City of Ramsey
Agenda
Regular City Council
Tuesday, June 13, 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. Oath of Office - Patrol Officer
2. Annual Fire Department Update and Review of 2022 Activity
3. Police Department Annual Update
4. Annual Public Works Department Updates

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive April 2023 Financial Reports - General Fund and Enterprise Funds
2. Receive Cash and Investments for Period Ending May 31, 2023
3. Note the following Boards, Commissions, and Committee Meeting Minutes:
   - Planning Commission Meeting Minutes Dated April 27, 2023
   - Environmental Policy Board Meeting Minutes Dated April 17, 2023
   - Public Works Committee Meeting Minutes Dated April 18, 2023
   - Economic Development Authority Meeting Minutes Dated April 13, 2023
   - Parks and Recreation Commission Meeting Minutes Dated April 13, 2023

4. Approve the Following Meeting Minutes:

1. City Council Work Session dated 5/23/2023
2. City Council Regular Session dated 5/23/2023

5. Approve Rental Licenses

6. Approve Business Licenses

7. Approve Liquor License Renewals

8. Authorization to Reclassify and Transfer a City Employee

9. Adopt Resolution #23-132 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2023 through June 7, 2023.

10. Adopt Resolution #23-116 Approving the Reconstruction Agreement for Ferrellgas L.P. (New Skelgas) at 7255 Highway 10 NW.

11. Adopt Resolution #23-123 to Approve Building Inspection Services with Rum River Consultants

12. Adopt Resolution #23-124 Approving Department of Labor and Industry Plan Review Agreement

13. Adopt Resolution #23-125 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Ramsey Properties, LLC (A portion of this meeting may be closed to public)

14. Adopt Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10

15. Adopt Resolution #23-130 Accepting Proposals for Topographic Surveys for 2024 Pavement Management Program Projects

16. Adopt Resolution #23-133 Adopting 2023 Strategic Plan

6. Public Hearing

1. PUBLIC HEARING: Adopt Ordinance #23-13 Amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges

2. PUBLIC HEARING: Adopt Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan; case of Ramsey Properties, LLC

3. Public Hearing for a Private Kennel License located at 7230 152nd Ave NW.

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

7. Council Business

1. CorTrust Bank - Rezoning and Plat at the northeast corner of Sunwood Drive and Zeolite Street NW.

2. Adopt Resolution #23-122 Accepting Bids and Awarding Contract for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services

3. Adopt Resolution #23-128 Accepting Bids and Awarding Contract for Improvement Project #23-17; COR Tree Clearing

4. Adopt Resolution #23-131 Accepting Bids and Awarding Contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

5. Adopt Ordinance #23-10 Amendment to Chapter 105, Building and Building Regulations

6. Adopt Ordinance #23-11 Granting Centerpoint Energy Nonexclusive Franchise and Public ROW Access

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 06/13/2023

Information

Title:

Oath of Office - Patrol Officer

Purpose/Background:

Patrol Officer Tyler Lux has completed his field training program. Mayor Kuzma will issue Officer Lux the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Tim Frankfurth	05/30/2023 03:04 PM
Jeff Katers	Jeff Katers	05/30/2023 04:41 PM
Brian Hagen	Brian Hagen	06/02/2023 08:06 AM
Form Started By: Tim Frankfurth		Started On: 05/30/2023 03:02 PM
Final Approval Date: 06/02/2023		

CC Regular Session **2. 2.**

Meeting Date: 06/13/2023

Information

Title:

Annual Fire Department Update and Review of 2022 Activity

Purpose/Background:

Chief Kohner will review fire calls for service data, fire response trends and update the council on Fire Department activities in 2022.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 04:20 PM
Form Started By: Matt Kohner		Started On: 06/05/2023 10:49 AM
Final Approval Date: 06/07/2023		

CC Regular Session **2. 3.**

Meeting Date: 06/13/2023

Information

Title:

Police Department Annual Update

Purpose/Background:

Chief Katers will verbally give the annual update for the Ramsey Police Department. This will include crime stats and department activity from the calendar year 2022.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 04:20 PM
Form Started By: Jeff Katers		Started On: 06/06/2023 09:49 AM
Final Approval Date: 06/07/2023		

CC Regular Session **2. 4.**

Meeting Date: 06/13/2023

Information

Title:

Annual Public Works Department Updates

Purpose/Background:

The Public Works Department consists of three divisions; Parks, Streets and Utilities.

Parks - The City has approximately 500 acres of municipal parkland containing 25 municipal parks, 17 of which have playgrounds, and 2 regional parks with varying amenities. The City also has approximately 75 miles of trails, 30 miles of sidewalks, and 7 boardwalks. These amenities cumulatively create a comprehensive system with many diverse opportunities to recreate and enjoy the natural environment.

Streets - The City of Ramsey owns, operates and maintains over 185 miles of paved streets and 4 miles of gravel roads.

Utilities - The City of Ramsey owns, operates and maintains municipal utility systems, including sanitary sewer, storm sewer, and water supply.

The Public Works Department is responsible for operating and maintaining all of these systems.

Public Works Department staff will present high-level updates on primary activities and operations from June 2022 through May 2023.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/08/2023 11:41 AM
Form Started By: Bruce Westby		Started On: 05/24/2023 12:08 PM
Final Approval Date: 06/08/2023		

CC Regular Session **5. 1.**

Meeting Date: 06/13/2023

By: Diana Lund, Finance

Information

Title

Receive April 2023 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive April 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

April 2023 General Fund Financial Report - Budget to Actual

April 2023 EDA Fund Financial Report - Budget to Actual

April 2023 Enterprise Funds - Budget to Actual

April 2023 Summary of Adopted Budgets/expenditures to date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/02/2023 08:05 AM
Form Started By: Diana Lund		Started On: 05/15/2023 01:12 PM
Final Approval Date: 06/02/2023		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: April 30, 2023

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2023 BUDGET	2023 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,212,108.00	369,550.85
Building Inspections	721,415.00	197,808.53
Council/Commissions (incld charter, council contingen	258,433.00	36,673.32
Data Processing	818,662.00	277,614.48
Engineering	554,975.00	263,102.33
Finance (incld assessing)	516,910.00	170,126.24
Fire (incld Civil Defense)	1,805,110.00	391,951.85
Gen Govt Buildings	667,254.00	171,534.84
Parks	1,661,536.00	405,663.12
Planning & Zoning	854,650.00	271,630.41
Police (incld animal control & comm orient)	5,527,998.00	1,550,262.93
Streets (incld traffic eng & snow/ice)	2,456,102.00	746,585.80
Grand Total	**17,055,153.00**	**4,852,504.70**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2023 BUDGET	2023 YTD GENERAL LEDGER
Capital Outlay	1,074,183.00	285,318.00
Other Services & Charges	2,939,067.00	764,326.08
Personal Services	11,609,269.00	3,450,438.36
Supplies	1,326,261.00	352,422.26
Transfers out	106,373.00	
Grand Total	**17,055,153.00**	**4,852,504.70**

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	291,051.85
Business Licenses/Permits	75,400.00	12,948.61
Fines and Forfeits	50,000.00	11,592.09
Federal Intergovernmental	9,200.00	70,000.00
State Intergovernmental	687,500.00	107,631.46
Interest	25,000.00	
Miscellaneous	15,750.00	21,535.89
Non-Business Licenses/Permits	624,000.00	238,101.23
Transfers in	1,857,183.00	
Grand Total	**17,055,153.00**	**757,867.62**

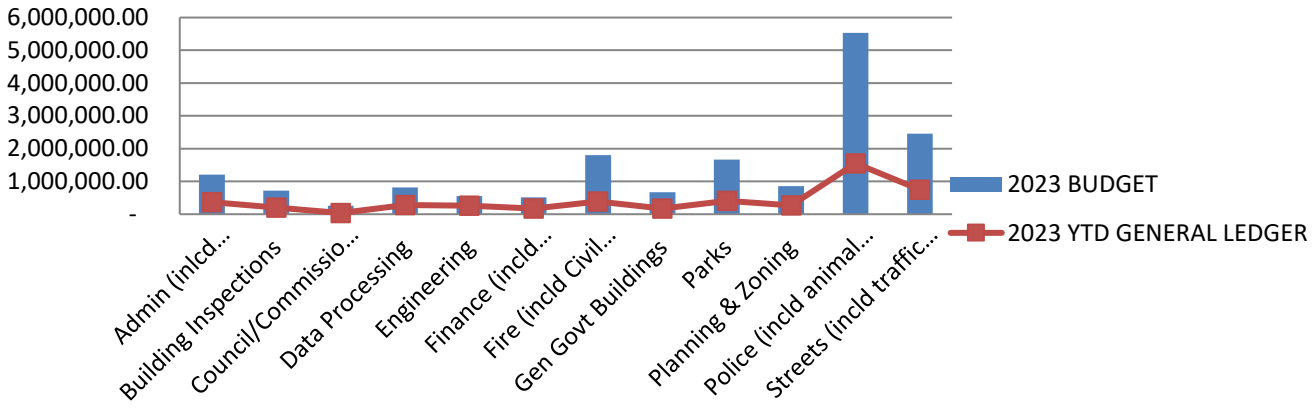
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

