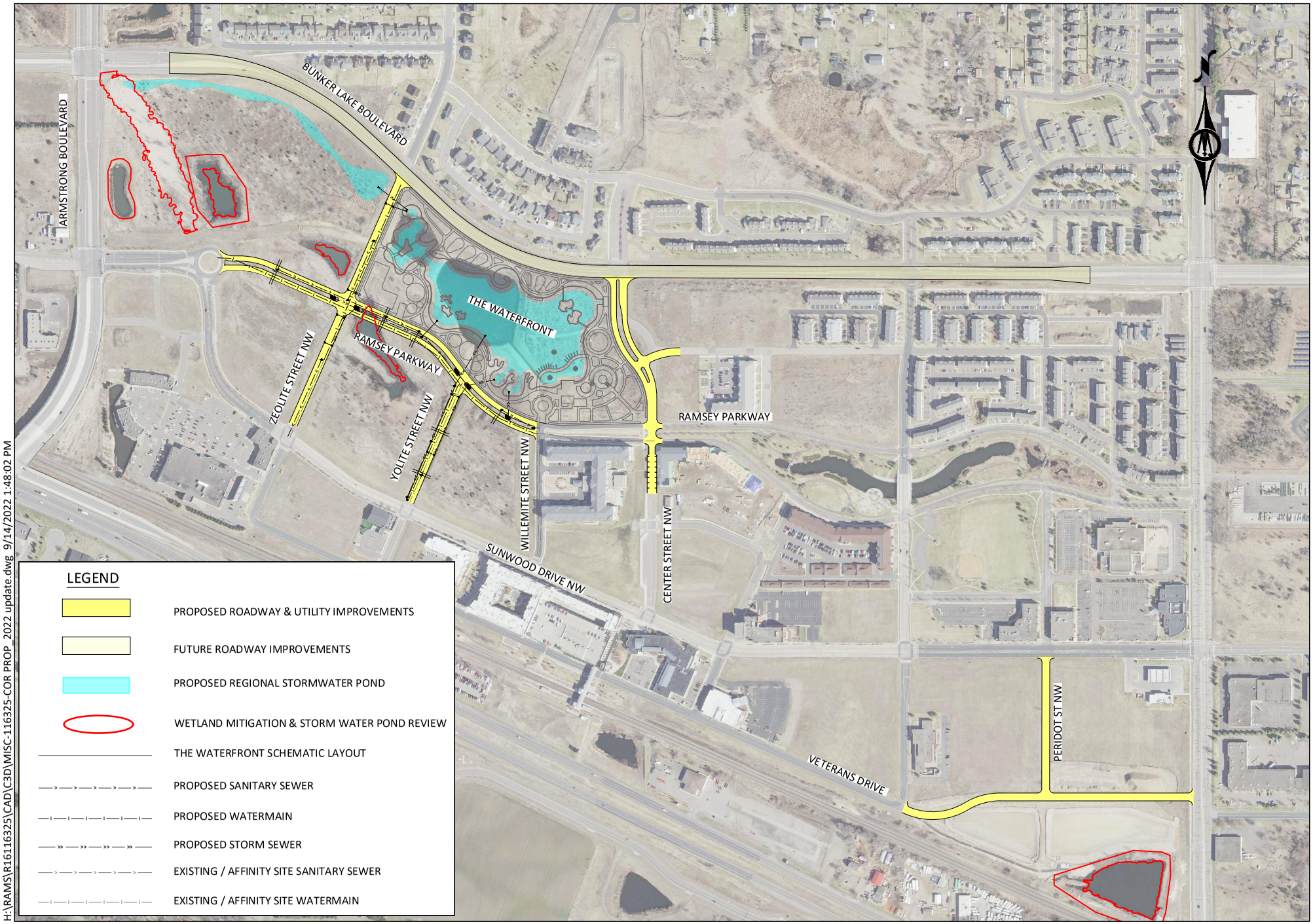
Attachment: Area of Analysis

2022 COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

IMPROVEMENT AREAS

AUGUST 2022



H:\RAMS\R16116325\CAD\C3D\MISC-116325-COR PROP_2022 update.dwg, 9/14/2022 1:48:02 PM

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September 22, 2022

Mr. Sean Sullivan, EDFP
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Wetland Analysis

Dear Mr. Sullivan:

Bolton & Menk, Inc. has prepared this proposal for natural resources related services for The COR area in Ramsey. We propose to investigate available background information needed prior to visiting the site. This includes compiling information as follows:

1. Available Aerial Photographs,
2. Anoka County LiDAR Maps,
3. National Wetlands Inventory Maps,
4. Anoka County Soil Survey Maps, and
5. MnDNR Public Waters Maps.

We are proposing to complete the following tasks as a portion of the project:

Task 1 – Level II Aquatic Resource Delineation: We will visit the study area to delineate the wetland boundaries within the COR area. The delineation will include performing transects and sampling in the vicinity of any aquatic resources, placing 3-foot pin flags at the limits of any aquatic resources found. Our delineator will use a sub-meter GPS unit to accurately locate and map each point and prepare a written report of our findings. This report will be submitted to the appropriate agencies for approval.

Task 2 – Historical Analysis: Bolton & Menk staff will review each delineated aquatic resource to determine their historical status. This will include reviewing historical imagery and mitigation plans. If the wetlands are found to be constructed within upland areas, then they will be considered incidental under the WCA and non-jurisdictional under section 401 of the Clean Water Act.

Task 3 – Meetings and Additional Requests: Reviewing agencies generally request additional information and/or an on-site meeting during the review process. Our attendance is typically requested at these meetings to discuss the acceptance of the delineated boundaries or to provide the agencies with additional information.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

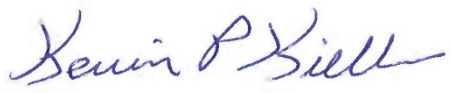
Task	Fees
Task 1 – Level II Aquatic Resource Delineation	$ 4,900.00
Task 2 – Historical Analysis	$ 1,800.00
Task 3 - Additional Requests & Meetings	$ 1,100.00
Not-To-Exceed Fees	**$ 7,800.00**

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

Meeting Date: 10/25/2022
By: Sean Sullivan, Community Development

Information
Title:
Adopt Resolution #22-241 Authorizing COR Public Infrastructure and Wetland Analysis

Purpose/Background:
The purpose of this case is to consider a recommendation to complete COR infrastructure and wetland analysis.

On January 18, 2022 the Public Works Committee discussed the COR Site improvement and Infrastructure needs and asked staff to obtain cost estimates for the work. The EDA meeting in February 2022 and supported getting more information. Staff has not been able to complete the work in-house so Staff asked Bolton and Menk (they completed the previous COR infrastructure Study) to put together proposals to complete analysis and cost estimates on completing the following items:

• Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout)
• Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
• Yolite Street from Sunwood Drive to Ramsey Parkway,
• Center Street Realignment,
• Veterans Drive between Rhinestone Street and Ramsey Boulevard,
• The Waterfront Pond and Park Area,
• Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection and related analysis
• Filling of wetlands in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection and related analysis.

Bolton and Menk has provided two proposals that cover the work needed to provide feasibility and costs of completing the work. Construction and contracting costs have changed significantly since the last time analysis was done in 2018. During initial investigation it has become apparent that the wetland analysis and delineation need to be completed to determine the feasibility of the wetland and stormwater pond relocation and coordinated excavation of The Waterfront to make Parcel 46 a developable lot by adding fill excavated from the future Waterfront to it. Bolton and Menk has completed the wetland delineation component due to the time of the year and ability to complete the delineation while vegetation is still identifiable. There is additional work and analysis that is included in the attached wetland proposal that is also underway. Many of these items are interrelated and should be coordinated to maximize efficiency to compete the work. Preliminary analysis of the delineated Wetlands indicates that there are four defined wetlands on site but more analysis is needed. Kevin Kielb provided information to the EDA regarding the process to buy wetland credits off-site and that more research was needed to identify the cost and ability to fill them.

Some of the items in the proposals (construction of streets, site improvements, cost of study) could be paid for in full, or in part by TIF District 14 or other TIF Districts that have eligible funds. In order to be able to fund these items out of TIF 14 the work needs to be completed or in process prior to November 2023. Based on this short time period, staff is suggesting that costs are quantified as soon as possible so that the City Council can determine which projects should move forward and how they can be funded most efficiently.

The work being proposed is consistent with the mission of the EDA by helping facilitate and to encourage quality development.

Notification:
N/A

Observations/Alternatives:
Financing options for improvements in the COR will become more limited after November 2023. According to the CIP, Zeolite Street is planned to be reconstructed in 2026 and to be funded by TIF District 2 but development pressure for Parcel 46 could likely move the need for reconstruction forward. Some costs, such as the excavation of the Waterfront basin to obtain fill for Parcel 46 is a TIF eligible expense and would need to occur before November 2023 to be included in the TIF 14 budget. Completion of the attached proposals is needed to determine the feasibility of projects and to identify costs so the projects can coordinated and be budgeted efficiently.

Alternatives:
1) Recommendation to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2,14) funds.
2) Recommendation to City Council to authorize the Wetland and COR Infrastructure proposals utilizing EDA funds.
3) Something else.

Funding Source:
To be determined. The proposals being consider by the City Council are TIF eligible expenses. It is likely that different facets of this project would be handled by different funding sources. Potential funding sources include:

- TIF 14, TIF 2
- Sewer and/or Water Fund
- Park Dedication / Trust Fund,
- PIR
- EDA
- Wetland bank

Recommendation:
The EDA met on October 13th and unanimously approved a recommendation to the City Council to authorize the Bolton and Menk Wetland and COR Infrastructure proposals utilizing TIF District (2, 14) funds.

Action:
Motion to Adopt Resolution #22-241 Authorizing COR Public Infrastructure and Wetland Analysis

Attachments

ACTION - Resolution #22-241
ACTION - COR Infrastructure Analysis
ACTION - COR Wetland Analysis
REFERNCE - Draft EDA Minutes 10-13-22

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	10/18/2022 09:45 AM
Brian Hagen	Brian Hagen	10/20/2022 10:04 AM
Form Started By: Sean Sullivan		Started On: 10/14/2022 09:03 AM
Final Approval Date: 10/20/2022		

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

RESOLUTION #22-241

RESOLUTION AUTHORIZING COR PUBLIC INFRASTRUCTURE AND WETLAND ANALYSIS

WHEREAS, the City of Ramsey owns over 60 acres in the COR development and site improvements are needed to make many of the parcels developable; and

WHEREAS, the Bolton and Menk completed an Infrastructure Study for the COR in 2018 identifying costs for the construction of public infrastructure; and

WHEREAS, the current interest rate environment and inflation has increased the cost of public infrastructure and more information is needed relating to existing wetlands and the ability to fill them and construction of the Waterfront in the COR; and

WHEREAS, Bolton and Menk has provided two proposals to complete both the Wetland and Public Infrastructure Analysis in an amount not to exceed $31,980; and

WHEREAS, the Ramsey EDA met on October 13, 2022 and unanimously made a recommendation to the City Council to approve the Wetland and Infrastructure Analysis by Bolton and Menk and to fund it with TIF 14 or TIF 2.

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

1) That the City Council hereby authorizes completion of the COR Public Infrastructure and Wetland Analysis proposals from Bolton and Menk in an amount not to exceed $31,908.
2) That The City Council authorizes the funding source of the proposals to come from TIF District 14 and/or TIF District 2

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 October, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK
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September 26, 2022

Mr. Bruce Westby, P.E.
City Engineer/Interim Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Public Infrastructure Analysis

Dear Mr. Westby:

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We will draw from the initial concepts and strategies that were detailed in the Center Street report and The COR report. Our proposal is based upon carrying these concepts and principals forward into the new analysis, with an updated project cost estimate for the work. Each street segment analyzed will include public utilities (sanitary sewer and water main), along with storm sewer, trails and sidewalks.

The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. We will analyze the amounts of fill required for each lot and will make estimates for how much material will be generated from excavation of the Waterfront.

See attached figure for the general area of the analysis.

CONSTRUCTION COST ESTIMATES

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SUMMARY OF FEES

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If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Project Manager

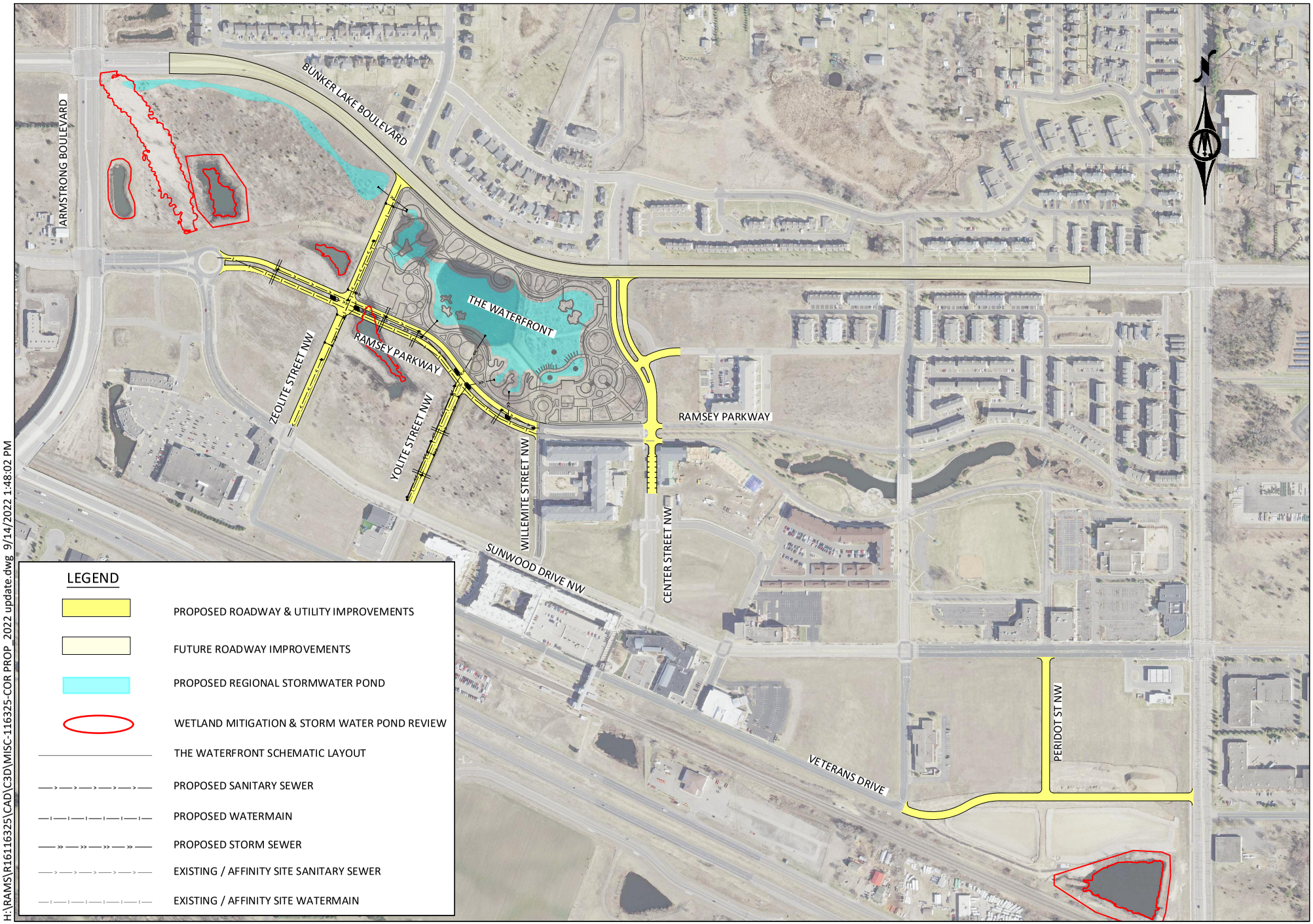
Attachment: Area of Analysis

2022 COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

IMPROVEMENT AREAS

AUGUST 2022



H:\RAMS\R16116325\CAD\C3D\MISC-116325-COR PROP_2022 update.dwg, 9/14/2022 1:48:02 PM

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September 22, 2022

Mr. Sean Sullivan, EDFP
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Wetland Analysis

Dear Mr. Sullivan:

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1. Available Aerial Photographs,
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We are proposing to complete the following tasks as a portion of the project:

Task 1 – Level II Aquatic Resource Delineation: We will visit the study area to delineate the wetland boundaries within the COR area. The delineation will include performing transects and sampling in the vicinity of any aquatic resources, placing 3-foot pin flags at the limits of any aquatic resources found. Our delineator will use a sub-meter GPS unit to accurately locate and map each point and prepare a written report of our findings. This report will be submitted to the appropriate agencies for approval.

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SUMMARY OF FEES

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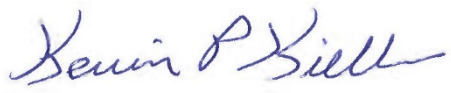
Task	Fees
Task 1 – Level II Aquatic Resource Delineation	$ 4,900.00
Task 2 – Historical Analysis	$ 1,800.00
Task 3 - Additional Requests & Meetings	$ 1,100.00
Not-To-Exceed Fees	**$ 7,800.00**

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, October 13, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Michael Olson Member Chelsee Howell Member Rachal Johnson Member William MacLennan Member Chris Riley Member Shanna Stewart
Members Absent:	Member Scott Wiyninger
Also Present:	Sean Sullivan, Economic Development Manager

DRAFT

4. EDA BUSINESS

4.01: Request Recommendation to Complete COR Site Improvements, Infrastructure and Wetland Analysis

Economic Development Manager Sullivan presented the staff report.