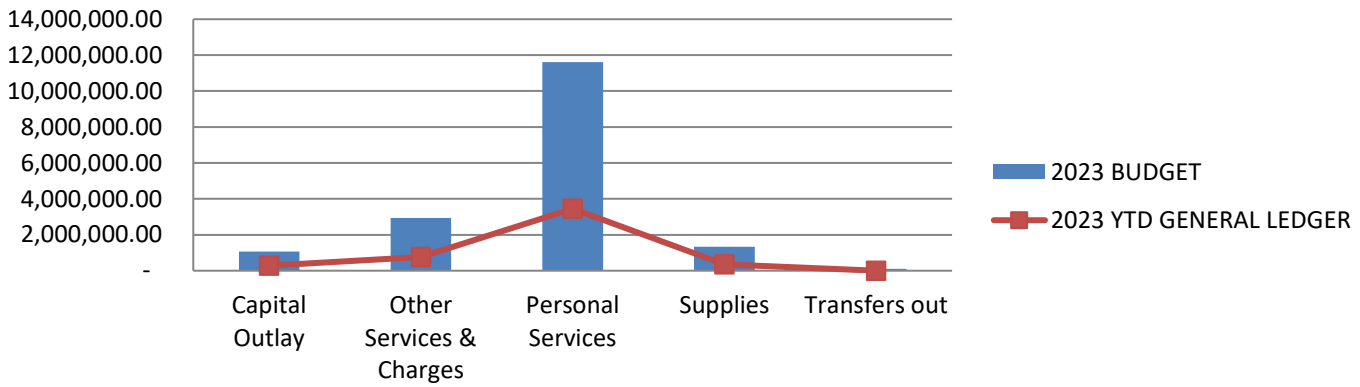
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: April 30, 2023

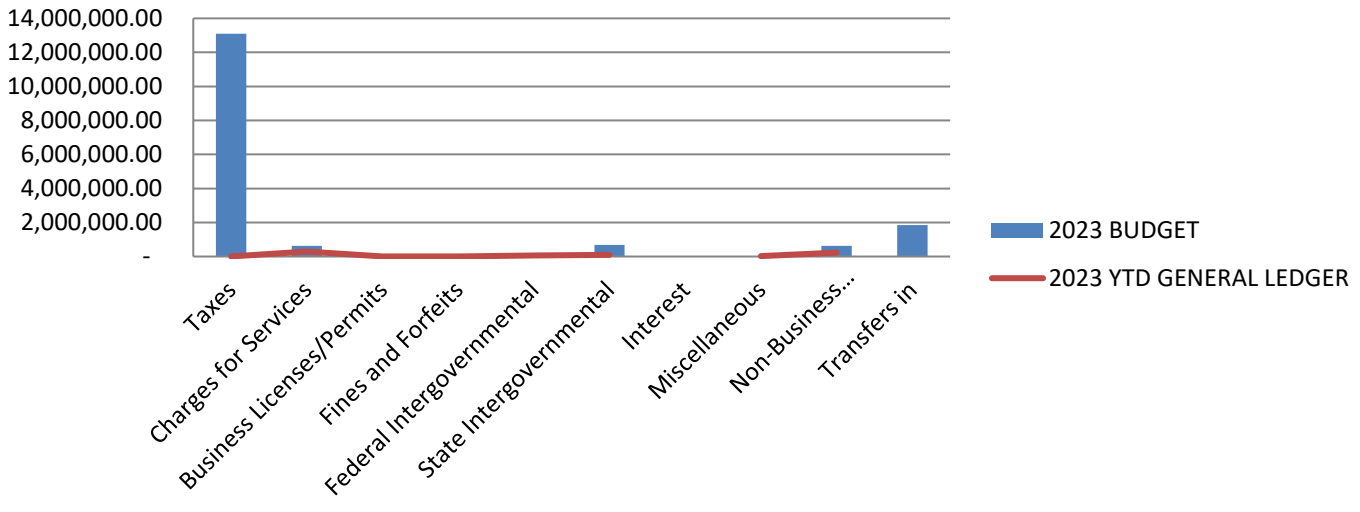
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **April 30, 2023**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	82,610.00		0.00%
4701 INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total	**87,610.00**		

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,500.00	125.00	8.33%
6122 FICA/MEDICARE CONTRIBUTIONS	100.00	9.56	9.56%
6133 WORKERS COMP INSURANCE PREMIUM	10.00		0.00%
6208 MISCELLANEOUS OFFICE SUPPLIES		11.35	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	19,000.00	1,905.51	10.03%
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	112.50	0.32%
6331 TRAVEL & LODGING	2,300.00	-	0.00%
6335 TRAINING	1,500.00	20.00	1.33%
6361 GENERAL LIABILITY/PROPERTY INS	1,000.00	312.89	31.29%
6371 ELECTRIC UTILITIES		76.27	0.00%
6451 MEMBERSHIP DUES	2,200.00	553.84	25.17%
6246 MARKETING & PROMOTIONS	25,000.00	4,001.30	16.01%
6351 LEGAL NOTICES PUBLISHING		65.00	0.00%
Grand Total	**87,610.00**	**7,193.22**	

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: April 30, 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)	(6,248.62)	22.32%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	41,367.90	827.36%
4651	WATER REVENUE	-	150.00	0.00%
4652	WATER SALES - RESIDENTIAL	1,496,892.00	273,240.73	18.25%
4653	WATER SALES-COMMERCIAL	785,972.00	56,900.83	7.24%
4654	WATER PENALTIES	44,000.00	4,702.50	10.69%
4655	WATER METER INSTALLATION	15,000.00	3,640.00	24.27%
4656	WATER METERS	40,000.00	7,935.00	19.84%
4657	CONNECTION/RECONNECTION FEES	500.00		0.00%
4701	INTEREST ON INVESTMENTS	20,000.00		0.00%
4606	DEVELOPER FEES (WAC)	-	262,534.00	0.00%
4601	MISCELLANEOUS REVENUE		1,675.80	0.00%
Grand Total		**2,379,364.00**	**645,898.14**	

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	53,123.27	17.02%
6103	FULL TIME-REGULAR-OVERTIME	18,000.00	6,169.62	34.28%
6105	TEMPORARY-WAGES & SALARIES	19,167.00	585.00	3.05%
6121	PERA CONTRIBUTIONS	39,417.00	4,883.88	12.39%
6122	FICA/MEDICARE CONTRIBUTIONS	26,542.00	5,212.79	19.64%
6131	GROUP INSURANCE	45,000.00	14,228.72	31.62%
6133	WORKERS COMP INSURANCE PREMIUM	20,000.00		0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	500.00	98.56	19.71%
6223	GASOLINE	8,000.00	2,836.22	35.45%
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	3,921.06	130.70%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	1,263.89	8.43%
6257	OTHER VEHICLE PARTS	10,000.00	121.14	1.21%
6273	UTILITY SYSTEM MAINT SUPPLIES	120,000.00	22,131.83	18.44%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	1,473.81	14.74%
6292	WATER METERS FOR RESALE	100,000.00	48,157.37	48.16%
6315	MISCELLANEOUS PROFESSIONAL SER	83,000.00	268.01	0.32%
6322	POSTAGE	3,000.00	170.13	5.67%
6323	CELLULAR PHONES	4,000.00		0.00%
6334	MILEAGE REIMBURSEMENT	450.00	374.66	83.26%
6335	TRAINING	4,500.00	627.39	13.94%
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	3,132.73	34.81%
6374	REFUSE/RECYCLING	1,500.00	226.04	15.07%
6381	BUILDING & STRUCTURE REPAIR	6,000.00	96.49	1.61%
6439	OTHER MISCELLANEOUS	30,000.00	262.61	0.88%
6451	MEMBERSHIP DUES	1,400.00		0.00%
6489	OTHER CONTRACTED SERVICES	80,000.00	6,351.03	7.94%
6722	DEPRECIATION	871,256.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	51,000.00		0.00%
6436	WATER EFFICIENCY REBATE PROG		4,433.21	0.00%
Grand Total		**2,115,587.00**	**236,318.95**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: April 30, 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)	(4,971.88)	22.60%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	969.15	13.85%
4661	RESIDENTIAL-SEWER CHARGES	1,570,800.00	363,524.91	23.14%
4662	COMMERCIAL-SEWER CHARGES	466,400.00	87,610.08	18.78%
4663	SEWER PENALTIES	33,000.00	8,909.79	27.00%
4701	INTEREST ON INVESTMENTS	20,000.00		0.00%
4606	DEVELOPER FEES (WAC)	-	107,920.00	0.00%
4601	MISCELLANEOUS REVENUE		1,675.80	0.00%
Grand Total		**2,075,200.00**	**565,637.85**	

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	38,905.24	16.97%
6103	FULL TIME-REGULAR-OVERTIME	-	158.29	0.00%
6121	PERA CONTRIBUTIONS	32,192.00	3,068.64	9.53%
6122	FICA/MEDICARE CONTRIBUTIONS	17,640.00	3,219.44	18.25%
6131	GROUP INSURANCE	20,013.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	12,000.00		0.00%
6223	GASOLINE	4,300.00	550.39	12.80%
6225	DIESEL FUEL	3,500.00		0.00%
6229	SHOP MATERIALS	500.00	9.30	1.86%
6249	MISCELLANEOUS OPERATING SUPPLY	26,000.00	1,433.55	5.51%
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	394.99	4.39%
6315	MISCELLANEOUS PROFESSIONAL SER	15,000.00	184.88	1.23%
6323	CELLULAR PHONES	700.00	135.56	19.37%
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	474,541.25	41.67%
6489	OTHER CONTRACTED SERVICES	45,000.00	3,019.73	6.71%
6722	DEPRECIATION	653,080.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	45,000.00		0.00%
Grand Total		**2,329,355.00**	**557,814.52**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: April 30, 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)	(1,024.71)	22.77%
4681 CHARGES FOR STREET LIGHTS	170,000.00	43,906.47	25.83%
4683 STREET LIGHTING PENALTIES	5,000.00	1,204.04	24.08%
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%
4684 PRIORITY STREET LIGHT	56,000.00	14,226.40	25.40%
Grand Total	**228,500.00**	**58,312.20**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	140,000.00	32,567.35	23.26%
6489 OTHER CONTRACTED SERVICES	18,000.00	5,364.25	29.80%
6722 DEPRECIATION	46,340.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	27,000.00		0.00%
Grand Total	**231,340.00**	**37,931.60**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **April 30, 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)	(1,810.73)	25.87%
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	112,855.41	25.28%
4672 RECYCLING PENALTIES	9,000.00	2,299.45	25.55%
4701 INTEREST ON INVESTMENTS	1,000.00		0.00%
Grand Total	**525,500.00**	**113,855.63**	

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	3,958.59	15.98%
6104 PART TIME-WAGES & SALARIES	-	26.36	0.00%
6121 PERA CONTRIBUTIONS	2,858.00	308.62	10.80%
6122 FICA/MEDICARE CONTRIBUTIONS	1,905.00	316.46	16.61%
6131 GROUP INSURANCE	3,696.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	300.00		0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	30,000.00	6,047.39	20.16%
6322 POSTAGE	300.00		0.00%
6489 OTHER CONTRACTED SERVICES	460,000.00	153,464.17	33.36%
Grand Total	**523,833.00**	**164,121.59**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **April 30, 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)	(2,758.32)	25.08%
4693 STORM WATER-RESIDENTIAL	596,000.00	151,307.76	25.39%
4694 STORM WATER-COMMERCIAL	608,000.00	159,454.60	26.23%
4695 STORM WATER-PENALTIES	16,000.00	4,676.93	29.23%
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%
Grand Total	**1,211,000.00**	**312,680.97**	

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	7,724.56	3.69%
6121 PERA CONTRIBUTIONS	30,704.00	579.49	1.89%
6122 FICA/MEDICARE CONTRIBUTIONS	16,047.00	596.67	3.72%
6131 GROUP INSURANCE	29,550.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	10,000.00		0.00%
6225 DIESEL FUEL	7,000.00	1,279.02	18.27%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	1,163.25	8.95%
6257 OTHER VEHICLE PARTS	10,000.00	553.18	5.53%
6315 MISCELLANEOUS PROFESSIONAL SER	50,000.00	1,742.14	3.48%
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	1,050.00	1.94%
6489 OTHER CONTRACTED SERVICES	50,000.00	4,409.47	8.82%
6722 DEPRECIATION	402,708.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	40,000.00		0.00%
Grand Total	**957,893.00**	**30,998.53**	

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: **April 30, 2023**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.3% is 4/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,212,108.00	369,550.85	303,027.00	30.49%	842,557.15
Building Inspections	721,415.00	197,808.53	180,353.75	27.42%	523,606.47
Council/Commissions (incld charter, council contingency)	258,433.00	36,673.32	64,608.25	14.19%	221,759.68
Data Processing	818,662.00	277,614.48	204,665.50	33.91%	541,047.52
Engineering (personnel costs allocated after year-end)	554,975.00	263,102.33	138,743.75	47.41%	291,872.67
Finance (incld assessing) (personnel costs allocated after year-end)	516,910.00	170,126.24	129,227.50	32.91%	346,783.76
Fire (incld Civil Defense)	1,805,110.00	391,951.85	451,277.50	21.71%	1,413,158.15
Gen Govt Buildings	667,254.00	171,534.84	166,813.50	25.71%	495,719.16
Parks	1,661,536.00	405,663.12	415,384.00	24.41%	1,255,872.88
Planning & Zoning	854,650.00	271,630.41	213,662.50	31.78%	583,019.59
Police (incld animal control & comm orient)	5,527,998.00	1,550,262.93	1,381,999.50	28.04%	3,977,735.07
Streets (incld traffic eng & snow/ice)	2,456,102.00	746,585.80	614,025.50	30.40%	1,709,516.20
TOTAL	*17,055,153.00*	*4,852,504.70*	*4,263,788.25*	*28.45%*	*12,202,648.30*

ENTERPRISE EXPENDITURES BY FUND	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.3% is 4/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2023 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,079,587.00	236,318.95	519,896.75	11.36%	1,843,268.05	*$ 871,256.00*
Sewer (budgeted depreciation not booked until after year-end)	2,329,355.00	557,814.52	582,338.75	23.95%	1,771,540.48	*$ 653,080.00*
Street Light (budgeted depreciation not booked until after year-end)	231,340.00	37,931.60	57,835.00	16.40%	193,408.40	*$ 46,340.00*
Recycling	523,833.00	164,121.59	130,958.25	31.33%	359,711.41	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	957,893.00	30,998.53	239,473.25	3.24%	926,894.47	*$ 402,708.00*
TOTAL	*6,122,008.00*	*1,027,185.19*	*1,530,502.00*	*16.78%*	*5,094,822.81*	$ 1,973,384.00

EDA FUND EXPENDITURES	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.3% is 4/12)	BUDGET AMOUNT REMAINING
Economic Development	87,610.00	7,193.22	21,902.50	8.21%	80,416.78

CC Regular Session **5. 2.**

Meeting Date: 06/13/2023

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending May 31, 2023

Purpose/Background:

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

Cash and investment report shows the monthly cash flow - receipts and expenditures through May 31, 2023 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending May 31, 2023

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:37 PM
Form Started By: Diana Lund		Started On: 05/30/2023 08:22 AM
Final Approval Date: 06/07/2023		

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

	May-23 CURRENT MONTH	2023 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 103,454,939.43	$ 106,549,768.65
CASH INFLOWS:		
Daily Deposit	1,137,338.71	3,541,180.62
Tax Settlements	-	289,751.95
U/B Receipts	394,033.34	873,939.76
Credit Cards (Includes Utility Billing)	895,712.33	1,940,335.29
Interest Earnings [Net of Interest Paid on Investments]	379,470.95	895,772.68
Bond Proceeds-int	-	-
TOTAL CASH INFLOW	$ 2,806,555.33	$ 7,540,980.30
TOTAL CASH AVAILABLE	$ 106,261,494.76	$ 114,090,748.95
CASH OUTFLOWS:		
Prepaid Checks	736,714.18	3,798,379.12
Bills Lists	469,260.15	3,178,809.22
Pay Estimates	-	9,197.09
Credit Cards	3,179.60	25,444.82
Payroll - Net	456,933.38	2,502,088.41
Flex Reimbursement	4,982.36	11,564.36
Void Checks/Dormant Checks Paid	(5,104.64)	(30,441.45)
Debt Service	45,781.25	45,781.25
Miscellaneous [Bank Charges; etc.]	233.00	410.65
TOTAL CASH OUTFLOW	$ 1,711,979.28	$ 9,541,233.47
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 104,549,515.48**	**$ 104,549,515.48**
MEMO - NET 2023 CASH INFLOW (OUTFLOW)	**1,094,576.05**	**(2,000,253.17)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 88,480,096.83**	**89,614,560.81**
Purchases	-	8,467,817.86
Maturities/Sales	(11,190,000.00)	(20,792,281.84)
ENDING BALANCE	**$ 77,290,096.83**	**$ 77,290,096.83**