Member Howell asked if task one has already been completed or whether there would be more work needed to complete that in addition to the delineation that was completed.

Economic Development Manager Sullivan replied that the delineation work in task one has been completed but more wetland analysis was yet to be done. He explained that in order to complete a delineation, the vegetation has to be growing and therefore that was completed during the appropriate season to ensure there would not be additional delay to complete the report.

Member Howell asked how these project costs would be recouped through development.

Economic Development Manager Sullivan replied that some of these costs have been identified in the CIP, such as Zeolite Street improvements. He stated that the other costs are able to be funded through TIF or could be schedule through the CIP or street improvement program. He stated that most of the costs, aside from building the waterfront park, are TIF eligible expenses. He explained that those costs could be spent now and reimbursed later if TIF is used. He stated that once the costs are better known, staff would present more specific options for funding. He noted that the study itself could be funded through TIF.

Member Stewart asked for clarification on purchasing wetland somewhere else.

Economic Development Manager Sullivan replied that in the past if you filled a wetland there were a few options in that you could create additional wetlands onsite, you could purchase wetland credits, or purchase wetlands offsite.

Member Stewart asked where the new wetlands would be purchased and whether that would be somewhere the City does not want to develop in the future.

Kevin Kielb, Bolton & Menk, stated that people establish wetlands in certain watersheds and areas in the state. These wetlands are "certified and banked" and are available for purchase to offset other wetlands that are filled in. He noted that other parties can then purchase the credits from that bank to offset their wetland impacts. He provided additional details on the process for the creation of wetland credits. He provided some general estimates of the cost for wetland credits, noting that price fluctuates depending on availability and geographic location. He stated that thus far they have delineated the wetlands in the COR and they are researching where wetlands have been moved or created. He explained that if one acre of wetlands is disturbed, two acres would need to be replaced. He reviewed some of the additional details that would be within the report that will help to eliminate hidden costs.

Chairperson Olson asked if the wetland credits would be local.

Mr. Kielb replied that the credits would need to be within a reasonable watershed, noting that he was unsure of the exact boundaries but advising that it would be within the regional area.

Member Johnson recognized that there would be a water feature in The COR and asked if there is a plan to have more wetlands or water features within that area.

Economic Development Manager Sullivan replied that the areas marked in red are anticipated to be filled to create more buildable area within The COR. He stated that once they have the costs known, they would determine if that is a cost the City would want to bear. He stated that the City could then choose whether that cost is rolled into the land price or split between the City and future development. He stated that staff believes that there will be an economy of scale in using the dirt from the excavation of the waterfront area to fill the desired areas.

Member Riley commented that this would seem to be follow up to the decision the EDA made in February. He stated that the work has not been able to be done inhouse and therefore this action would contract that work out.

Economic Development Manager Sullivan confirmed that to be true and noted that the intention was to keep the EDA informed in the process. He recognized that there may be more cost than originally anticipated due to wetland replacement and that will be flushed out through this study.

DRAFT

Member Riley stated that his other question was whether this would be the right time to complete this work but acknowledged that the TIF funds are available now and the work would need to be done prior to November of 2023 if that funding is going to be used.

Motion by Member Stewart, seconded by Member MacLennan, to recommend to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2, 14) funds.

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

6. ADJOURNMENT

Motion by Member MacLennan, seconded by Member Stewart, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:05 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

Information
Title:
The Waterfront - Status of Community Building/Splash Pad Planning and COR Study Update

Purpose/Background:
The Waterfront
The community and city leadership have been engaged in planning and envisioning [and building] a vibrant, successful downtown in Ramsey for two decades. The Draw park & amphitheater was completed in 2010 and has been proven to be a popular and valued resource for residents throughout the city—and at the same time, public investments in parks (and other infrastructure) have increased adjacent land values, with favorable private development following. West of The COR as an example, Pearson Park helped facilitate the Riverstone Development to rapidly build-out with its residential product. Within The COR, PACT Charter School was built following the commitment of the city to construct the athletic field there. Townhomes continue to be desirable near The Draw—and Greenway Terrace was named after the planned-for greenway connecting the downtown parks to the rest of Ramsey via trails. And, even though PSD Land Development had developable property in the downtown, it purchased land from the city and built a highly successful market rate apartment named Parkside Village, over-looking The Draw. Additionally, the 55+ Affinity building (at a present occupancy of 93% or full by industry standards), purchased their property from the city only upon the promise that the park plans for The COR would be fulfilled. The above examples, demonstrate that public investments in quality parks and trails help facilitate many valuable returns, including tens-of-millions in private investments in the community, development fees paid, and ongoing property tax revenue to take care of trails and park facilities.

At the joint City Council, Planning Commission and Economic Development Authority meeting this Spring, discussion included strategies for ensuring that the city may successfully complete the ambitious project of developing Ramsey's downtown *and* selling city-owned land at the same time. There appeared to be unanimous consensus that investments in infrastructure and grading of the NW Quadrant in The COR, to include excavation of The Waterfront for fill—along with advancing park development—all should be investigated together for obvious synergies and for the value the park development would have for the community at large, as well as for the sale and development of land in the NW Quadrant (known as Parcel #46).

Following the aforementioned joint meeting, the Economic Development Authority recommended approval of The COR – Public Infrastructure Analysis which is anticipated to be completed in the coming weeks with the findings to be presented to the EDA and City Council for direction and next steps (which is expected to occur in January 2023). Concurrent with this study, staff began work with an architectural firm to examine various aspects of the proposed community building at The Waterfront—to identify an array of options for the project, that would yield the maximum value to the community at-large for an investment of an appropriate scope.

Architect Gregory Houck, Principal at Cuningham will represent with staff, this preliminary work on how the park building could serve Ramsey residents and the community. Program elements at this juncture include a two-story indoor playground and climbing wall, fitness area and locker/restrooms, concessions, and restaurant with outdoor seating and attendant lawn games. The proposed second floor would have a rooftop patio with banquet space to rent for large events as well as a community room. Additional information will be available

at the work session, and based upon a consensus to proceed, more 'proof-of-concept' and preliminary cost estimates will be developed for subsequent Council consideration.

COR and Wetland Study Update
Bolton and Menk is nearing completion of the Wetland delineations and approval of those delineations by the WMO and COR infrastructure/site preparation studies. These studies will set the baseline information for options and cost relating to the installation of remaining infrastructure in the COR, These studies will also include information that will assist in development of The Waterfront park, the potential filling of wetlands for site preparation for Parcel 46 and other parcels in the COR. Staff anticipates that the findings of these studies will be presented in a future work session in January or February.

Timeframe:
Background and planning on The Waterfront's proposed community building: 10-15 minutes
Discussion and inquiries on the park's planning process and timeline: 5 minutes
Status of The COR – Public Infrastructure Analysis: <5 minutes

Total Timeframe: 20 minutes

Funding Source:
Park planning work is being performed by staff and consultants funded by the 2022 General Fund parks operating budget.

The COR – Public Infrastructure Analysis is being performed by consultants and funded by TIF District 14 and/or District 2.

Responsible Party(ies):
Mark Riverblood will provide a very brief introduction and background on The Waterfront project, and architect Greg Houck will present preliminary design of the proposed park building, together with a description of its utility and feasibility.

Sean Sullivan will be available to address the wetland delineation/mitigation process (an element of the attached COR – Public Infrastructure Analysis and Wetland Delineation scope of work) and site preparation work required for Parcel #46 and other lands in the COR, if needed.

Bruce Westby will be available to address the status and next steps of The COR – Public Infrastructure Analysis, if needed.

Outcome:
This work session case is a brief report to Council on the potential of a community building and associated park elements proposed for The Waterfront. (A more in depth discussion on the park and The COR – Public Infrastructure Analysis is anticipated early in 2023.)

Attachments

2018 planning for The COR parks
community building site plan features
rendering of splash pad area
working model of community building
Architect portfolio
public infrastructure scope of work
Wetland scope of work

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	12/08/2022 09:20 AM
Mark Riverblood (Originator)	Mark Riverblood	12/08/2022 10:41 AM
Bruce Westby	Bruce Westby	12/08/2022 11:56 AM
Brian Hagen	Brian Hagen	12/08/2022 12:39 PM

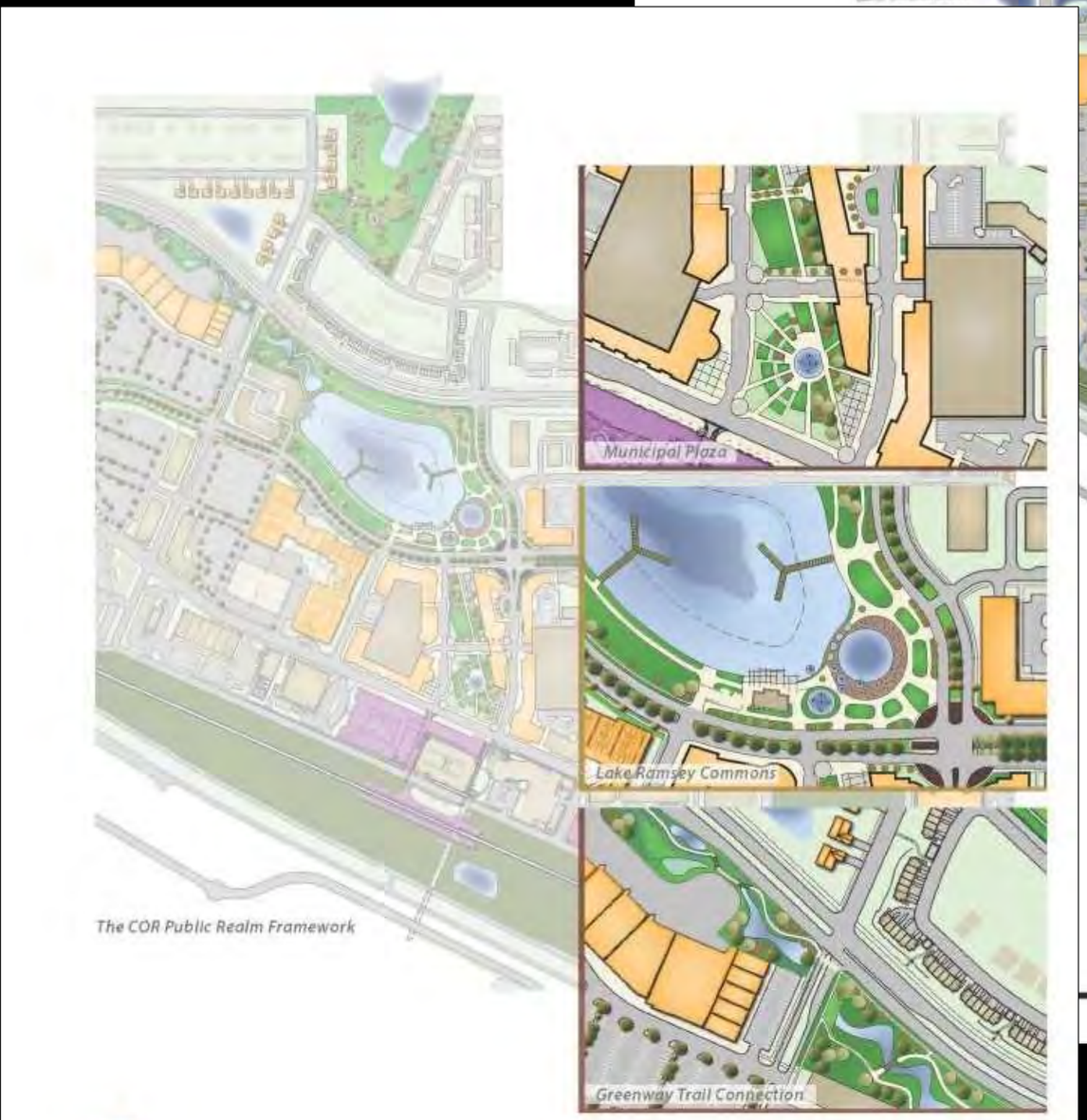
Form Started By: Mark Riverblood Started On: 11/23/2022 09:44 AM
Final Approval Date: 12/08/2022



The COR parks

Schematic Design Review

12 April 2018



The COR Parks + Public Places
City of Ramsey, Minnesota
Public Realm Framework + Cost Evaluation
December 2015



THE COR
RAMSEY, MINNESOTA

DEVELOPMENT STATUS
- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

ACCESS
- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F — FULL INTERSECTION
- 3/4 — NO LEFT OUTBOUND MOVEMENTS
- P — PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