Prepared by the City of Ramsey Finance Department
6/5/2023

2023 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2023	PURCH 2023	SOLD/ MATURE 2023	BV PRIN BAL 12/31/2023
220809A	1/20/2023	4m	4M TERM SERIES			3,000,000.00		3,000,000.00	0.00
220809B	5/9/2023	4m	4M TERM SERIES			10,000,000.00		10,000,000.00	0.00
230113	7/28/2023	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
221117	5/19/2023	4m	4M TERM SERIES			1,000,000.00		1,000,000.00	0.00
220809C	8/9/2023	4m	4M TERM SERIES			7,000,000.00		0.00	7,000,000.00
									11,000,000.00
220322	2/15/2023	Northland	SPARTA TOWNSHIP NJ TAX		84677-KV-6	135,000.00		135,000.00	0.00
220808	2/15/2023	Northland	JOHNSON COUNTY TX TAX		478898-FH-7	190,000.00		190,000.00	0.00
200326A	4/1/2023	Northland	TULSA COUNTY OK TAX		899525-TR-0	100,000.00		100,000.00	0.00
190628B	4/1/2023	Northland	WEST ALLIS WIS TAX		951173NP4	240,000.00		240,000.00	0.00
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		190,000.00	0.00
191107A	6/1/2023	Northland	NEWTON IOWA TAX		652810-YZ-9	120,000.00		0.00	120,000.00
190726B	6/1/2023	Northland	DESMOINES IA COMM COLLEGE TAX		250097L75	250,000.00		0.00	250,000.00
220714	7/1/2023	Northland	MANCHESTER NH TAX		562333-QS-6	250,000.00		0.00	250,000.00
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		0.00	245,000.00
190220B	11/1/2023	Northland	HAWAII ST GO BONDS		214471-PA-6	200,000.00		0.00	200,000.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00	300,000.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00	100,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									6,715,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
220414A	1/15/2023	UBS	US TREASURY NOTE		912828Z29	1,245,000.00		1,245,000.00	0.00
200116	1/17/2023	UBS	CD-MORGAN STANI	32992	6169OURY8	245,000.00		245,000.00	0.00
220414B	2/15/2023	UBS	US TREASURY NOTE		912828UN8	1,240,000.00		1,240,000.00	0.00
220414C	3/15/2023	UBS	US TREASURY NOTE		912828ZD5	1,260,000.00		1,260,000.00	0.00
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		250,000.00	0.00
220414D	4/15/2023	UBS	US TREASURY NOTE		912828ZH6	1,265,000.00		1,265,000.00	0.00
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00	300,000.00
180628	6/28/2023	UBS	CD-COMENITY BAN	27499	981996UP3	200,000.00		0.00	200,000.00
191230B	6/30/2023	UBS	CD-RAYMOND JAMI	33893	75472RAR2	245,000.00		0.00	245,000.00
211109	8/1/2023	UBS	UPPER SANTA CLARA VY		916544ES4	200,000.00		0.00	200,000.00
210824A	8/15/2023	UBS	US TREASURY NOTE		91282CAF8	2,500,000.00		0.00	2,500,000.00
210824C	9/15/2023	UBS	US TREASURY NOTE		91282CAK7	2,500,000.00		0.00	2,500,000.00
210824B	10/15/2023	UBS	US TREASURY NOTE		91282CAP6	2,500,000.00		0.00	2,500,000.00
221102B	10/31/2023	UBS	US TREASURY NOTE		91282CDDO	213,000.00		0.00	213,000.00
211008	11/1/2023	UBS	SAN FRAN CA CITY & COUNTY UTIL		79771FAW7	140,000.00		0.00	140,000.00
201119C	12/1/2023	UBS	WARREN HEIGHTS OH BUILDING		936121JV5	165,000.00		0.00	165,000.00
221014	1/12/2024	UBS	CD-ISRAEL DISCOUI	19977	465076TW7	244,000.00		0.00	244,000.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		0.00	245,000.00
190325	3/25/2024	UBS	CD-BANK HAPOALII	33686	06251AW48	245,000.00		0.00	245,000.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		0.00	500,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		0.00	245,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U!	33954	14042TAP2	245,000.00		0.00	245,000.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00
221118	11/18/2024	UBS	CD-SALLLIE MAE	58177	795451CK7	243,000.00		0.00	243,000.00
191127	11/27/2024	UBS	CD-STATE BANK IN	33682	856285RS2	245,000.00		0.00	245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00	165,000.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00	400,000.00
190418	12/5/2024	UBS	CD-DELTA NATIONA	26633	2477RBD6	200,000.00		0.00	200,000.00
201218	12/18/2024	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00	248,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		0.00	750,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00

2023 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2023	PURCH 2023	SOLD/ MATURE 2023	BV PRIN BAL 12/31/2023
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		0.00	500,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00	400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00	175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00	500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00	320,000.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
230118	230106	UBS	CD-INB NATIONAL /	3664	44989FAA7		248,000.00	0.00	248,000.00
230131	230131	UBS	CD-PLANTERS BANI	34254	72741PGZ4		244,000.00	0.00	244,000.00
230131	230131	UBS	UBS PRIME FUND				51,724.41	0.00	51,724.41
230131	230131	UBS	CD-MANUFACTURE	588	5647595C3		243,000.00	0.00	243,000.00
230131	230131	UBS	CD-PINNACLE BANI	35583	72345SLG4		248,000.00	0.00	248,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
230118		UBS	UBS PRIME FUND				1,515,697.17	0.00	1,515,697.17
230228		UBS	UBS PRIME FUND				825,284.10	0.00	825,284.10
230430		UBS	UBS PRIME FUND				1,092,112.18	0.00	1,092,112.18
221102A		UBS	UBS PRIME FUND			40,367.65		0.00	40,367.65

2023 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2023	PURCH 2023	SOLD/ MATURE 2023	BV PRIN BAL 12/31/2023
221231		UBS	UBS PRIME FUND			1,699,750.74		0.00	1,699,750.74
221004		UBS	UBS PRIME FUND			411,292.57		302,131.99	109,160.58
210107		UBS	UBS PRIME FUND			0.00		0.00	0.00
211130		UBS	UBS PRIME FUND			0.00		0.00	0.00
210826		UBS	UBS PRIME FUND			0.00		0.00	0.00
220131		UBS	UBS PRIME FUND			0.00		0.00	0.00
220331		UBS	UBS PRIME FUND			0.00		0.00	0.00
220802		UBS	UBS PRIME FUND			130,149.85		130,149.85	0.00
						-			
									59,575,096.83
	TOTAL INVESTMENTS					89,614,560.81	8,467,817.86	20,792,281.84	**77,290,096.83**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BOW			6,628,801.28	13,986,851.69	18,038,802.26	2,576,850.71
			Bond Proceeds			11,904,760.14			11,904,760.14
			Money Market Accounts			985,723.50	14,376,161.38		15,361,884.88
			Net Cash and Investments			106,549,768.65	36,830,830.93	38,831,084.10	104,549,515.48

CC Regular Session **5. 3.**

Meeting Date: 06/13/2023

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 April 27, 2023
- Environmental Policy Board Meeting Minutes Dated April 17, 2023
- Public Works Committee Meeting Minutes Dated April 18, 2023
- Economic Development Authority Meeting Minutes Dated April 13, 2023
- Parks and Recreation Commission Meeting Minutes Dated April 13, 2023

Purpose/Background:

Recommendation:

Action:

Attachments

PC Minutes 4/27/23

EPB Minutes 4/17/23

EDA Minutes 4/13/23

PW Minutes 4/18/23

Park and Rec Minutes 4/13/23

Form Review

Inbox	Reviewed By	Date
Mary Jo Warner	MaryJo Warner	05/30/2023 11:15 AM
Brian Hagen	Brian Hagen	06/02/2023 08:05 AM
Brian Hagen	Brian Hagen	06/02/2023 08:13 AM
Form Started By: Dana Verbeek		Started On: 05/30/2023 08:40 AM
Final Approval Date: 06/02/2023		

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 Van Scoy
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.

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 Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Gengler, Anderson, Heineman, Hunt, and Van Scoy. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the March 23, 2023 Planning Commission Meeting Minutes

5.02: Consider Request for Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

Motion by Commissioner Heineman, seconded by Commissioner Peters, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Heineman, Peters, Anderson, Gengler, Hunt, and Van Scoy. Voting No: None. Absent: None.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Chairperson Bauer welcomed new Commissioner Heineman and returning member Commissioner Peters. He stated that the City has adopted a policy which limits the number of terms a person can serve consecutively and therefore he would not be eligible to serve as Chair.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to appoint Cheri Gengler as Chairperson of the Planning Commission.

There were no other nominations.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Van Scoy, Anderson, Gengler, Heineman, Hunt, Peters, and Van Scoy. Voting No: None. Absent: None.

Commissioner Gengler was elected as Chairperson.