NORTH 0 300 600

LANDFORM

DEVELOPMENT PLAN 6.0

05.15.2012



2 The Waterfront

Affinity Development

1 Municipal Plaza

Ramsey City Hall

RAMSEY COR – PARK SYSTEM COMPONENTS







1
Municipal Plaza

RAMSEY COR – PARK SYSTEM COMPONENTS



1
Municipal Plaza

RAMSEY COR – PARK SYSTEM COMPONENTS



Forest walk, conncetion to lake Ramsey



Woonerf, & commercial edge



Fountain, iconic tree, & Open field



Entryway



1
Municipal Plaza


EAST RAI
CENTER STREET
145TH A
W
E
S


lite
lite






EAST RA
CENTER STREET
145TH A








EAST RAI
CENTER STREET
145TH A





the promenade



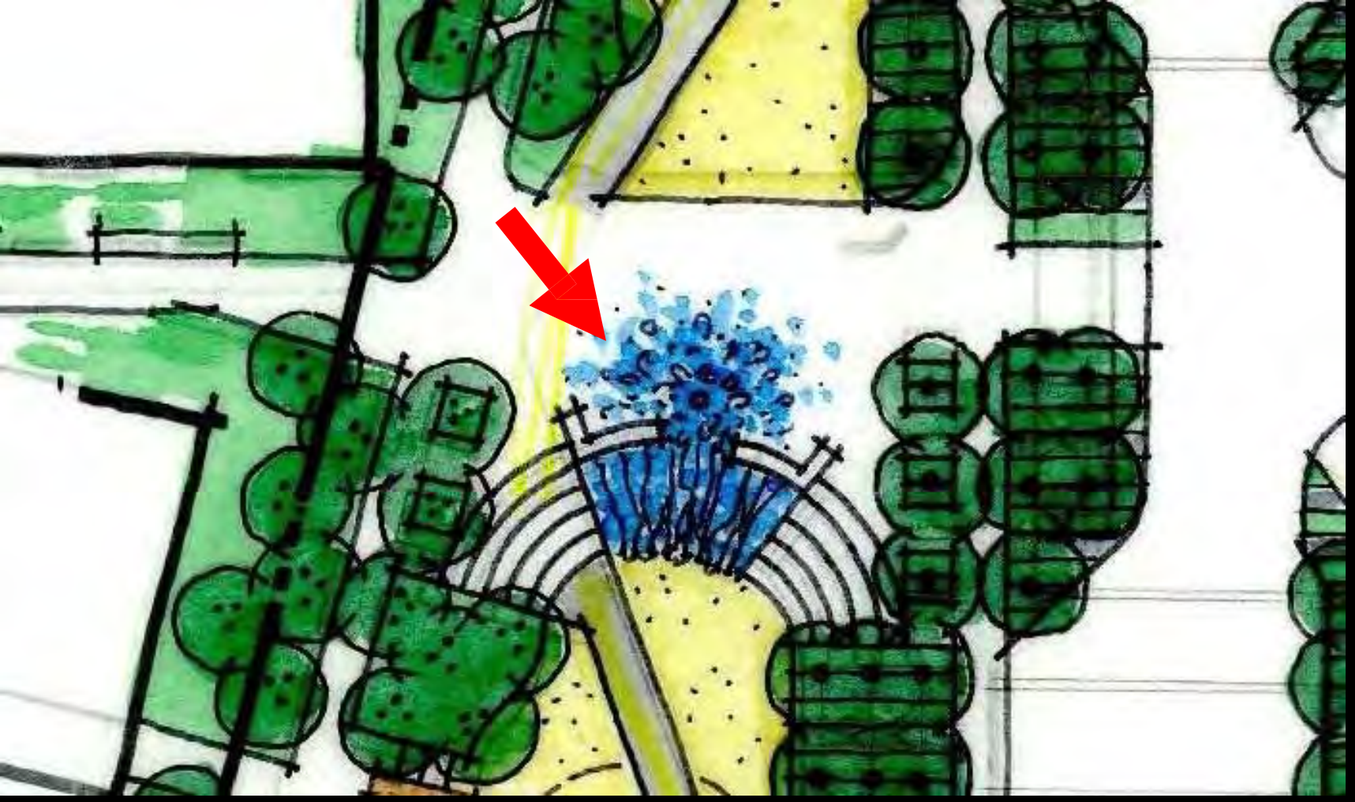


serpentine stone wall

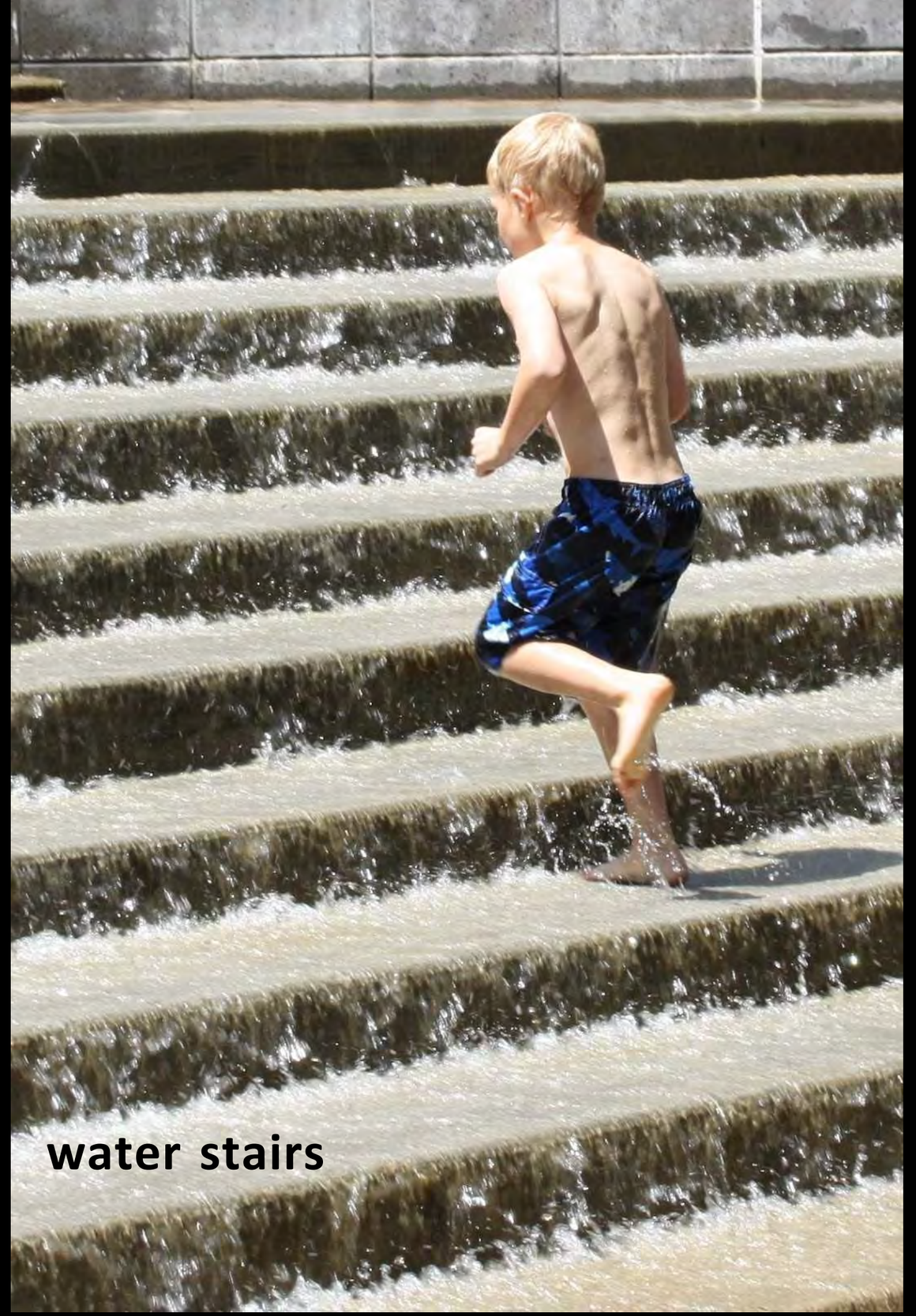


forest trail









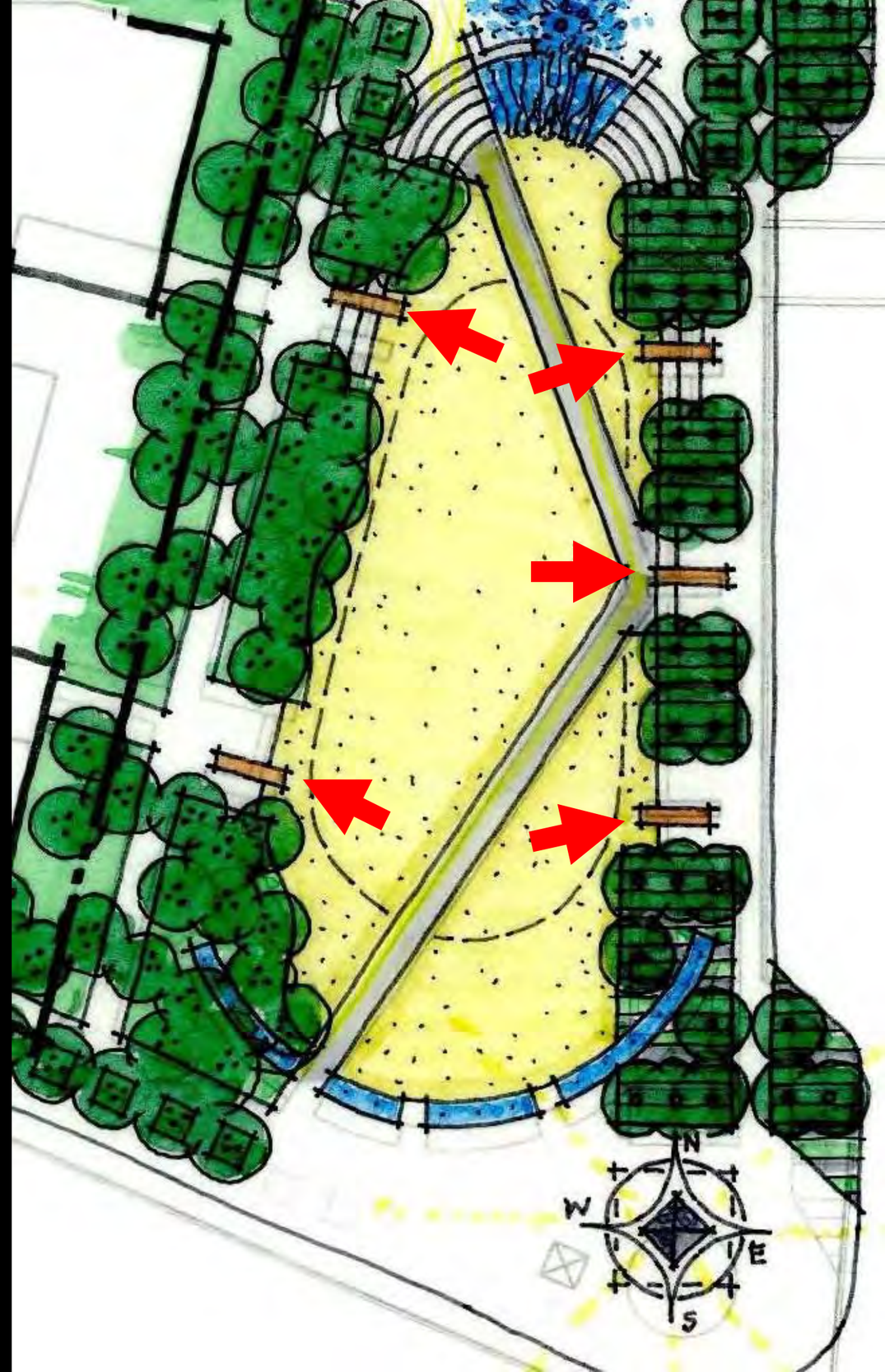
water stairs

ribbon fountain

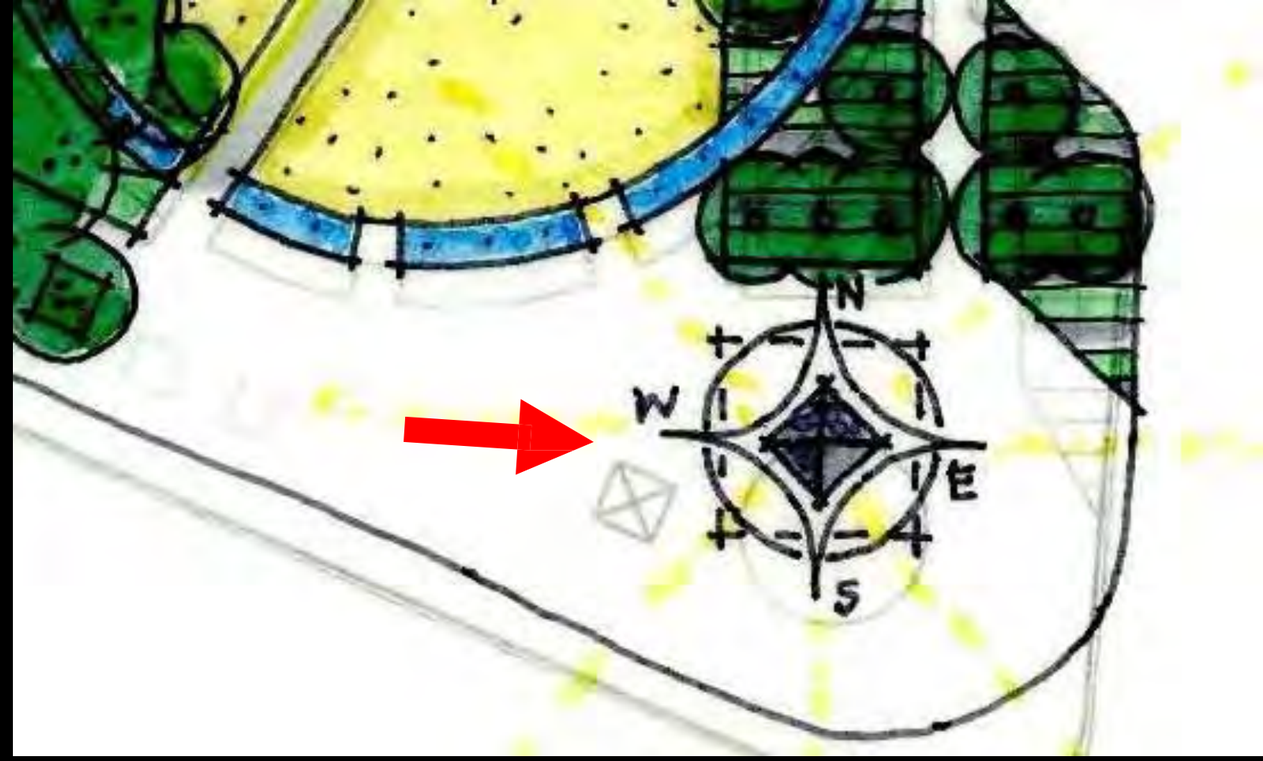




outdoor (gas) hearth




MISSISSIPPI
MINNEHAHA
MINNESOTA
VERMILLION
CANNON


N
W
E
S

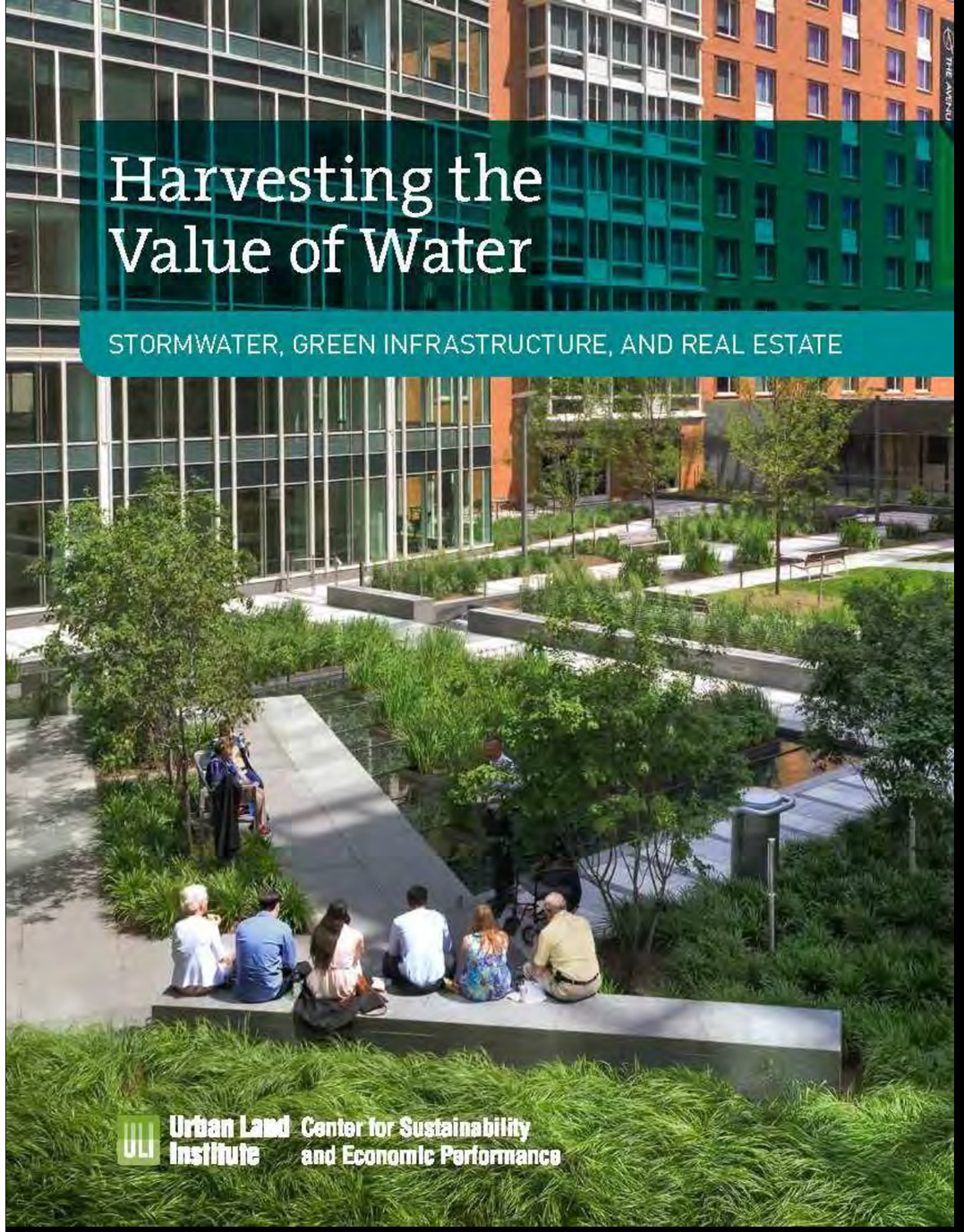



Whitmore Square /
Iparrityi

wayfinding

Harvesting the Value of Water

STORMWATER, GREEN INFRASTRUCTURE, AND REAL ESTATE



Urban Land Institute Center for Sustainability and Economic Performance



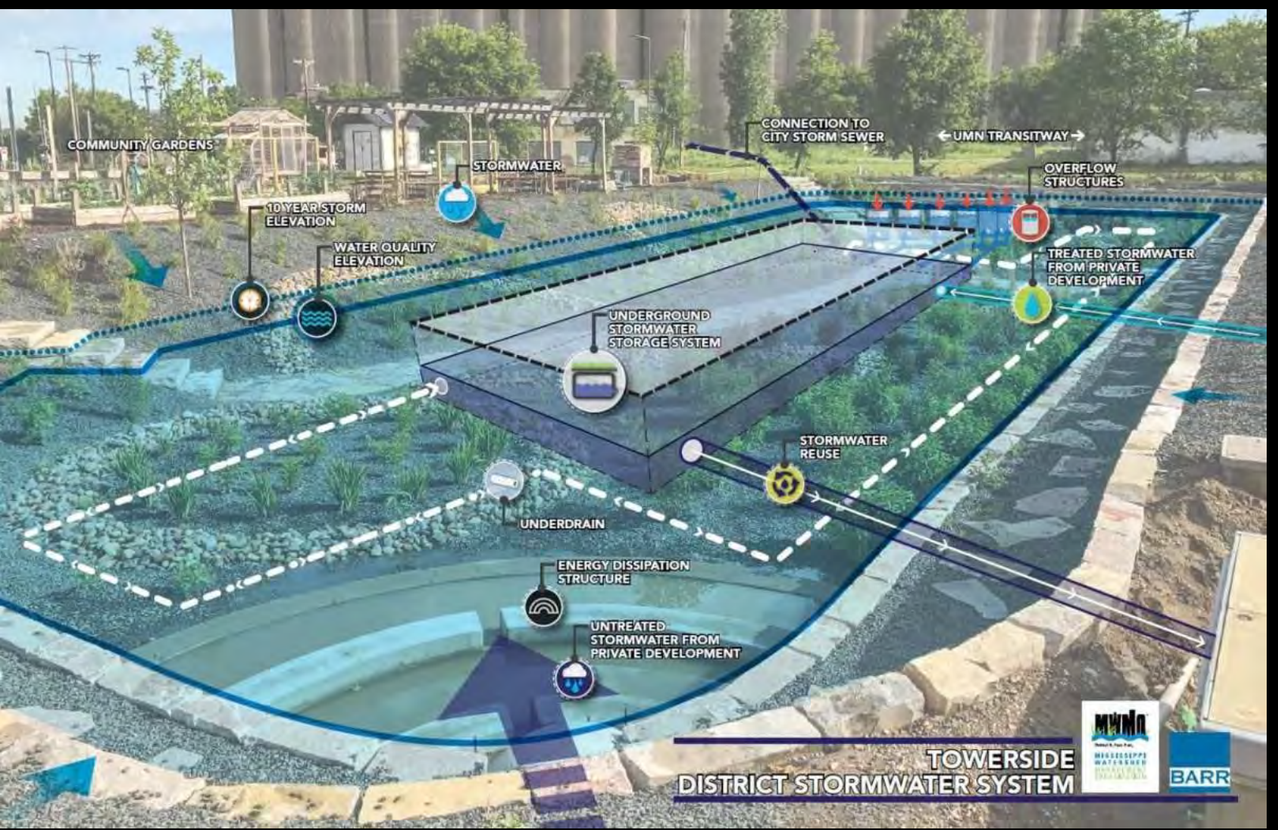


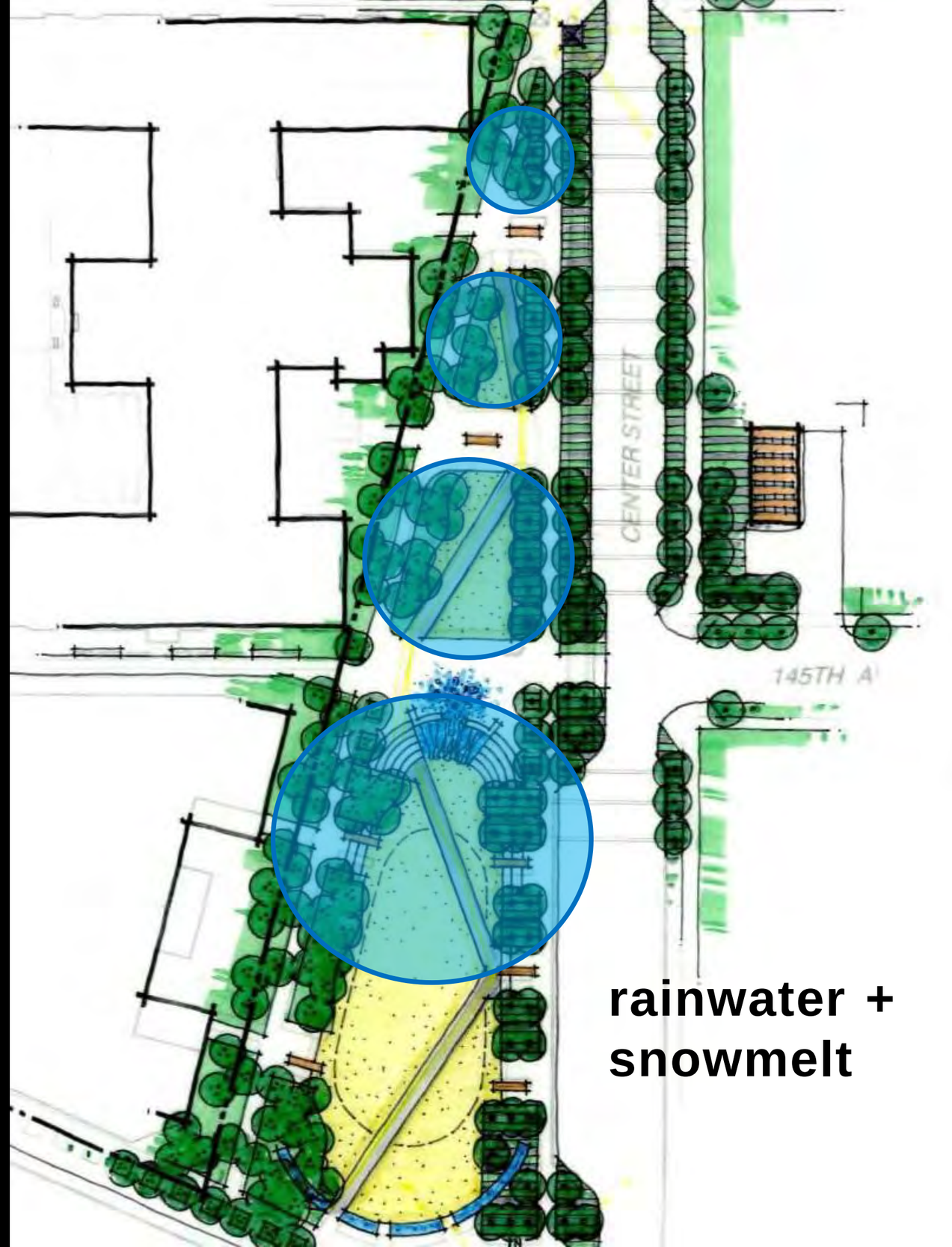
green infrastructure

PARK AND POND



IN MINNEAPOLIS, A DISTRICT-SCALE STORMWATER SYSTEM DOUBLES AS PUBLIC SPACE.





RAMSEY COR – PARK SYSTEM COMPONENTS



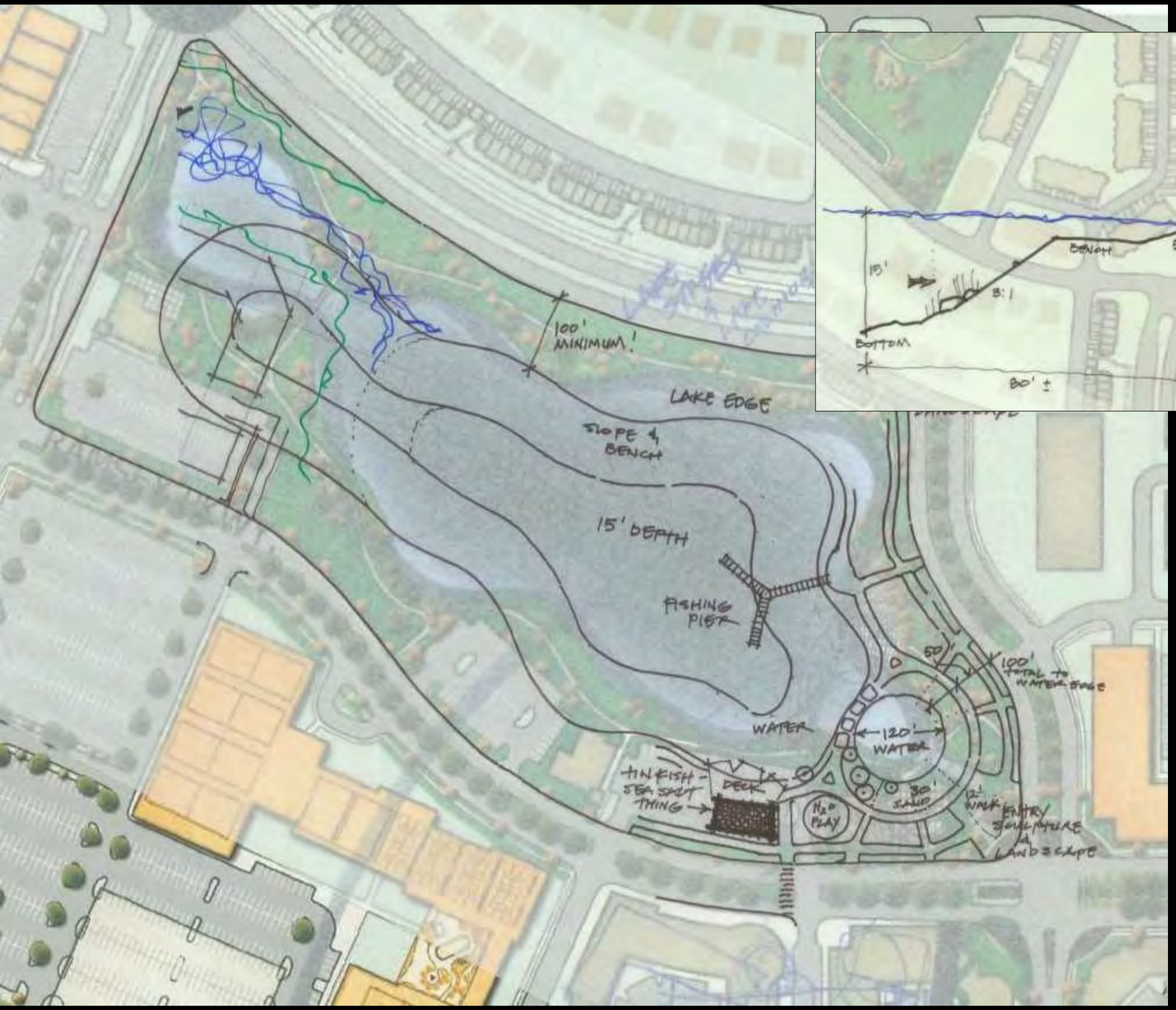
concept idea – street + plaza + connections

1
Municipal Plaza

shared street

145TH

RAMSEY COR – PARK SYSTEM COMPONENTS





program sketch study

2
The Waterfront

RAMSEY COR – PARK SYSTEM COMPONENTS

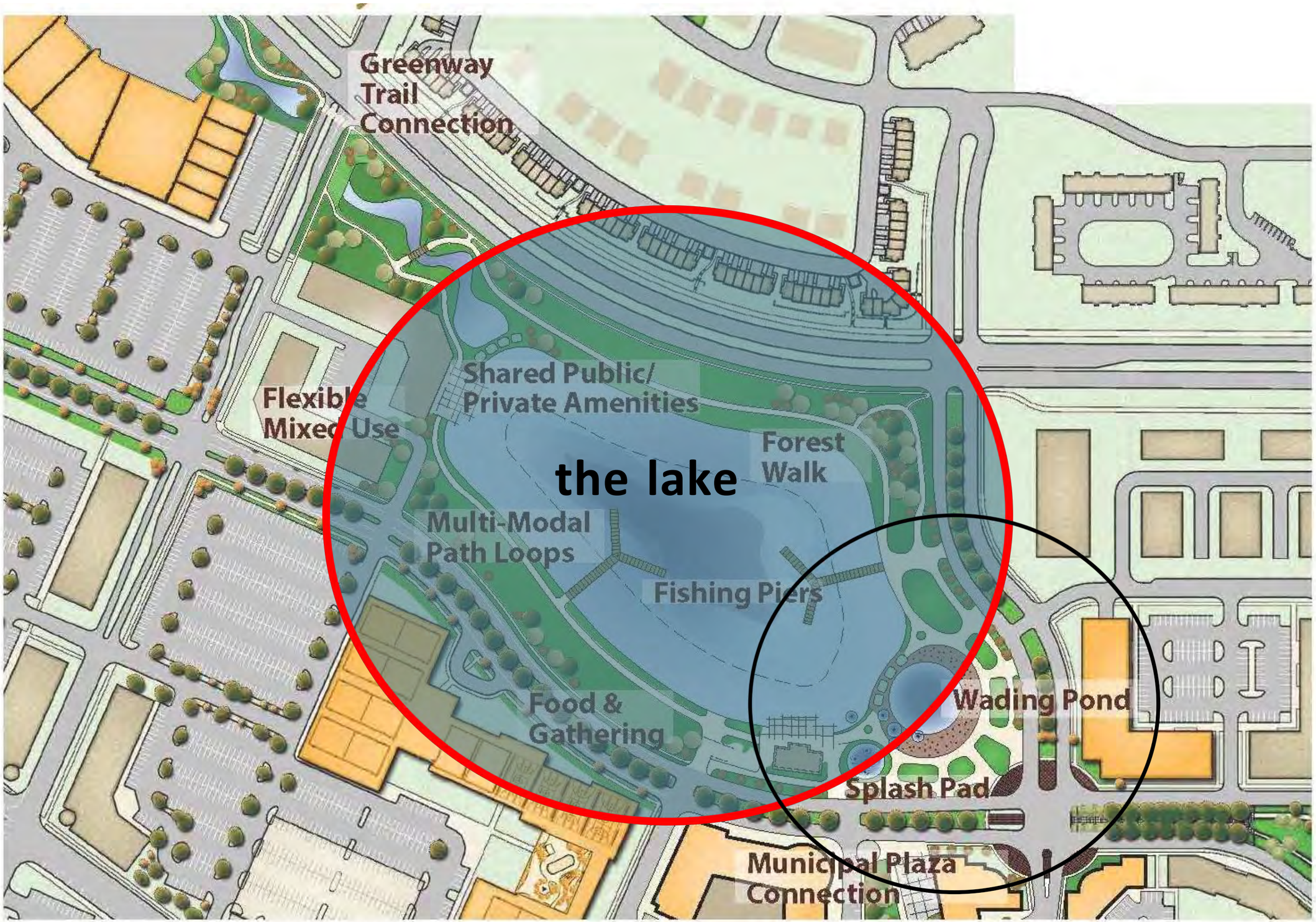


concept plan

2

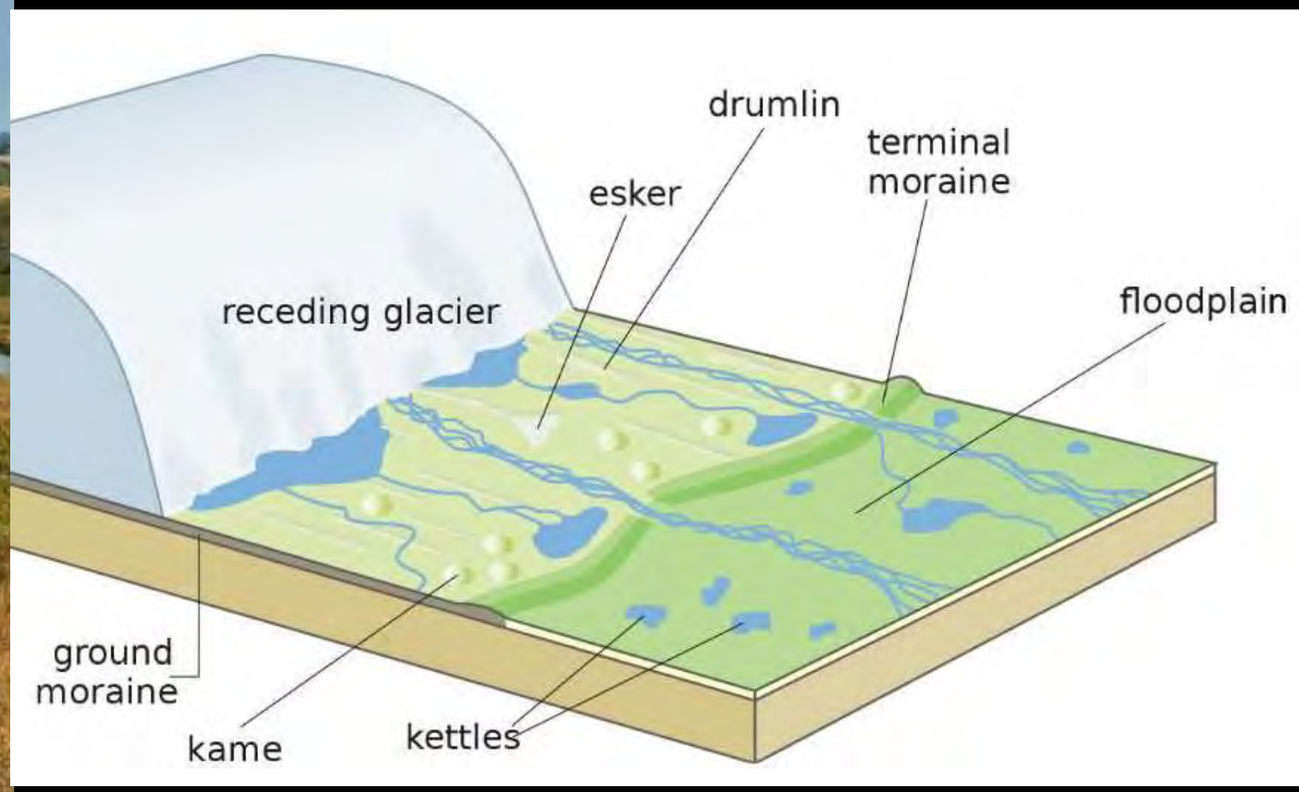
The Waterfront)

The Waterfront



Lake Ramsey Commons Plan (Jacobson/LHB 2015)