Chairperson Gengler thanked Commissioner Bauer for his service as Chair noting that he has been a role model and has provided excellent leadership. She opened the flood for nominations for the position of Vice Chairperson.

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, Hunt, Anderson, Bauer, Heineman, and Peters. Voting No: None. Absent: None.

Commissioner Bauer was elected as Vice Chairperson.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

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 Van Scoy, seconded by Commissioner Hunt, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, 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.

Monte Helget, Sharp and Associates, commented that 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 Van Scoy, seconded by Commissioner Heineman, to recommend that City Council adopt Resolution #23-076 Approving the Site Plan.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, Heineman, Anderson, Bauer, and Hunt. Voting No: None. Absent: Commissioner Peters.

Commissioner Peters rejoined the Commission.

7.02: Public Hearing: Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:17 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Preliminary Plat and Site Plan for Home2Suites hotel. He noted that staff received a few letters and provided those to the Commission.

Commissioner Bauer stated that there have been two previous plans for hotels within the COR that did not ultimately materialize. He asked why those did not proceed and now there is another request.

Senior Planner Anderson replied that he believed the pandemic played a role in the most recent proposal prior to this.

Commissioner Van Scoy referenced the COR 2 development standards and questioned whether this would meet those standards in terms of the percentage of building frontage. He asked if there was consideration to rotate the building 90 degrees.

Planning Manager Larson commented that he believes that the request would meet the standards.

Commissioner Heineman provided additional clarification noting that it does appear the building has at least 50 percent of the frontage on Sunwood.

Commissioner Van Scoy apologized noting that he was looking at the wrong street frontage.

Citizen Input

Emily Allegra, applicant, commented that they are a local family and this is an opportunity to assist in building the community.

Commissioner Heineman asked for details on what would trigger the expansion or whether they could ultimately come to the conclusion that an expansion would not be necessary. He asked what would be done with the additional land if the expansion were not to occur.

Ms. Allegra replied that the expansion could add 30 to 40 additional rooms and perhaps a meeting room or additional dining options. She commented that around the five-year mark they would look into whether an expansion would make sense. She stated that if they do not utilize the space for an expansion, they believe a restaurant use would be complimentary.

Chairperson Gengler asked if the applicant has similar businesses in other communities.

Ms. Allegra replied that this would be their first of this kind. She noted their experience in manufacturing and industrial/commercial real estate. She noted that they will work with a professional company for management of the hotel and is also why they partnered with Hilton.

Commissioner Bauer noted that this would be an extended stay hotel and asked who the anticipated clientele would be.

Ms. Allegra commented that the benefit of an extended stay is that people in town for business will have more space and can spend more time. She stated that overnight guests would also be welcome and noted that this option would accommodate all users more comfortably.

Commissioner Hunt noted the safety concerns mentioned in the letters they received from the Commission and asked the applicant to address those concerns.

Ms. Allegra acknowledged the concerns regarding safety and the clientele that may come in. She noted that this would be upper mid-scale, with a daily rate of about $134. She noted that will help to weed out the problematic clientele. She stated that Hilton has quality assurance standards as a partner and has not had issues with the extended stay concerns of other extended stay hotels.

Commissioner Heineman asked if they would be franchising the brand.

Ms. Allegra confirmed that they would be building and operating, and this will be a Ramsey owned and operated company.

Commissioner Hunt asked if the applicant would anticipate taller signage along Highway 10.

Ms. Allegra commented that they have not discussed that. She noted that the building would be four stories high and therefore did not have any concerns with visibility.

Kevin Ealain, 16254 Kamacite Street NW, asked if the applicant had selected a general contractor. The applicant replied that they are in the bidding process. Mr. Ealain commented that he is concerned with the recent attention to unfair labor practices and asked what would be in place to ensure fair labor practices.

Ms. Allegra replied that they are working with the general contractor and will ensure there are measures in place to ensure those practices do not occur.

Mr. Ealain asked what actions the applicant would take if there were to be unfair labor practices on the site.

Ms. Allegra replied that she could not answer that as it would depend on the situation, but they would take appropriate action.

Catherine Bean, 14790 Xenolith Street NW, commented that she is very concerned with the proposal. She stated that she has researched the reaction in other communities which has not been good. She stated that hotels in general negatively impact the communities they are in. She commented that the height of the building, lighting, large parking lot, and increased traffic are a concern. She noted that transient populations often bring crime. She stated that she is against this request.

Gary Olson, commented that the applicant stated that their market study showed a need for this product. He asked if the impact on existing residents was concerned, noting that he shares the same concerns as the previous speaker.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Peters, Anderson, Heineman, Hunt, and Van Scoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing closed at 7:50 p.m.

Commission Business

Commissioner Anderson asked staff for input from public safety.

Planning Manager Larson stated that the Police Chief did not have any concerns based off the activity of the other hotel in Ramsey, which has less crime than several apartment buildings.

Commissioner Heineman stated that the height has been mentioned and asked the number of stories in the apartment buildings in that area.

Planning Manager Larson replied that the apartment buildings in that area are also four stories in height. He stated that scale wise this will be smaller than the apartment buildings.

Commissioner Peters commented that Elk River has one hotel and Ramsey will now have two hotels.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-059 Approving the Preliminary Plat of "Ramsey Properties Addition" and Site Plan for a hotel at 7895 Sunwood Drive Northwest.

Further discussion

Commissioner Van Scoy noted that this is a permitted use in the COR and therefore the Commission cannot simply deny the request as the requirements of Code are met. Commissioner Anderson again noted the input of public safety has been solicited and they are not concerned.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Peters, Bauer, Heineman, Hunt, and Van Scoy. Voting No: None. Absent: None.

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 Van Scoy. Voting No: None. Absent: None.

7.04: Zoning Code Update Check-In

Presentation

Planning Manager Larson noted that the information was provided in the packet and welcomed any comments. He noted that they are planning to hold a public hearing on this topic at the June Planning Commission meeting.

Commission Business

Commissioner Van Scoy referenced the change to conditional use permits as recommended and stated that he would like to see input from the City Attorney related to State law.

Planning Manager Larson explained that a conditional use is a use that would be permitted subject to the conditions that can be placed against it in order for the use to be a better neighbor. He explained that a conditional use is not a discretionary tool.

Commissioner Bauer thanked staff for taking the initiative and putting the work into this update.

8. COMMISSION / STAFF INPUT

Senior Planner Anderson noted the Business Expo that will be held this Saturday, with the spring recycling event to follow on May 6th.

Planning Manager Larson noted that the planning items considered tonight will move forward to the next Council meeting.

Commissioner Peters asked if the recycling event would accept furniture.

Senior Planner Anderson replied that they would accept mattresses and box springs but outside of that there are very few opportunities to recycle other furniture.

Councilmember Woestehoff thanked Commissioner Bauer for his services as Chair, noting that he appreciated the leadership that he provided over the last 12 years.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Van Scoy, Anderson, Heineman, Hunt, and Peters. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 8:15 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, April 17, 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 Thomas Hagerty
Board Member Hassan Salami
Board Member Jessica Vikander

Members Absent: Board Member Michael Hiatt

Also Present: Senior Planner Chris Anderson

1. CALL TO ORDER

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

Chairperson Moore welcomed the new members of the Board. The members of the Board introduced themselves.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 20, 2023

Motion by Board Member Bernard and seconded by Board Member Salami to approve the regular meeting minutes dated March 20, 2023.

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

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

Senior Planner Anderson presented the staff report. He provided information on the new policy limiting the number of terms a member can serve consecutively as Chairperson. He noted that if interested, Chairperson Moore would be eligible to serve one more term in that position.

Chairperson Moore opened the floor for nominations for the position of Chairperson.

Board Member Bernard nominated Laura Moore for the position of Chairperson.

There were no other nominations.

Chairperson Moore accepted the nomination.

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

Motion by Board Member Salami and seconded by Board Member Moore to appoint Melissa Fetterley as Vice Chairperson of the Environmental Policy Board.

There were no other nominations.

Board Member Fetterley accepted the nomination.

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

5.02: Consider Natural Resources Aspects of Home2Suites Site Plan

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Ramsey Properties, LLC for a proposed new hotel to be located at the northwest corner of the intersection of Sunwood Drive and Zeolite Street. The application includes both a plat and site plan. He presented a revised landscaping plan which addresses all his previous comments, with the exception of the addition of pavers, and provided an overview.

Chairperson Moore asked if the applicant is purchasing the entire parcel shown in blue with plans to expand.

Senior Planner Anderson replied that the applicant is only purchasing the area marked and identified the boundary. He stated that the City will retain ownership of the remainder of the land.

Board Member Fetterley referenced the circles shown in the parking lot and asked if those would be trees or shrubs.

Senior Planner Anderson replied that it would be a combination of the two noting that there would be overstory trees with shrubbery below.

Board Member Fetterley noted a triangle area in the southwest corner marked for future expansion and asked how that area would appear until that time.