The Glacier Did It

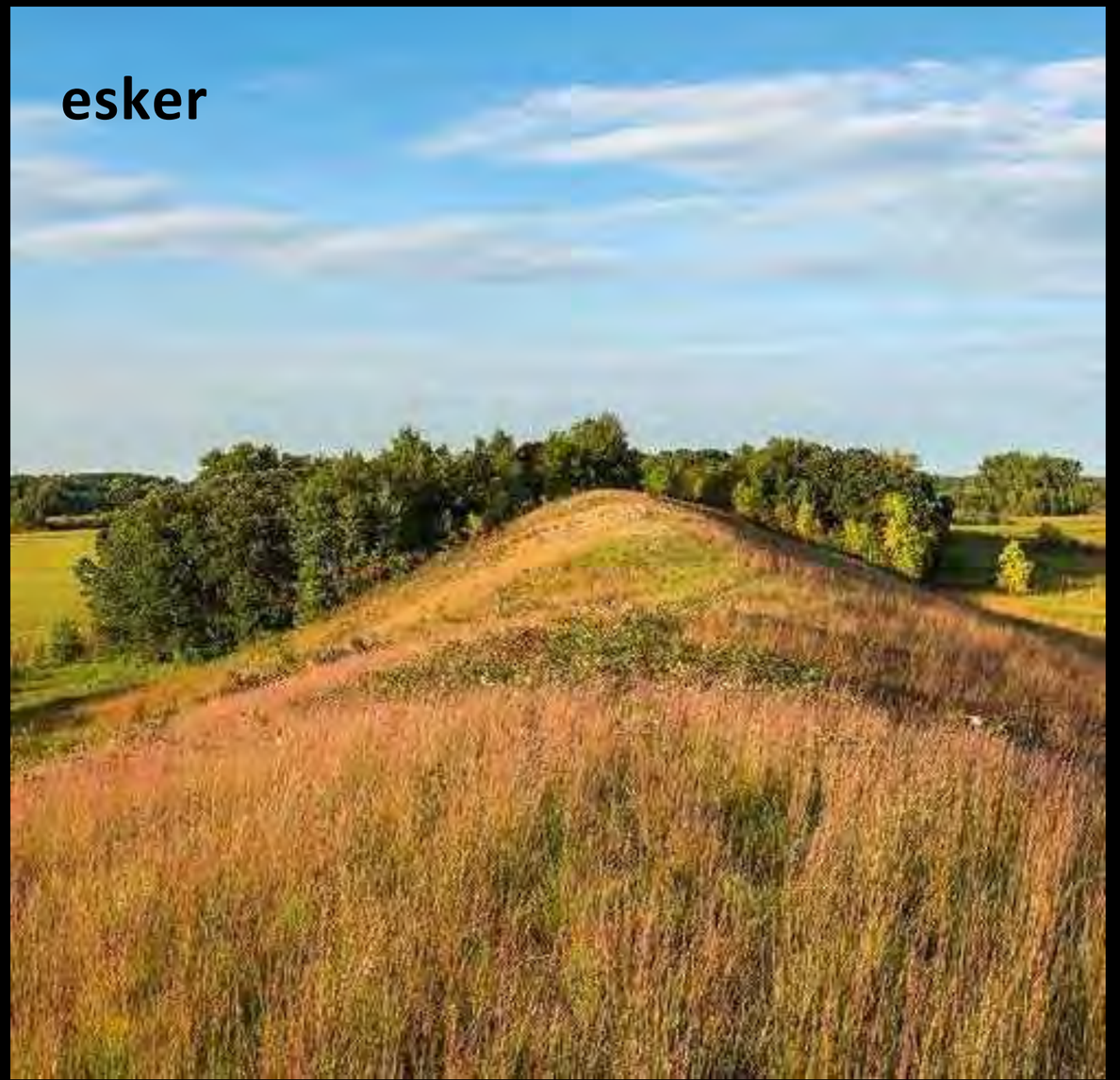


geologic history

kettle lake



esker



kames



erratic



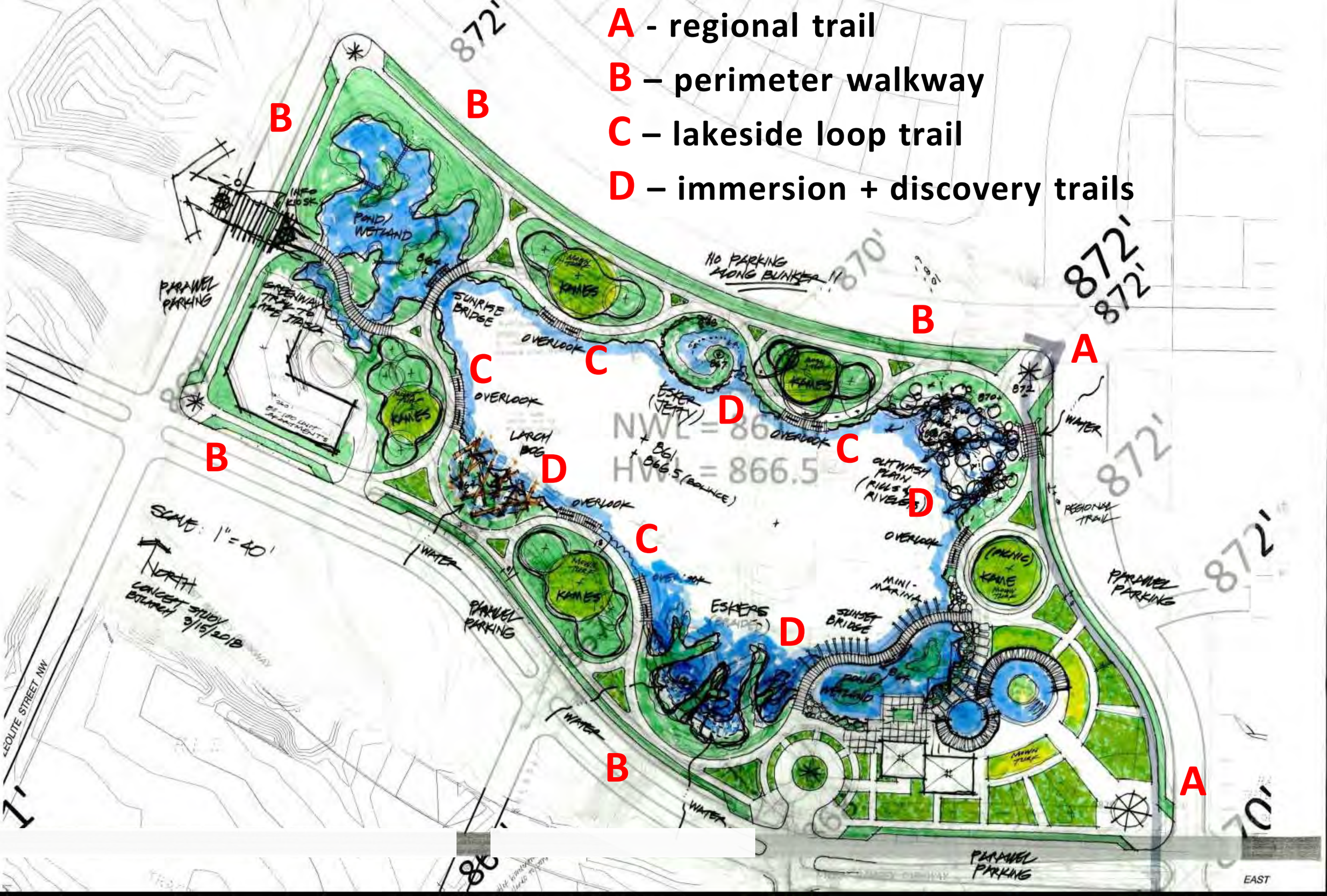
drumlin

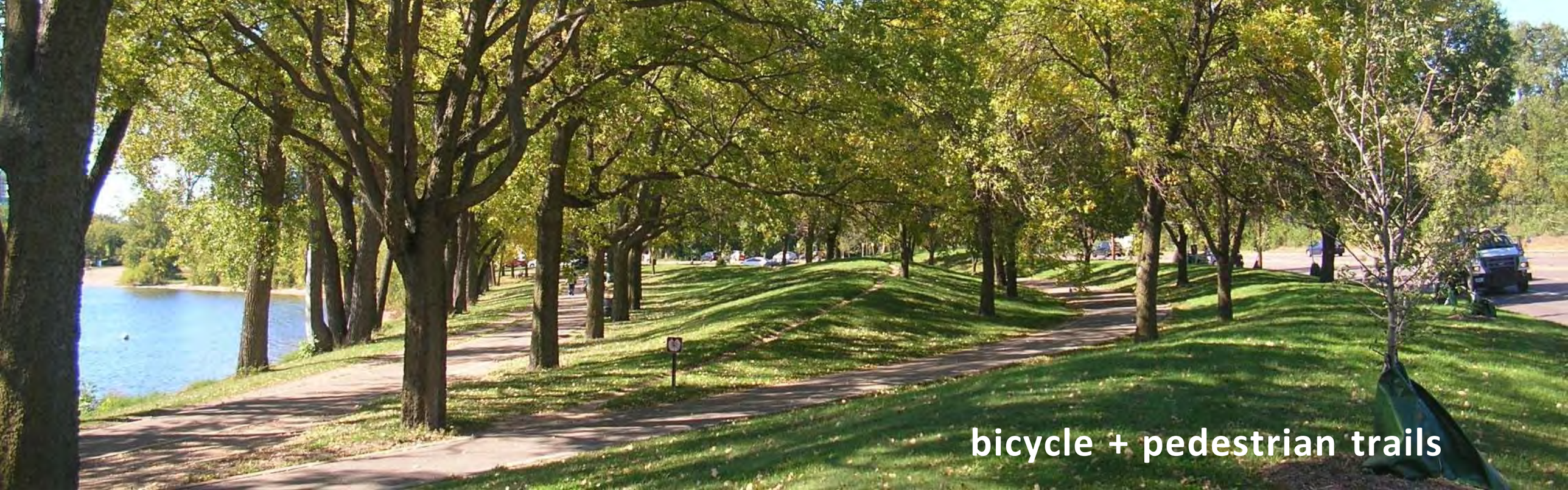
A - regional trail

B – perimeter walkway

C – lakeside loop trail

D – immersion + discovery trails



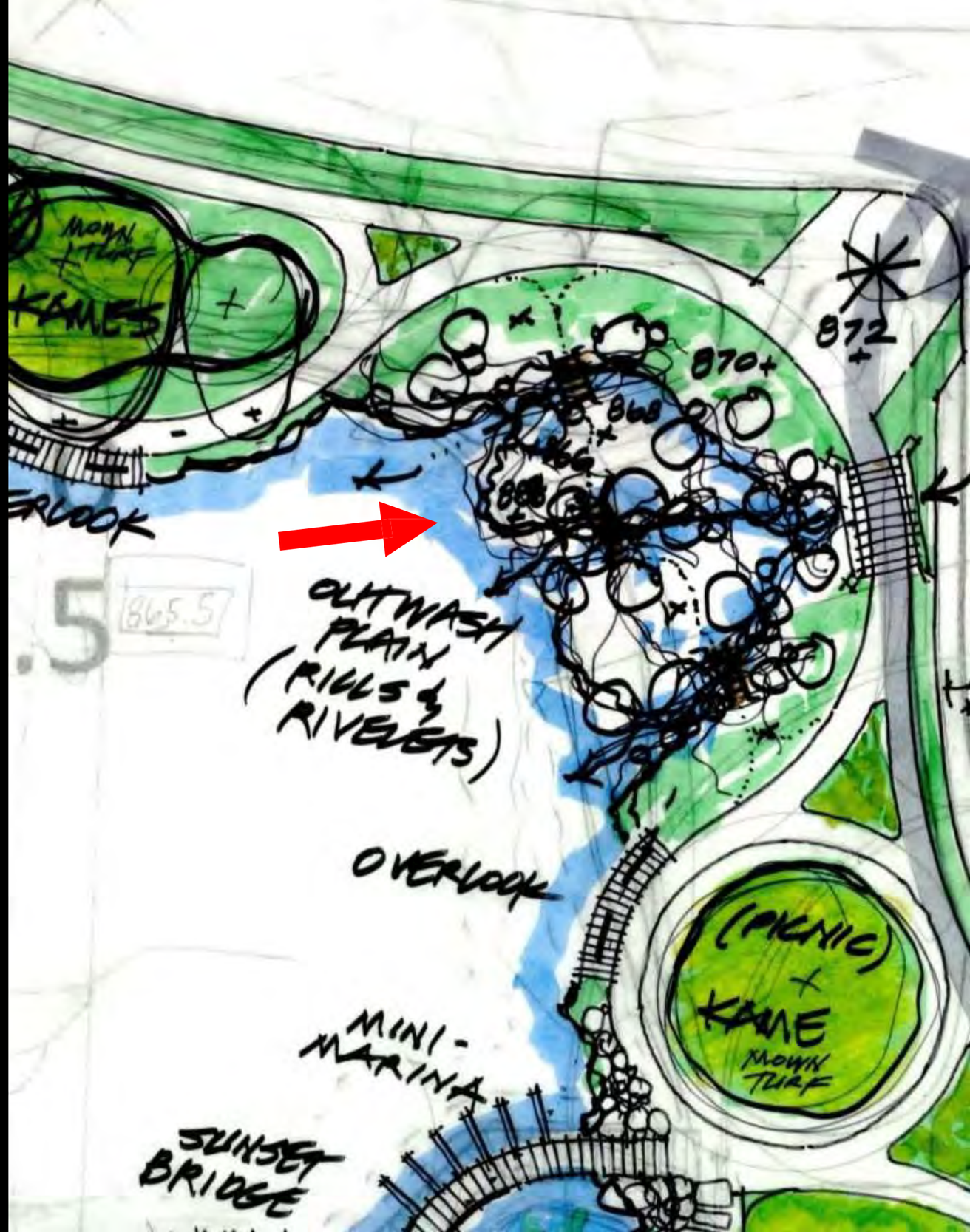

bicycle + pedestrian trails



boulder hopping



outwash plain




larch bog




SUNRISE
BRIDGE
OVERLOOK
OVERLOOK
LARCH
BOG
WATER
MOWN TURF
+
KAMES


esker


erratic


kame


OVERLOOK
MOWN TURF
+
KAMES
OVERLOOK
ESKERS
(BRAIDED)
WINTER






NO PARKING ALONG BUNKER
870'
SUNRISE BRIDGE
OVERLOOK
KAMES
sunrise bridge
ESKER (JETTY)
NWL = 86
HWL = 866.5
LARCH BOG
OUTWASH PLAIN (RIDGES & RIVERBEDS)
sunset bridge
WATER
PARKING
ESKERS
MINI-MARINA
SUNSET BRIDGE

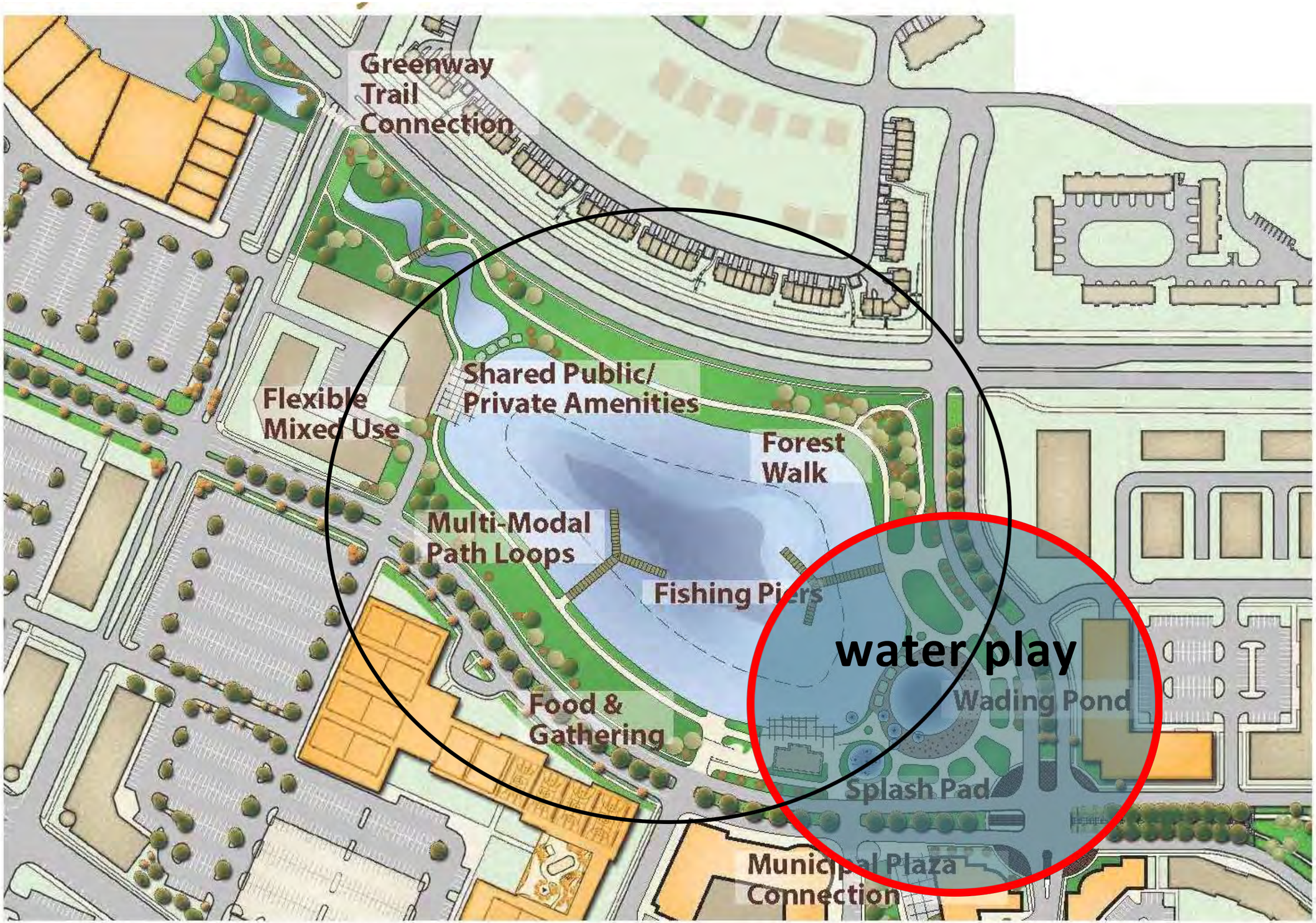




directed rainwater + snowmelt

habitat restoration

The Waterfront



Lake Ramsey Commons Plan (Jacobson/LHB 2015)