Senior Planner Anderson replied that would be a dry sand seed mix designed for an area without irrigation.

Motion by Board Member Bernard and seconded by Board Member Salami to recommend approval of the natural resources aspects of the proposed plat and site plan for Home2Suites, contingent upon the condition of staff related to pavers.

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

5.03: Review Proposed Tree Preservation and Landscaping Ordinance Updates

Senior Planner Anderson presented the staff report. He stated that the Planning Division is currently working on an overview of the Zoning Code, which includes topics such as Tree Preservation and Landscaping. The tree preservation standards of various communities similar to Ramsey were included in the packet for comparison purposes as well as the drafts proposed by staff. He welcomed feedback from the Board.

Chairperson Moore commented that she supports eliminating extra and repetitive language and agrees with the proposed changes. She referenced the previous case where there was mention of aspen trees, which are not considered significant. She noted that on that property there are many aspens on the northern portion and while she would not want to put in different size requirements for different tree species in terms of removal, she also does not want to see a site clear cut.

Senior Planner Anderson stated that his first portion of the presentation was related to landscaping and welcomed those comments before moving to tree preservation.

Board Member Fetterley agreed with the changes proposed to the landscaping section.

Chairperson Moore commented that she also supports the simplified buffer yard regulations.

Senior Planner Anderson provided an overview of the proposed changes to tree preservation.

Chairperson Moore commented that she would prefer the smaller size for definition of significant tree. She agreed that it would be burdensome to provide a size for each species of tree but noted that perhaps it could be broken down in another manner such as hardwood versus softwood.

Senior Planner Anderson asked if the suggestion would be for a different size for hardwoods and softwoods in the inventory.

Chairperson Moore provided additional clarification suggesting that perhaps some others are listed as softwoods would almost never reach that size.

Board Member Fetterley stated that she agrees that she would like to preserve as many trees as possible but after the resources provided, she believes that Ramsey compares to similar communities and would not want to overcomplicate things. She believed that the eight-inch size is reasonable based on what other communities are doing. She did believe that calling out additional species would complicate things.

Senior Planner Anderson provided clarification on the tree preservation standards for the new members of the Board.

6. BOARD / STAFF INPUT

- **Spring Recycling Day – May 6, 2023; 8am – 12pm, Ramsey Public Works Campus (14199 Jaspar Street NW)**

Senior Planner Anderson noted the upcoming spring recycling event details.

- **Compost Bin Distribution Event – May 16, 2023; 3pm – 6pm, Ramsey Public Works Campus (14199 Jaspar Street NW)**

Senior Planner Anderson provided details on the upcoming event.

7. ADJOURNMENT

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

The meeting adjourned at 7:39 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, April 13, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson William MacLennan
Member Chelsee Howell (virtual)
Member Rachal Johnson
Member Brittany Lindahl
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 Stewart, seconded by Member Wiyninger, to approve the agenda.

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Member Wiyninger	aye
Chairperson McLennan	aye
Member Johnson	aye
Member Stewart	aye
Member Lindahl	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated March 9, 2023

Motion by Member Riley, seconded by Member Stewart, to approve the March 9, 2023, minutes as presented.

A roll call vote was performed:

Member Lindahl	aye
Member Stewart	aye
Member Johnson	aye
Chairperson MacLennan	aye
Member Wiyninger	aye
Member Riley	aye
Member Howell	aye

Motion carried.

4. EDA BUSINESS

4.01: Elect Chairperson and Vice Chairperson

Economic Development Manager Sullivan presented the staff report. He suggested that commissioners that would like to serve as Chair be given the opportunity to state that and then nominations could be opened.

Member Johnson asked if Chairperson MacLennan would like to continue to serve in the Chairperson role, as he is the longest standing member.

Chairperson MacLennan replied that he does like serving in that capacity and would like to continue to do so.

Member Wiyninger stated that he would be interested in the Chair position and provided some background information on his business experience.

Chairperson MacLennan opened the floor for nominations.

Motion by Member Stewart, seconded by Member Riley to elect Scott Wiyninger as Chairperson of the Economic Development Authority through March 31, 2024.

A roll call vote was performed:

Member Lindahl	aye
Member Stewart	aye
Member Johnson	nay
Member Riley	aye
Member Howell	aye
Chairperson MacLennan	abstain
Member Wiyninger	abstain

Motion carried.

Member Wiyninger was elected as Chairperson. He asked for interest from the members in the position of Vice Chairperson.

Member Stewart commented that she is interested in the position and provided details on her interest.

Member MacLennan stated that he had spoken with Member Stewart prior to the meeting, and she had expressed interest, therefore he would not want to compete against her for that position and would prefer to be a regular member of the EDA.

Chairperson Wiyninger opened the floor for nominations for the position of Vice Chairperson.

Motion by Member MacLennan, seconded by Member Johnson, to elect Shanna Stewart as Vice Chairperson of the Economic Development Authority through March 31, 2024.

A roll call vote was performed:

Member Lindahl	aye
Member Johnson	aye
Member MacLennan	aye
Chairperson Wiyninger	aye
Member Riley	aye
Member Howell	aye
Member Stewart	abstain

Motion carried.

Member Stewart was elected as Vice Chairperson.

4.02: Select 2023 Ramsey Business of the Year

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked who has been on the list for the last three years.

Economic Development Manager Sullivan reviewed the nominee list and number of years each has been on the list.

Member MacLennan asked how the businesses are put on the list.

Economic Development Manager Sullivan commented that the list was created years ago with input from staff and/or the EDA, providing additional explanation.

Member MacLennan asked if businesses are notified when they are placed on the list.

Economic Development Manager Sullivan explained that the staff process is based on the input at this meeting. He stated that when businesses are added to the small list they are encouraged to fill out the questionnaire to provide the feedback.

Member Riley commented that Dynamic Group is a good business in Ramsey and has been on the list probably the longest. He asked for information on their community involvement.

Economic Development Manager Sullivan commented that the business has been on the list a long time and often those new to the list are more enthusiastic about filling out the questionnaire.

Member Riley commented that the business does have a good employment base and would tend to lean towards that business but was open for further discussion.

Member MacLennan referenced the questionnaire from B&F Fastener and noted answers that stood out to him, such as raising $40,000 with the polar plunge, the torch run, and partnerships with law enforcement and military. He commented that it is a family run business which he also likes. He stated that he likes the answers to the questions and does not know much more about the businesses other than their replies.

Member Johnson agreed noting that she also was attracted to those responses. She stated that she also was also drawn to the responses from Globe Glove, which has been in Ramsey for 20 years. She asked how long B&F Fasteners has been in Ramsey.

Economic Development Manager Sullivan replied that B&F Fasteners has been in Ramsey since 1999.

Member Stewart commented that she likes seeing how involved the businesses are with the community and would lean towards B&F Fastener.

Member Johnson asked why a school would be considered a business.

Economic Development Manager Sullivan commented that he was not working for Ramsey when the school was added to the list. He agreed that it does seem a bit odd to have a school on the list and the list could be amended following this discussion if desired.

Motion by Member Stewart, seconded by Member Johnson, to select B&F Fastener Supply as the 2023 Ramsey EDA Business of the Year.

A roll call vote was performed:

Member Lindahl	aye
Member Stewart	aye
Member Johnson	aye
Member McLennan	aye
Chairperson Wiyninger	aye
Member Riley	aye
Member Howell	aye

Motion carried.

Economic Development Manager Sullivan commented that there are three remaining businesses on the small list and welcomed any amendments.

Member Johnson suggested removing the school from the list.

Member Riley commented that while he agrees that PACT is a great institution in the city, he does not believe they would fit under this category.

Chairperson Wiyninger agreed that he does not believe a school should be included on this type of list. He confirmed consensus to remove PACT from the list.

Economic Development Manager Sullivan reviewed businesses from the large list that could be considered to move to the small list and provided information about the businesses. He suggested moving Barton Sand and Gravel, MultiSource Manufacturing, InTech, and RM Golf Carts to the small list.

Member MacLennan stated that he was thinking of adding a business to the large list for consideration and agreed some businesses should be moved from the large list to the small list.

Member Riley agreed with the suggestions of staff on the four businesses to move to the small list, noting that additional businesses could then be added to the large list.

Member MacLennan commented that he has had personal dealings with RM Golf Carts and agreed that although small, are a great business that has been in Ramsey a long time.

Chairperson Wiyninger confirmed the consensus of the EDA to add Barton Sand and Gravel (Martin Marietta), MultiSource Manufacturing, InTech, and RM Golf Carts to the small list.

Member MacLennan requested to add Fabtech Plastics to the large list as they have done a great job hiring and have been around a long time.

Chairperson Wiyninger asked that Delta ModTech also be considered for the large list.

Member Riley commented that Delta ModTech did receive recognition as a holiday sponsor and agreed the business should be added to the large list.