A – picnic mound

B – wading pond

C – splash pad

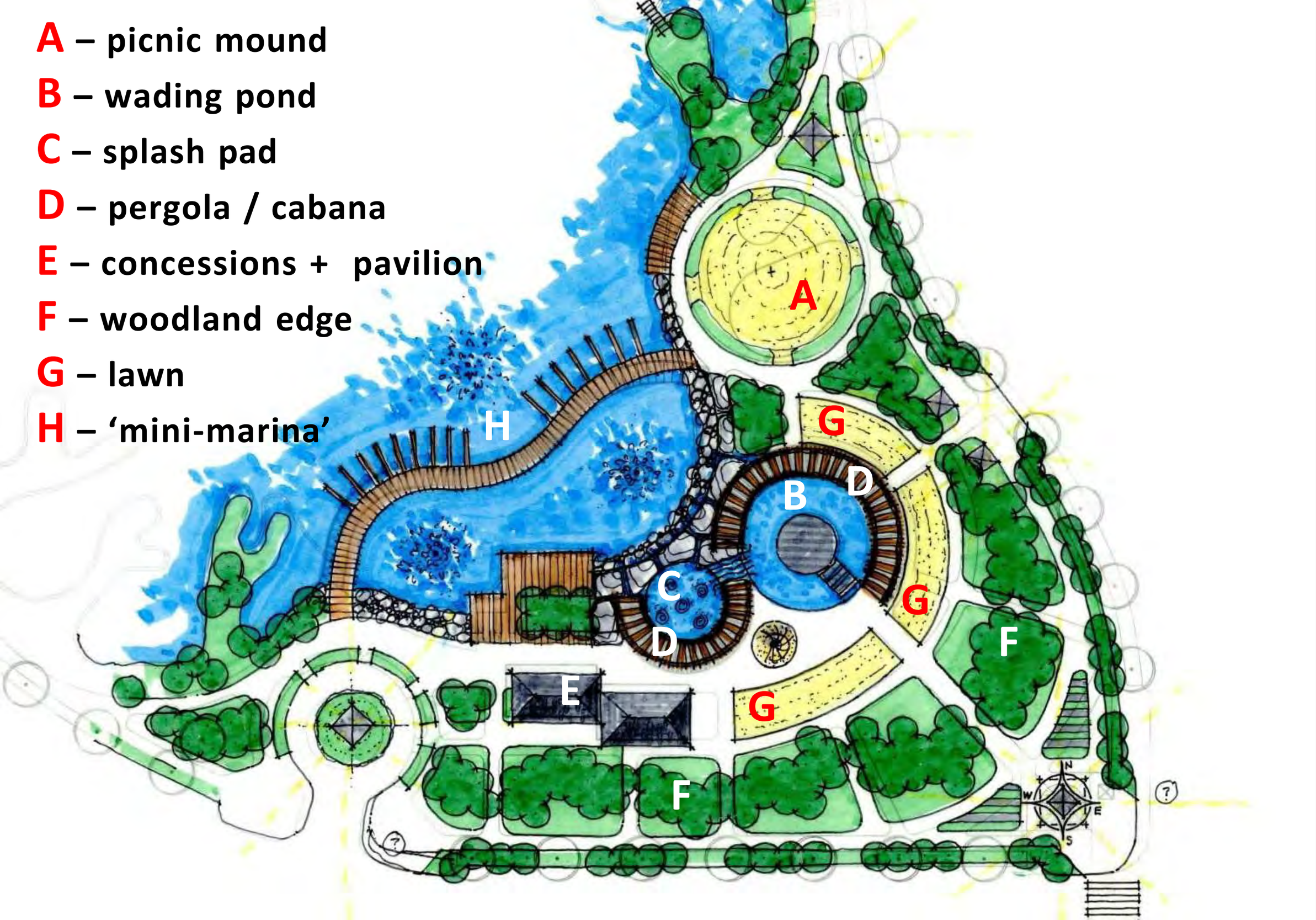
D – pergola / cabana

E – concessions + pavilion

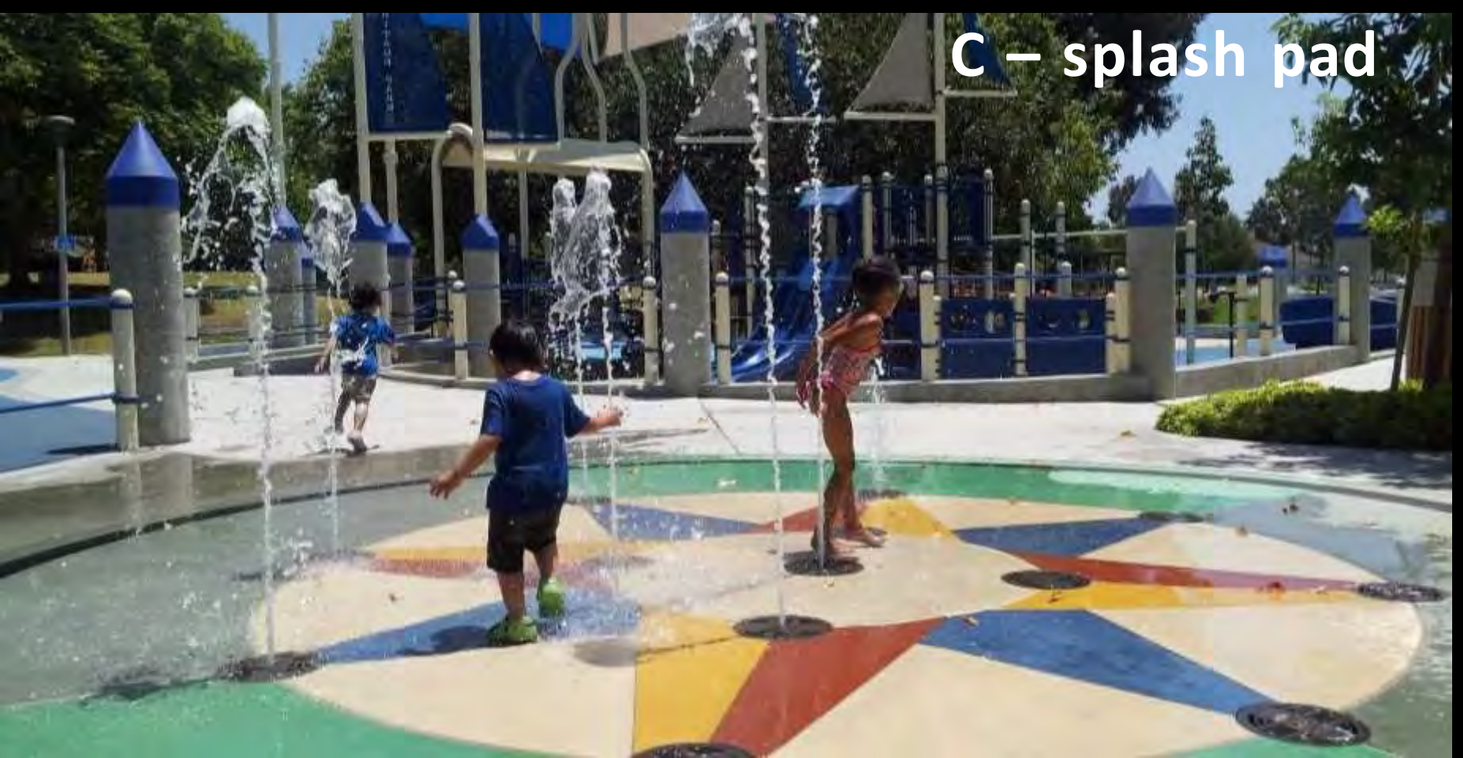
F – woodland edge

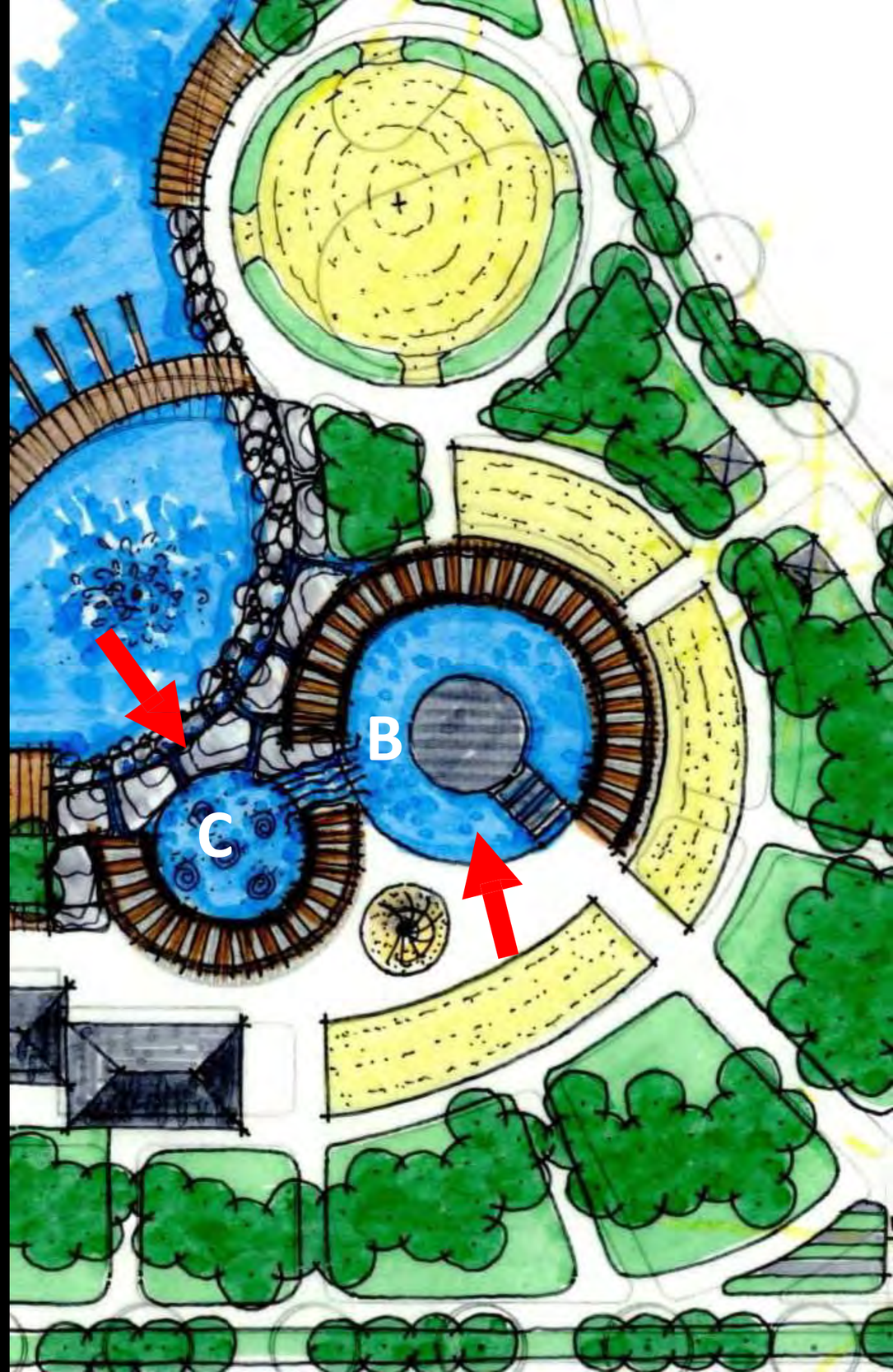
G – lawn

H – ‘mini-marina’



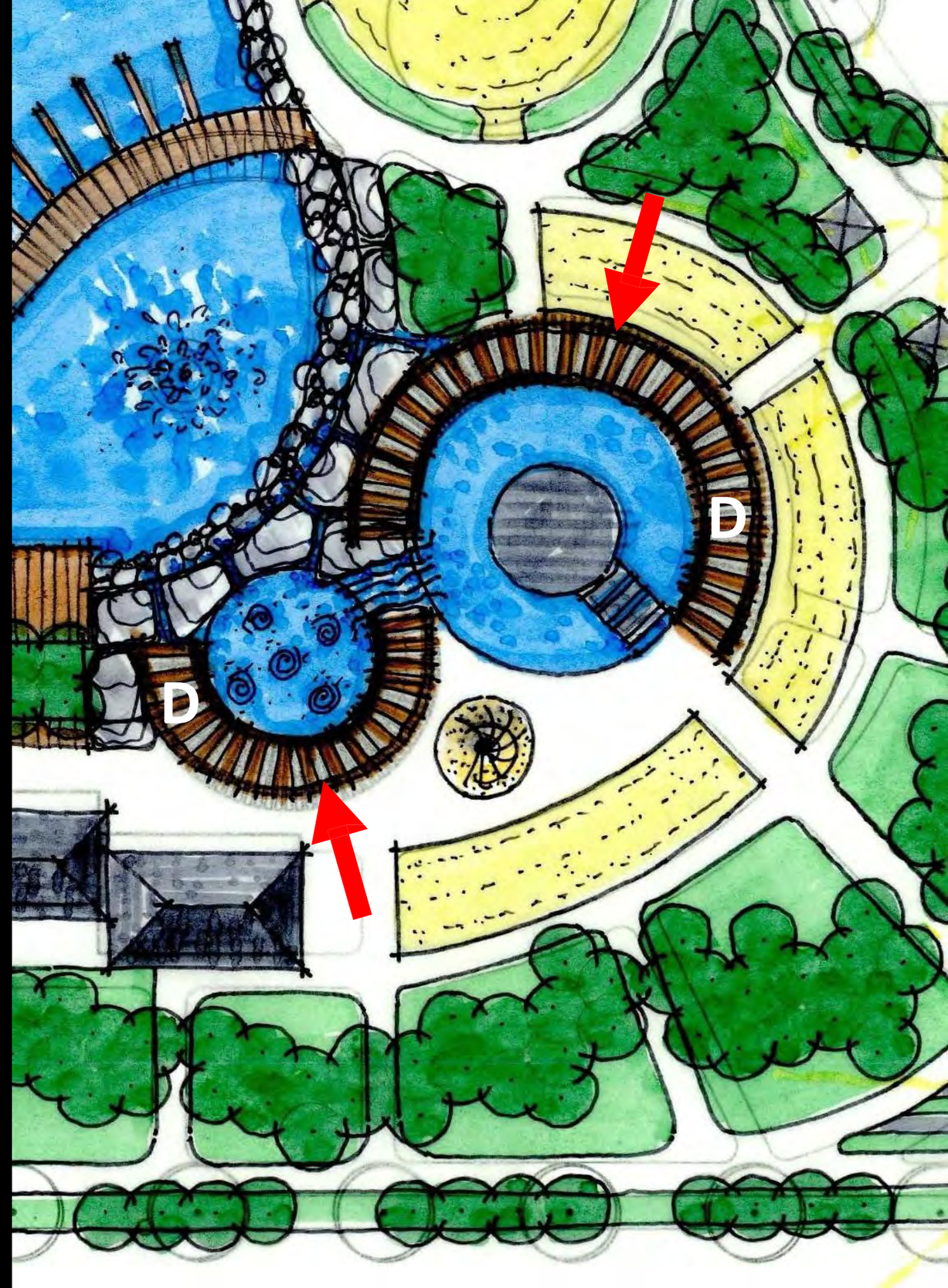

B – wading pond


C – splash pad


B
C


D – pergola / cabana




D
D



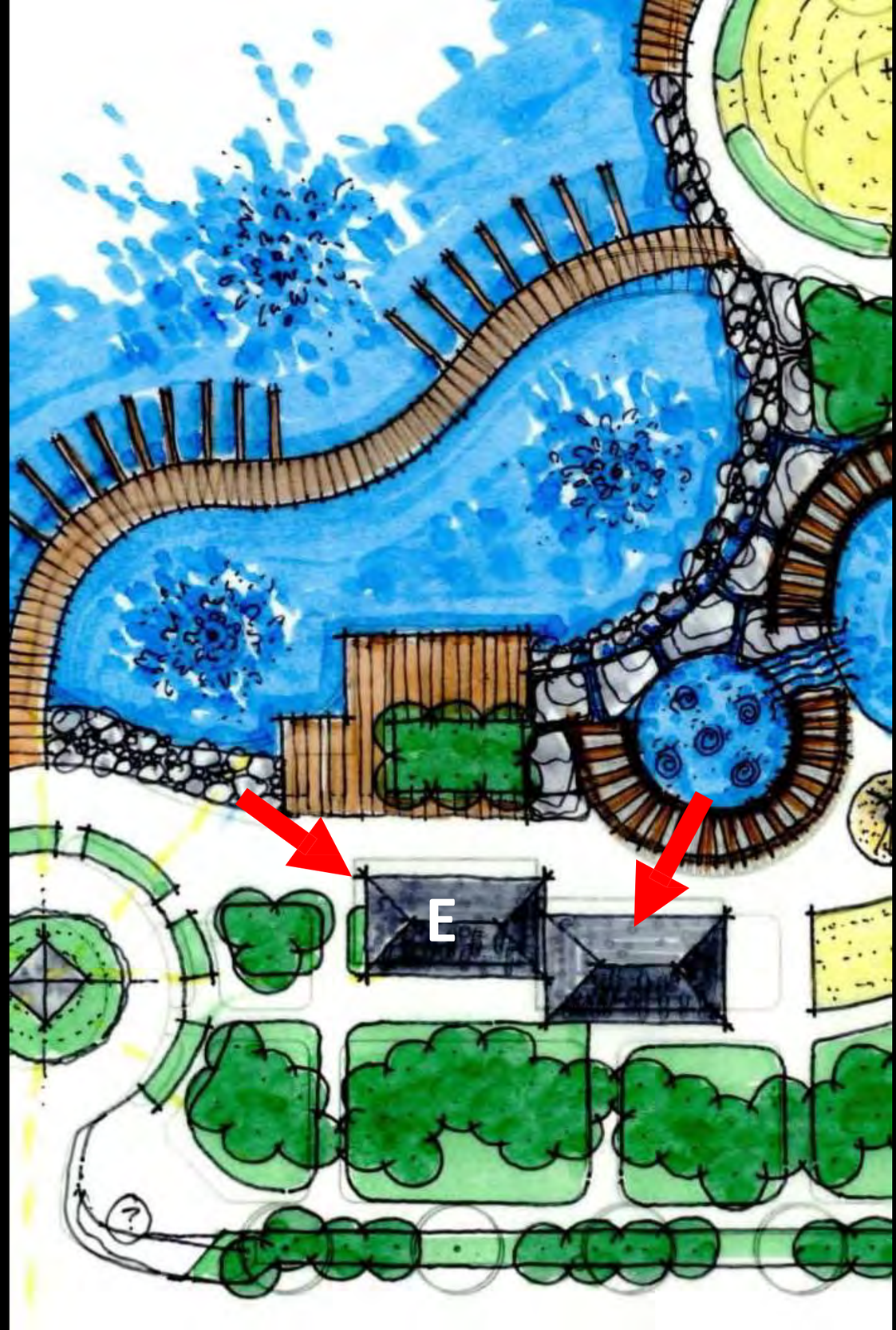
H – ‘mini-marina’

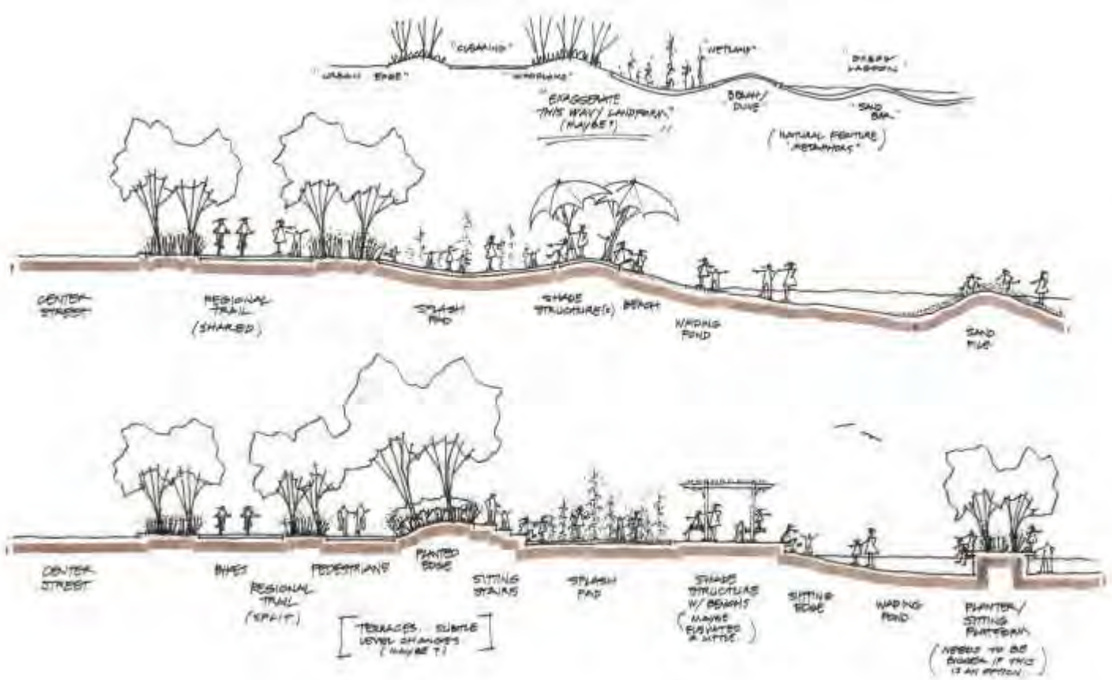


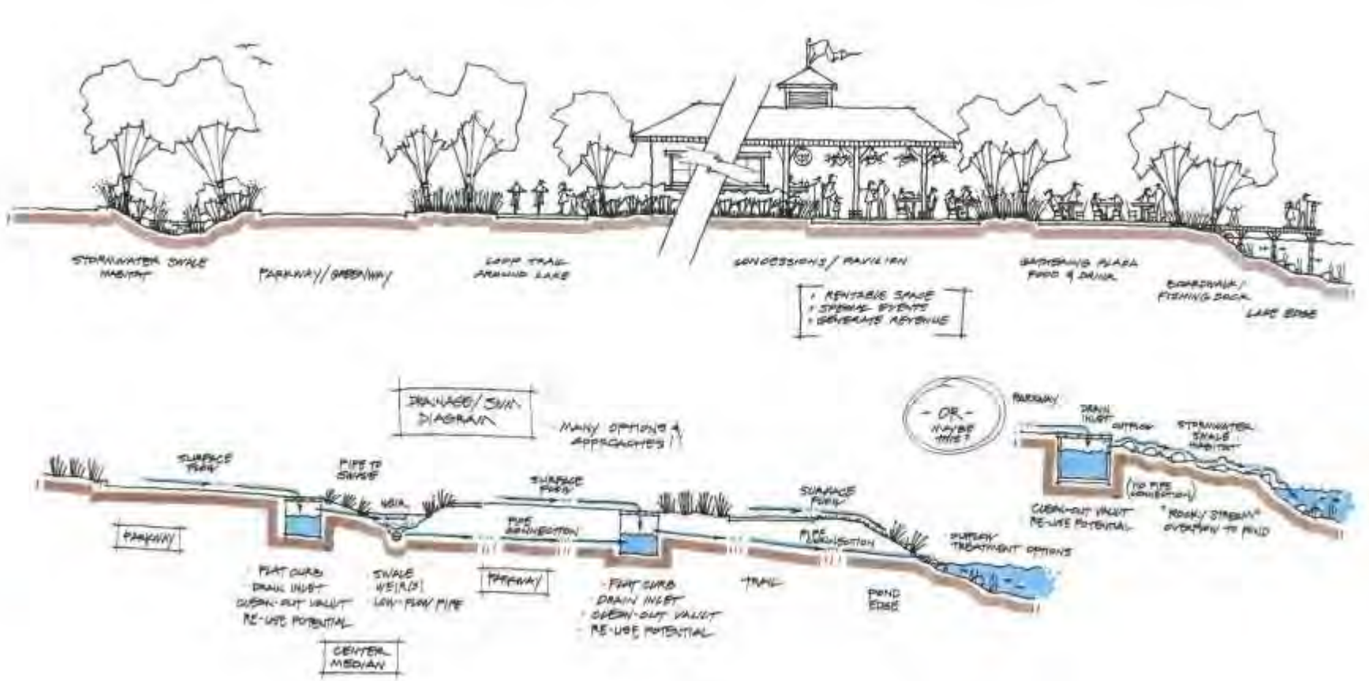


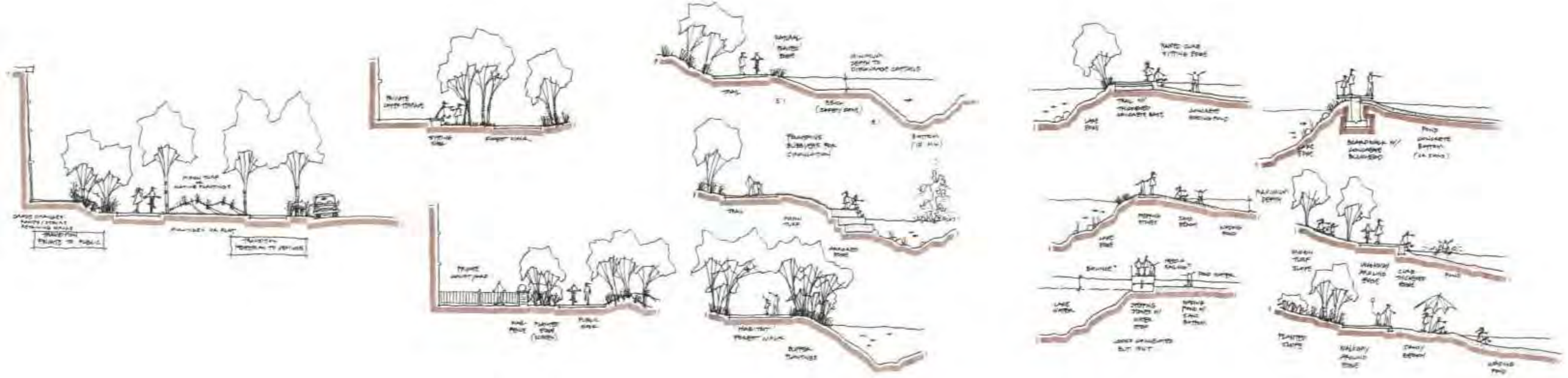


E – concessions + pavilion









cross-sections for various park elements





preliminary grading studies

The Waterfront

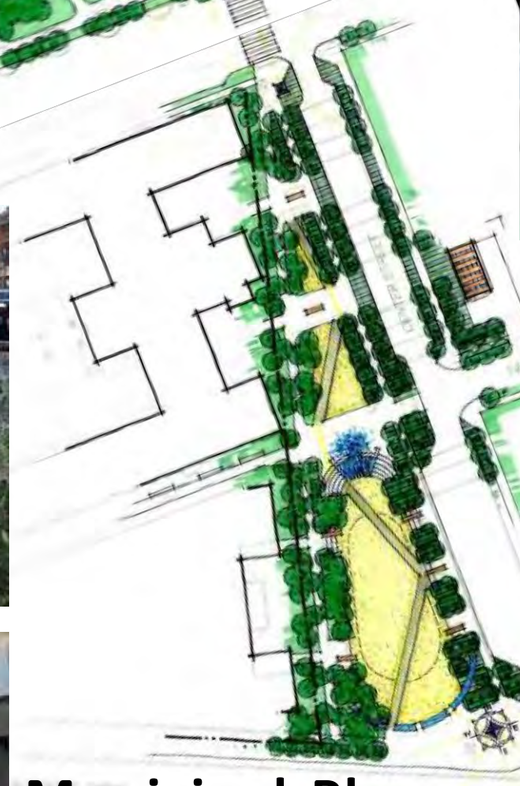




Waterplay Area





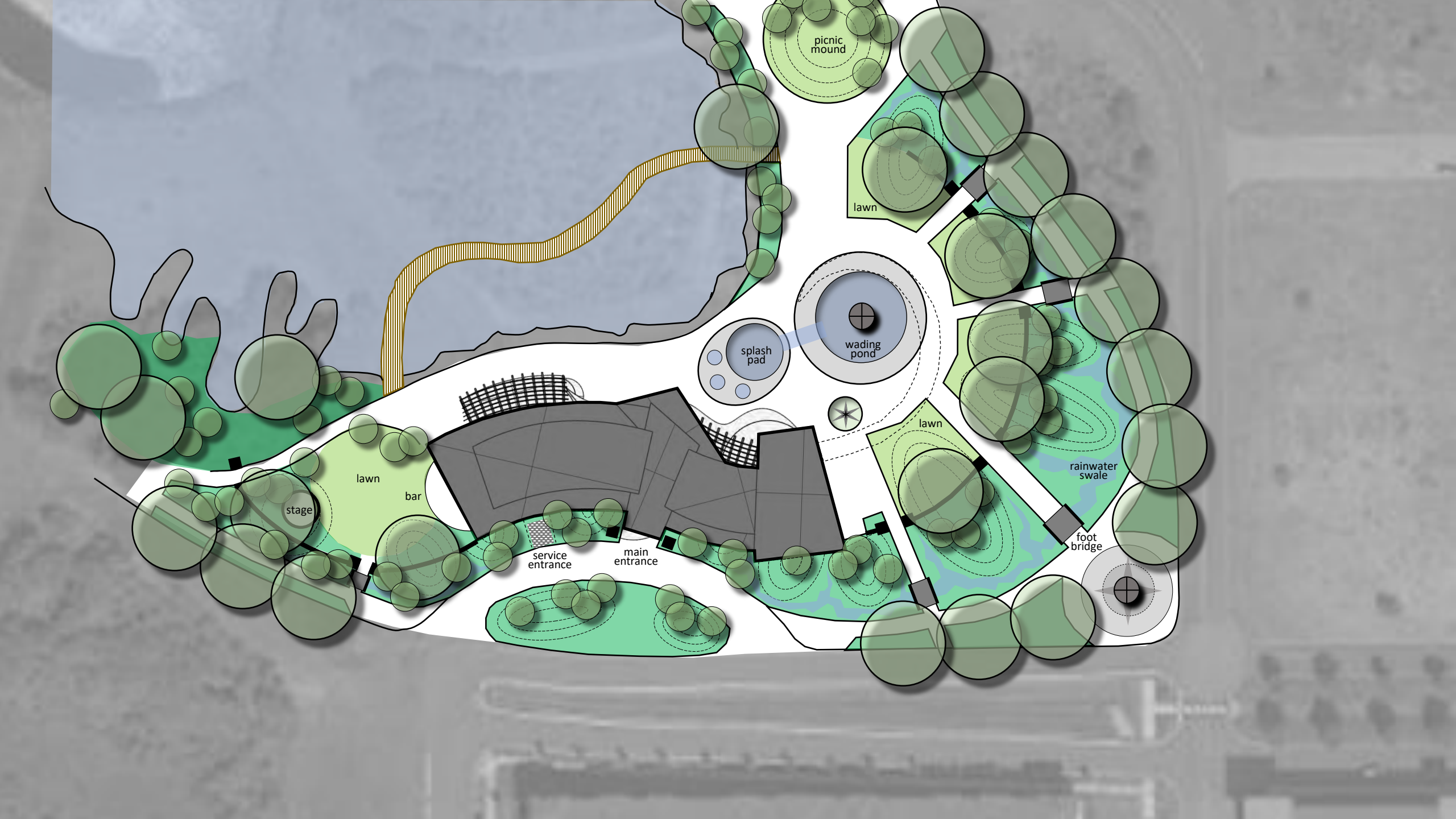


Municipal Plaza








picnic mound
lawn
splash pad
wading pond
lawn
rainwater swale
foot bridge
lawn
bar
stage
service entrance
main entrance




ephemeral stream



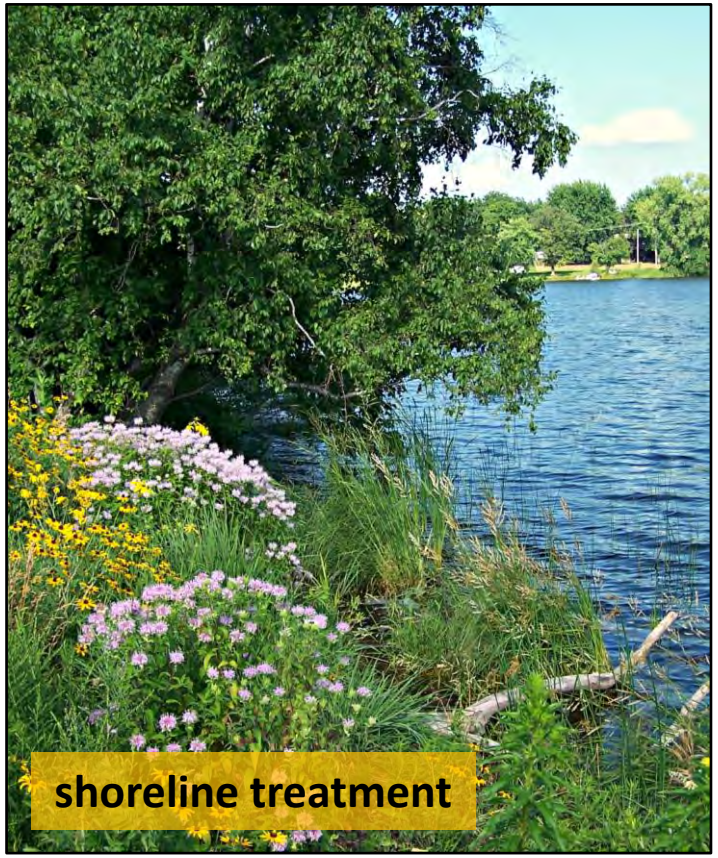



stormwater swale




grading for aesthetics


lighting effects


shoreline treatment

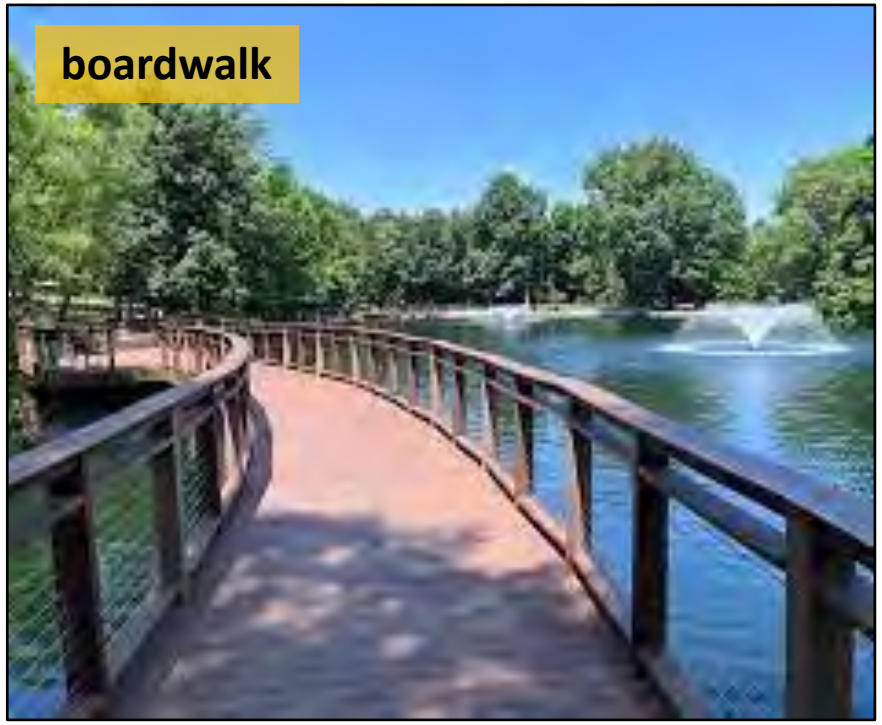

open savana character


bee-friendly lawn


shoreline treatment


multi-trunk understory


short-grass prairie


boardwalk


wading pond


outdoor hearth
MONTEREY
CANNING COMPANY


outdoor game area


outdoor game area
Stone Brewery World Bistro & Gardens in Libe







Working model for The Waterfront community building

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

September 26, 2022

Mr. Bruce Westby, P.E.
City Engineer/Interim Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Public Infrastructure Analysis

Dear Mr. Westby:

In response to our recent meeting related to The COR, we have prepared a scope of services and fee estimate for analysis associated with public infrastructure for the following improvements:

- Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout),
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Center Street Realignment,
- Veterans Drive between Rhinestone Street and Ramsey Boulevard,
- The Waterfront Pond and Park Area,
- Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection, and
- Filling of a wetland in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection.