Economic Development Manager Sullivan asked to remove Premier Properties from the large list as that business is no longer located in Ramsey. He confirmed consensus to remove that business from the large list and add Fabtech Plastics and Delta ModTech.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on the registration of businesses for the upcoming Business Expo and asked that interested members alert staff if they would like to volunteer at the event. He provided an update on the progress of development proposals and anticipated projects.

Member Riley asked if there is anything to report from the Highway 10 open house that was held the previous day.

Economic Development Manager Sullivan commented that this process has been very transparent with a lot of information provided and opportunities for businesses and residents to receive updates. He provided a brief update on the morning and evening sessions.

6. ADJOURNMENT

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

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Wiyninger	aye
Member MacLennan	aye
Member Johnson	aye
Member Stewart	aye
Member Lindahl	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:06 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, April 18, 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
Assistant City Engineer Joe Feriancek
Public Works Streets Supervisor Shane Turner

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 March 21, 2023, Meeting Minutes

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

Regular Meeting Minutes dated March 21, 2023

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

5. COMMITTEE BUSINESS

5.01: Consider Boulevard Trees for the Barren Side of Sunwood Drive in The COR

Parks & Assistant Public Works Director Riverblood reviewed the staff report and recommendation to proceed with the Base Bid planting only at this time in the amount of $45,639. The Add Alternate could be considered with some sort of cost-sharing agreement with the adjoining landowner, or at a future time.

Councilmember Musgrove asked for a discrepancy between the numbers in the presentation versus the numbers in the report.

Parks & Assistant Public Works Director Riverblood replied that the difference was the cost for grass seed that he had forgotten to include.

Councilmember Musgrove stated that she spoke with the private business owner a while back and he had stated that he would not be interested as the trees could be damaged during construction when the site is developed. She asked if the area proposed for the trees would be protected during future construction practices.

Parks & Assistant Public Works Director Riverblood provided details on the proposed planting location. He noted that the City followed a similar plan on the other side of the street and those trees were not damaged during construction of those sites.

Councilmember Musgrove asked if this action would increase the value of the land sale and whether dollars would be reallocated to the forestry fund at that time.

Parks & Assistant Public Works Director Riverblood stated that the City could administer a land sale proceed to come back to that fund but did not believe that would be necessary. He stated that he cannot demonstrate that someone would pay more for a lot with trees on it, but the land would look nicer and have better curb appeal. He stated that it would also reduce the cost for the developer to plant those trees and install irrigation in that area. He commented that there would be benefit to all properties that purchase land and will also provide a community benefit in traffic calming and the general aesthetic. He noted that planting these trees now would also avoid significant size differences between the trees on each side of the road.

Chairperson Riley commented that this seems to be a good use of the forestry fund and did also support the concept of having trees of similar sizes on both sides of the road.

Councilmember Musgrove commented that she previously did not support this but was happy to see the lower bids and identified funding source. She stated that this will also improve the aesthetic which provides benefit to the local businesses.

Parks & Assistant Public Works Director Riverblood stated that he did send the case to Mr. Kuker and has had communication with him but noted that his lack of response most likely signals that he does not want to participate in this project.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recommend City Council approval regarding the installation of boulevard trees and irrigation, at a not to exceed cost amount of $47,000.

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

5.02: Consider Recommending City Council Approval of 2023 Temporary Pavement Repairs Plan

City Engineer/Public Works Director Westby reviewed the staff report and recommendation.

Councilmember Woestehoff asked the number of miles that would be pavement overlays.

City Engineer/Public Works Director Westby replied that those areas occur in many intersections, noting that staff is currently surveying and marking to provide the square yard quantity.

Councilmember Woestehoff referenced Alpine eastbound between Variolite and Ramsey Boulevard and asked if that would be included. It was noted that section was missed. He stated that he appreciates this information and plan to address these issues. He stated that he also likes the idea of using a contractor to help ease the burden on public works staff.

Chairperson Riley agreed noting that is the only way they would be able to get more work done. He asked a timeline for when this work would be completed.

Public Works Street Supervisor Turner provided details on the current street work orders, noting that there are only four streets workers. He commented that the contracted services will greatly assist in accomplishing this work. He stated that he does have people ready to begin as early as Monday but acknowledged that they would still have to complete the RFP process. He stated that he was able to find one contractor that could begin Monday but was having difficulty finding a second. He was concerned that once road postings are lifted, this would become a lower priority project for a contractor.

Councilmember Woestehoff asked the budgetary number and whether this would fall below $750,000.

Public Works Street Supervisor Turner confirmed that the project could be broken into sections to ensure that number is not exceeded.

City Engineer/Public Works Director Westby confirmed that is the budgeted number, but the Finance Director requested that only $600,000 or $650,000 be spent on this process this year.

Chairperson Riley commented that he feels that this is an emergency situation because of the deteriorating condition of the roads. He asked if they could find a way to move forward with this.

Councilmember Musgrove asked if staff feels that this work could be completed within the $600,000 range.

City Engineer/Public Works Director Westby commented that he believes they would be over that if the overlays are included.

Public Works Street Supervisory Turner replied that there are different levels of spending included in the list and provided additional details on the amount of material and time that could be spent in different areas. He stated that he could provide an hourly rate and price per ton, but the ultimate cost would not be known until they are in the field.

Chairperson Riley commented that they could determine that those are acceptable and reasonable rates.

City Engineer/Public Works Director Westby stated that staff intends to bring this to the City Council this following Tuesday and believed that they would have more information on the cost estimate as well as input from the finance department. He stated that staff could have discussions to determine if the process of obtaining comparison bids could be avoided.

Chairperson Riley stated that perhaps the rates are compared to rates obtained by other cities following similar practices. He stated that if they can then avoid that process, they could feel comfortable knowing that the rates are competitive.

City Engineer/Public Works Director Westby stated that perhaps there are options to complete some of the higher priority pavement patching work without advertising for bids in order to begin at least a portion of the work as quickly as possible.

Chairperson Riley encouraged staff to continue to let them know what is needed to address the issue.

Councilmember Musgrove thanked staff for their efforts.

Parks & Assistant Public Works Director Riverblood commented that public works staff are often getting negative attention from the public, which makes it hard to get their job done because of the frustration of the community around this issue.

Public Works Street Supervisor Turner commented that it would be helpful to have a few additional seasonal employees in order to address some of the other regular seasonal maintenance items during the growing season.

5.03: Consider Recommending City Council Approval to Order Vactor Trailer

City Engineer/Public Works Director Westby reviewed the staff report and recommendation to recommend City Council approval to purchase the vactor trailer for the reasons noted within the staff report.

Public Works Street Supervisor Turner stated that this vactor trailer would assist with the jetter truck. He stated that the City does have an agreement with Anoka, where if the jetter truck for either city was to go down, the other city would provide assistance. He stated that the vactor trailer would be able to reach some of the more remote areas, noting that there are some areas that have previously not been accessible. He provided details on the cost and inclusion of the boiler.

Chairperson Riley asked if this is the next most important piece of equipment that would be needed.

Public Works Street Supervisor Turner replied that this would be well used.

Councilmember Woestehoff asked if the jetter truck has a boiler.

Public Works Street Supervisor Turner replied that it does not.

Councilmember Woestehoff commented that this would seem to be a better solution in some instances.

Councilmember Musgrove commented that this would seem to valuable in all seasons. She asked how the overage from the budgeted amount would be funded.

City Engineer/Public Works Director Westby replied that the stormwater fund would still fund the entire purchase price.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval to purchase the vactor trailer in 2023.

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

5.04: Consider Recommending City Council Approval of Adding Streets within Rivenwick 3rd and Rivenwick Village Subdivisions to 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of adding streets within Rivenwick 3rd and Rivenwick Village subdivisions to 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

Chairperson Riley asked and received confirmation that these are City streets.

Assistant City Engineer Feriancek commented that the streets marked in blue are City streets while the others marked are private and the improvements would be kept to the City streets and right-of-way.

Councilmember Musgrove commented that since they will be out there for the Riverdale project it would make sense to include this section. She noted that it would also be timely to have this done prior to the Highway 10 project.

Councilmember Woestehoff stated that the project is labeled as an MSA overlay and asked if there would be an issues as these are not MSA roads.

Assistant City Engineer Feriancek replied that when there is an MSA project the MSA funding and local funding are kept separate.

Chairperson Riley thanked staff for bringing this forward to combine like projects.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval of adding streets within Rivenwick 3rd and Rivenwick Village subdivisions to 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

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

5.05: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for Barthel's Rum River Acres 2nd Street Reconstructions, Improvement Project #23-05

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorizing advertisement for bids for Barthel's Rum River Acres 2nd Street Reconstructions, Improvement Project #23-05.

Chairperson Riley acknowledged that this road has been on the plan but asked if this is the worst road to do next.

Assistant City Engineer Feriancek stated that when these roads were last rated in 2021, they received the worst rating.