We will draw from the initial concepts and strategies that were detailed in the Center Street report and The COR report. Our proposal is based upon carrying these concepts and principals forward into the new analysis, with an updated project cost estimate for the work. Each street segment analyzed will include public utilities (sanitary sewer and water main), along with storm sewer, trails and sidewalks.

The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. We will analyze the amounts of fill required for each lot and will make estimates for how much material will be generated from excavation of the Waterfront.

See attached figure for the general area of the analysis.

CONSTRUCTION COST ESTIMATES

Previous analyses presented project costs associated with the street and public utility related improvements. Those amounts were based on 2018 construction costs, and included a 30 percent allowance for contingencies and project development. No costs were included in The COR report for the Waterfront. Based on conversations with the City, the work will most likely consist of the following:

Bolton & Menk is an equal opportunity employer.

- Clear and grub the area of The COR bounded by Sunwood Drive, Bunker Lake Boulevard, Armstrong Boulevard and Center Street,
- Strip off topsoil for the above area and stockpile the material,
- Dewater the area to allow for deep excavations to occur,
- Excavate the pond, placing the material in locations identified within The COR,
- Place a 2 ft thick clay liner in the pond from the bottom up to the normal water level,
- Fine grade the area of the regional stormwater retention pond, and
- Revegetate all areas disturbed by construction.

We will provide construction cost estimates associated with the improvements.

SCOPE OF SERVICES

Our anticipated scope of services will be as follows:

- Complete a drone flight of the area to provide a current aerial image of the area. The drone flight will provide a level of accuracy of 0.1 ft horizontal and 0.3 ft vertical. This will allow for accurate estimations of excavations and fill volumes required to construct the Waterfront and move the material to adjacent lots within The COR area.
- Update the stormwater model to analyze elevations within the Waterfront and impacts associated with filling existing stormwater ponds across The COR.
- Analyze the potential for filling the wetland that was created in the southeast quadrant of Bunker Lake Boulevard and Armstrong Boulevard. This will be completed under a separate contract and the results will be discussed in the updated report.
- Analyze previous report assumptions and update proposed horizontal and vertical elevations associated with the roadways and public utilities within The COR area. Develop current construction cost estimates based on the analysis.
- Prepare a report detailing the findings of our analyses. This will likely be in the form of an update to previously prepared reports.

No geotechnical analysis will be performed for the project, although previous soil borings completed for the area will be reviewed.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

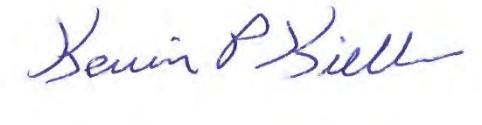
Task	Fees
Drone Flight	$ 2,880.00
Stormwater Analysis	$ 7,200.00
Roadway and Public Utility Analysis	$ 9,680.00
Report preparation, Including Figures	$ 4,420.00
Not-To-Exceed Fees	**$24,180.00**

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Project Manager

Attachment: Area of Analysis

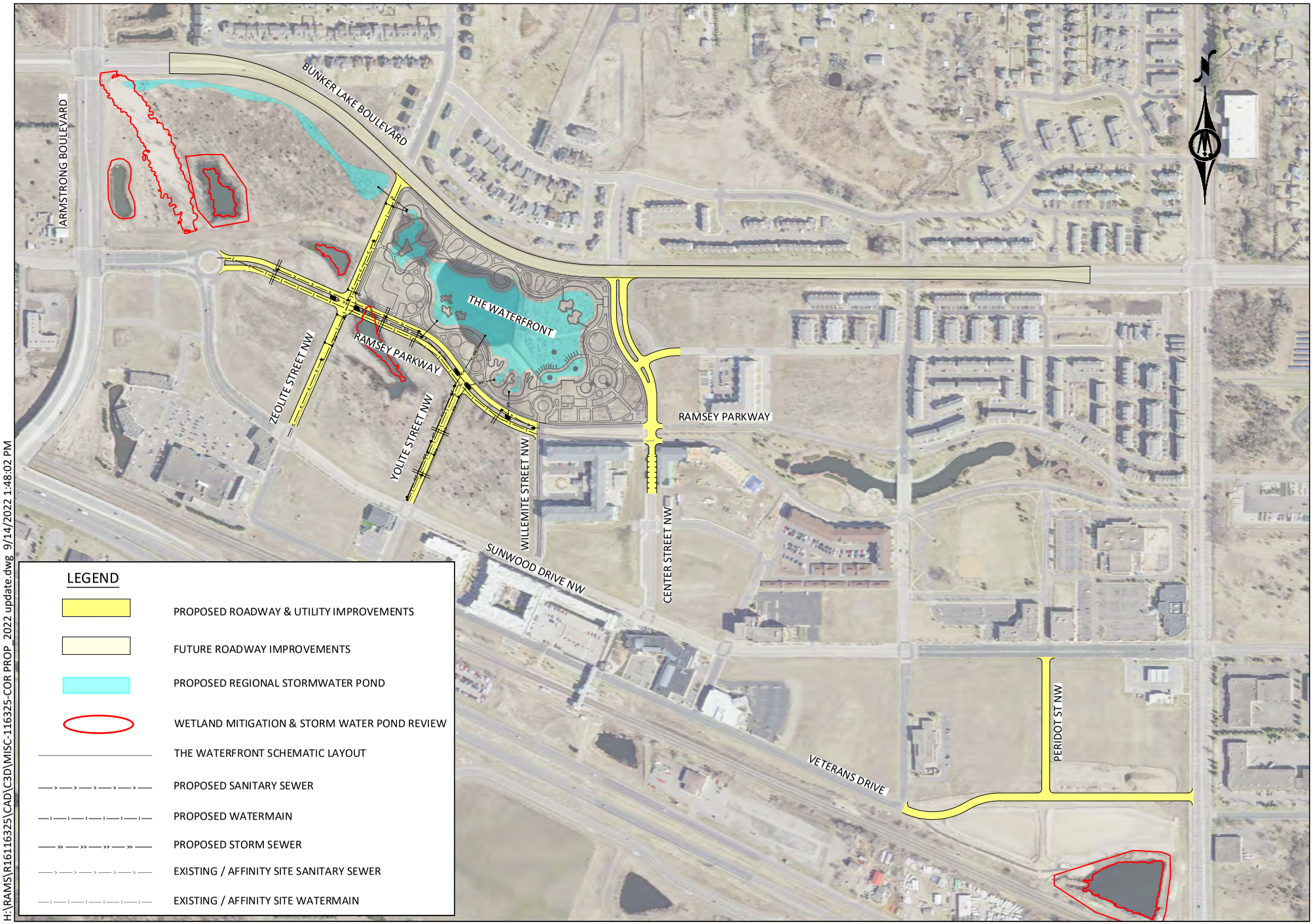
2022 COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

IMPROVEMENT AREAS

AUGUST 2022

BOLTON & MENK



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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

September 22, 2022

Mr. Sean Sullivan, EDFP
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Wetland Analysis

Dear Mr. Sullivan:

Bolton & Menk, Inc. has prepared this proposal for natural resources related services for The COR area in Ramsey. We propose to investigate available background information needed prior to visiting the site. This includes compiling information as follows:

1. Available Aerial Photographs,
2. Anoka County LiDAR Maps,
3. National Wetlands Inventory Maps,
4. Anoka County Soil Survey Maps, and
5. MnDNR Public Waters Maps.

We are proposing to complete the following tasks as a portion of the project:

Task 1 – Level II Aquatic Resource Delineation: We will visit the study area to delineate the wetland boundaries within the COR area. The delineation will include performing transects and sampling in the vicinity of any aquatic resources, placing 3-foot pin flags at the limits of any aquatic resources found. Our delineator will use a sub-meter GPS unit to accurately locate and map each point and prepare a written report of our findings. This report will be submitted to the appropriate agencies for approval.

Task 2 – Historical Analysis: Bolton & Menk staff will review each delineated aquatic resource to determine their historical status. This will include reviewing historical imagery and mitigation plans. If the wetlands are found to be constructed within upland areas, then they will be considered incidental under the WCA and non-jurisdictional under section 401 of the Clean Water Act.

Task 3 – Meetings and Additional Requests: Reviewing agencies generally request additional information and/or an on-site meeting during the review process. Our attendance is typically requested at these meetings to discuss the acceptance of the delineated boundaries or to provide the agencies with additional information.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

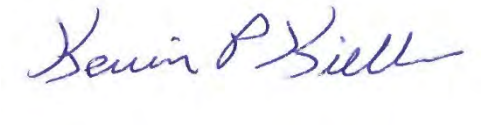
Task	Fees
Task 1 – Level II Aquatic Resource Delineation	$ 4,900.00
Task 2 – Historical Analysis	$ 1,800.00
Task 3 - Additional Requests & Meetings	$ 1,100.00
Not-To-Exceed Fees	**$ 7,800.00**

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

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.

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

RESOLUTION #23-107

RESOLUTION APPROVING COR INFRASTRUCTURE DESIGN SERVICES PROPOSAL AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #23-17, COR TREE CLEARING

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, Bolton & Menk, Inc. prepared The COR Public Infrastructure Design Services proposal outlining their scope of services and fee estimate for design services associated with public infrastructure improvements in The COR.

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 COR Public Infrastructure Design Services Proposal prepared by Bolton and Menk, Inc.

2) The Ramsey City Council hereby authorizes the advertisement of bids for COR tree clearing improvements as City Improvement Project #23-17, COR Tree Clearing.

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 9th day of May, 2023.

Mayor

ATTEST:

City Clerk

City of Ramsey, Minnesota

$7,160,000 General Obligation TIF Bonds, Series 2023A

Assumes Current Market BQ AA+ Rates + 50bps

Sources & Uses

Dated 07/01/2023 | Delivered 07/01/2023

Sources Of Funds

Par Amount of Bonds	$7,160,000.00
Total Sources	**$7,160,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	85,920.00
Costs of Issuance	73,000.00
Deposit to Project Construction Fund	7,000,000.00
Rounding	1,080.00
Total Uses	**$7,160,000.00**

City of Ramsey, Minnesota

$7,160,000 General Obligation TIF Bonds, Series 2023A

Assumes Current Market BQ AA+ Rates + 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/01/2023	-	-	-	-	-
06/15/2024	-	-	246,612.17	246,612.17	-
12/15/2024	265,000.00	3.450%	129,041.25	394,041.25	640,653.42
06/15/2025	-	-	124,470.00	124,470.00	-
12/15/2025	390,000.00	3.350%	124,470.00	514,470.00	638,940.00
06/15/2026	-	-	117,937.50	117,937.50	-
12/15/2026	405,000.00	3.350%	117,937.50	522,937.50	640,875.00
06/15/2027	-	-	111,153.75	111,153.75	-
12/15/2027	420,000.00	3.350%	111,153.75	531,153.75	642,307.50
06/15/2028	-	-	104,118.75	104,118.75	-
12/15/2028	435,000.00	3.350%	104,118.75	539,118.75	643,237.50
06/15/2029	-	-	96,832.50	96,832.50	-
12/15/2029	445,000.00	3.350%	96,832.50	541,832.50	638,665.00
06/15/2030	-	-	89,378.75	89,378.75	-
12/15/2030	460,000.00	3.400%	89,378.75	549,378.75	638,757.50
06/15/2031	-	-	81,558.75	81,558.75	-
12/15/2031	480,000.00	3.400%	81,558.75	561,558.75	643,117.50
06/15/2032	-	-	73,398.75	73,398.75	-
12/15/2032	495,000.00	3.450%	73,398.75	568,398.75	641,797.50
06/15/2033	-	-	64,860.00	64,860.00	-
12/15/2033	510,000.00	3.500%	64,860.00	574,860.00	639,720.00
06/15/2034	-	-	55,935.00	55,935.00	-
12/15/2034	530,000.00	3.650%	55,935.00	585,935.00	641,870.00
06/15/2035	-	-	46,262.50	46,262.50	-
12/15/2035	550,000.00	3.800%	46,262.50	596,262.50	642,525.00
06/15/2036	-	-	35,812.50	35,812.50	-
12/15/2036	570,000.00	3.950%	35,812.50	605,812.50	641,625.00
06/15/2037	-	-	24,555.00	24,555.00	-
12/15/2037	590,000.00	4.050%	24,555.00	614,555.00	639,110.00
06/15/2038	-	-	12,607.50	12,607.50	-
12/15/2038	615,000.00	4.100%	12,607.50	627,607.50	640,215.00
Total	**$7,160,000.00**	-	**$2,453,415.92**	**$9,613,415.92**	-

Yield Statistics

Bond Year Dollars	$65,986.78
Average Life	9.216 Years
Average Coupon	3.7180417%
Net Interest Cost (NIC)	3.8482496%
True Interest Cost (TIC)	3.8580211%
Bond Yield for Arbitrage Purposes	3.6978745%
All Inclusive Cost (AIC)	3.9962156%

IRS Form 8038

Net Interest Cost	3.7180417%
Weighted Average Maturity	9.216 Years

City of Ramsey, Minnesota

$7,160,000 General Obligation TIF Bonds, Series 2023A

Assumes Current Market BQ AA+ Rates + 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
12/15/2023	-	-	-	-	-
12/15/2024	265,000.00	3.450%	375,653.42	640,653.42	672,686.09
12/15/2025	390,000.00	3.350%	248,940.00	638,940.00	670,887.00
12/15/2026	405,000.00	3.350%	235,875.00	640,875.00	672,918.75
12/15/2027	420,000.00	3.350%	222,307.50	642,307.50	674,422.88
12/15/2028	435,000.00	3.350%	208,237.50	643,237.50	675,399.38
12/15/2029	445,000.00	3.350%	193,665.00	638,665.00	670,598.25
12/15/2030	460,000.00	3.400%	178,757.50	638,757.50	670,695.38
12/15/2031	480,000.00	3.400%	163,117.50	643,117.50	675,273.38
12/15/2032	495,000.00	3.450%	146,797.50	641,797.50	673,887.38
12/15/2033	510,000.00	3.500%	129,720.00	639,720.00	671,706.00
12/15/2034	530,000.00	3.650%	111,870.00	641,870.00	673,963.50
12/15/2035	550,000.00	3.800%	92,525.00	642,525.00	674,651.25
12/15/2036	570,000.00	3.950%	71,625.00	641,625.00	673,706.25
12/15/2037	590,000.00	4.050%	49,110.00	639,110.00	671,065.50
12/15/2038	615,000.00	4.100%	25,215.00	640,215.00	672,225.75
Total	**$7,160,000.00**	**-**	**$2,453,415.92**	**$9,613,415.92**	**$10,094,086.72**

Significant Dates

Dated	7/01/2023
First Coupon Date	6/15/2024

Yield Statistics

Bond Year Dollars	$65,986.78
Average Life	9.216 Years
Average Coupon	3.7180417%
Net Interest Cost (NIC)	3.8482496%
True Interest Cost (TIC)	3.8580211%
Bond Yield for Arbitrage Purposes	3.6978745%
All Inclusive Cost (AIC)	3.9962156%

IRS Form 8038

Net Interest Cost	3.7180417%
Weighted Average Maturity	9.216 Years

CC Regular Session **7. 5.**

Meeting Date: 05/09/2023

By: Katie Schmidt, Administrative Services

Information

Title:

Introduce Ordinance #23-06 Amending Chapter 2, Article V Boards, Commissions and Authorities of the City Code

Purpose/Background:

The City Council recently adopted Charter recommended ordinance #23-04 which updated our City Charter prohibiting membership on city boards and commissions of non-city of Ramsey residents (attached for reference). Ordinance #23-06 is being presented to update our city code to match the recent City Charter update.

Procedurally, a Charter update receives approval prior to a corresponding city code update. The Charter change is effective on June 29, 2023. Upon adoption and publication of Ordinance #23-06, the city code update would be effective on July 3, 2023. Given the City Charter language, this ordinance is not discretionary.

The ordinance proposing the amendment is subject to the same publication requirements as other ordinances. The ordinance becomes effective 30 days after passage and publication unless a later date is provided in the ordinance.

Recommendation:

Staff recommends introducing Ordinance #23-06.

Outcome/Action:

Motion to Introduce Ordinance #23-06 Amending Chapter 2, Article V Boards, Commissions and Authorities of the City Code.

Attachments

Ordinance #23-06

Ordinance #23-04

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/02/2023 01:32 PM
Form Started By: Katie Schmidt		Started On: 04/21/2023 09:35 AM
Final Approval Date: 05/02/2023		

ORDINANCE #23-06

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 2 WHICH IS KNOWN AS THE ADMINISTRATION SECTION OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE V (BOARDS, COMMISSIONS AND AUTHORITIES) OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

ARTICLE V – BOARDS, COMMISSION AND AUTHORITIES

Sec. 2-156. – Appointment of members, terms of office and removal.

(a) *Voting members and residence requirement.* ~~At least two-thirds of the~~ All members of each board or commission shall be residents of the city. Members shall represent a broad range of interest in functions of the city.

SECTION 3. SUMMARY

The following official summary of Ordinance #23-06 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 #23-06 amends Chapter 2 Article V to amend the residence requirement that all members of each board or commission shall be residents of the city.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of May, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #23-04

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

The City of Ramsey ordains:

SECTION 1. AUTHORITY

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

SECTION 2.

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

"Sec. 2.2 – Boards and commissions.

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

SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota, the 28th day of March, 2023.

Mayor

ATTEST:

City Clerk

Introduction date: February 28, 2023
Posting dates: February 28 – March 29, 2023
Adoption date: March 28, 2023
Publication date: March 31, 2023
Effective date: June 29, 2023