Chairperson Riley asked if there would be any anticipated drainage issues or issues with driveways with raising the road.

Assistant City Engineer Feriancek provided additional details noting that where they are raising the road, they would go further in but would remain within the right-of-way. He commented that there would not be negative drainage impacts resulting from this project.

Chairperson Riley asked that the standard before photos are taken for the project.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval of plans and specifications and authorizing advertisement for bids for Barthel's Rum River Acres 2nd Street Reconstructions, Improvement Project #23-05.

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

5.06: Consider Recommending City Council Approval of Ordering Request for Proposals for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of ordering request for proposals for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

Councilmember Musgrove thanked staff for addressing the questions that she had prior to the meeting.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recommend City Council approval of ordering request for proposals for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13.

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 stated that the first item on the list is the 161st Avenue reconstruction and provided an update on that process, noting that the bid opening is scheduled for April 19th. He stated that stormwater ponding is proposed within easement on three properties and staff has met with those property owners to hear their concerns. He stated that the main concern of those property owners was the loss of buffers and trees. He reviewed the plan for the stormwater pond construction and noted that a row of new pine trees is planned along the north property. He stated that the property owner to the south did not think six-foot trees would do much good because of the elevation of his home and staff discussed the option of transplanting some existing pines on that property. He stated that they will be meeting onsite with a contractor that does transplanting to get more information and costs. He stated that the costs are estimated to be reasonable and if that were the case, they would begin that work using stormwater funds prior to the pond construction.

Chairperson Riley asked if there would be a warranty if the trees were moved.

City Engineer/Public Works Director Westby replied that there would be some type of agreement specifying that the City would be transplanting the trees but would not be warrantying that work.

The property owner from 7826 161st Avenue NW, Jeff Lubarski, stated that the term holding pond was used but believed that the intent was for that water to drain and not constantly hold water. He also had concern with pollutants. He stated that is an easement for stormwater and not pollutants.

City Engineer/Public Works Director Westby stated that numerous terms can be used for stormwater ponding areas but confirmed that the intent would be for the water to infiltrate into the soil and is not meant to have standing water for long periods of time.

Chairperson Riley asked if the water would drain at the same rate, it currently does.

City Engineer/Public Works Director Westby provided details on the current path of drainage and noted that this area would become deeper and therefore water could sit for longer than it currently does. He stated that they are not changing the drainage area and therefore it would be the same water volume that currently drains to this area, though it would drain more quickly due to the storm sewer. He did not think the chemicals used for lawn treatment at the park would be different than what is used on residential yards.

Councilmember Woestehoff stated that the resident he spoke with had questions about the timeline of events as the resident was planning to have company for a wedding.

City Engineer/Public Works Director Westby replied that construction is anticipated to begin in June. He noted that staff will attempt to work with the homeowner to avoid conflict to the extent possible.

Mr. Lubarski asked what would happen if his well were to be polluted as a result of the project.

Councilmember Musgrove referenced the parking lot improvement and asked if there would be more area for infiltration in that area as part of the project.

Assistant City Engineer Feriancek stated that there would be two lowered medians as part of the design that would handle the first inch of rainfall from the parking lots, which will significantly reduce the pollutants from the parking lot. He stated that there will also be sump manholes that collect sediment and unwanted materials. He stated that the water reaching the drainage basin after the project will be cleaner than it currently is.

Chairperson Riley asked the purpose of having to put in a new pipe rather than leaving the ditch as is.

Assistant City Engineer Feriancek stated that the existing ditch is very flat and at grade with 161st until you reach the pond area. He stated that with the storm sewer system they need to maintain at least four feet of cover over the pipe and then run it at grade to daylight into the pond. He stated that the outlet for the system is approximately six feet below the existing grade of the pond, which led to the need for additional depth in the pond. He stated that water currently runs over the street, which is a safety hazard. He explained that a road would not be designed in that manner today.

Chairperson Riley commented that these are drainage improvements, and the area will drain better as a result of this project. He asked if the resident was amenable to the concept of transplanting trees.

City Engineer/Public Works Director Westby noted that they would find out the following day when they meet on site.

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.

6.02: Review Future Topics Calendar

No changes requested.

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 7:11 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted 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 April 13, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Shane Bennett Vice Chair Brandon Sis Commissioner Todd Arts Commissioner Nathan Barten Commissioner Jennifer Leistico (arrived at 6:31 p.m.) Commissioner Justin Loss Commissioner Dean Olson
Commission Members Absent:	
Also Present:	City Council Liaison Debra Musgrove Parks & Assistant Public Works Director Mark Riverblood

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

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

Commissioner Leistico arrived.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes date February 9, 2023

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

5. COMMISSION BUSINESS

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

Parks & Assistant Public Works Director Riverblood presented background information on the Riverstone South subdivision and playground concept that had been approved by the Commission. He stated that staff is now in the process of finalizing the design and ordering equipment. He recommended that the zipline be ordered as it has an eight-week delivery time and although part of the playground would in itself be a standalone item. He displayed the concept plan for the playground and highlighted different features. He noted that the items on the State contract will not need to be competitively bid and could be directly purchased.

Commissioner Sis asked if the intent would be to install the zipline prior to the other equipment.

Park & Assistant Public Works Director Riverblood confirmed that is the intent.

Commissioner Sis asked if the Park Dedication contribution of $350,000 would be the total budget for the park.

Park & Assistant Public Works Director Riverblood replied that the $350,000 is available in the park trust fund today. He stated that the preliminary budget for the concept plan was approved by the Commission last fall and believed that most items would still fall within that budget.

Commissioner Sis stated that his concern would be if the totality of the developer contribution is spent on this park it would do nothing to assist with more community driven parks, such as the park proposed within The COR.

Park & Assistant Public Works Director Riverblood stated that the Park Dedication contribution came from a neighborhood that does not currently have an accessible park. He stated that of the 243 homes in the development, he would anticipate the majority of the homes would have small children that would be served by the playground. He stated that when the Commission first reviewed the Riverstone South subdivision it was recommended to have identifiable trails that would connect to other areas and although that was not well received by the developer, it was provided. He believed that the budget was necessary to support the play equipment to serve the area.

Commissioner Bennett stated that the zipline is similar to a project that was funded and intended to go in at Brookside Elementary but was removed because the School District decided that it did

not meet ADA rules. He stated that he is excited to see the feature added to the parks system. He stated that the whole park is different and will be used by other members of the community outside of the neighborhood.

Chair Bennett stated that he drove through the neighborhood last weekend and noticed the sign identifying the future park location. He believed that the residents would be very excited about these amenities and supported getting started. He asked the timeline for buildout of the park.

Park & Assistant Public Works Director Riverblood stated that he is finalizing the RFP and reviewed the timeline going forward. He anticipated that a few items may be backordered and may not be installed right away. He stated that timing would be dependent on the contractor bids received. He stated that staff brought this recommendation forward to get started with the zipline as the timeline for the rest of the equipment would most likely be a few months out after bid approval.

Commissioner Olson commented that when the Commission toured the property, he liked the old growth forest that will be preserved. He commented that this will be a unique park and will serve as an amenity for those residents south of Highway 10.

Councilmember Musgrove asked if there would be fencing or delineation between the zipline and area being constructed.

Park & Assistant Public Works Director Riverblood replied that during construction the entire area may have a safety fence to prevent children from entering that area where construction is occurring. He noted that until construction begins, children would be free to play in that area.

Motion by Commissioner Barten, seconded by Commissioner Sis, to recommend to City Council a not to exceed amount of $29,000 for the zip line for the neighborhood park in Riverstone South.

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

5.02: Consider Park and Recreation 2023 Outdoor Meeting Schedule

Parks & Assistant Public Works Director Riverblood stated that for the past three decades the Commission has conducted its summer meetings at different parks to review the condition in order to make recommendations for improvements and to meet residents in the parks. He provided some suggestions for meeting locations.

Chair Bennett commented that he enjoys holding the meetings in the park where they are able to see people using the parks and check out some of the projects that have been completed or discuss proposed projects. He agreed with the four locations proposed by staff.

Commissioner Loss asked the timing for the replacement of the parking lot at Central Park.

Park & Assistant Public Works Director Riverblood replied that is scheduled for late summer and would most likely be completed in September.

Commissioner Olson agreed that he would like to continue to meet in the parks.

Commissioner Loss asked if there were any thoughts on future park projects for 2024 or 2025.

Park & Assistant Public Works Director Riverblood commented that there are two parks scheduled for playground replacement which will use a large amount of the budget and may already need to be spread between 2023 and 2024.

Commissioner Sis asked for an update on the tree carving progress.

Park & Assistant Public Works Director Riverblood stated that the Council will be discussing public art at the April 25th worksession at which time they will discuss that project. He noted that if that is approved in concept by the Council at that time, he would proceed with bringing forward a request to order the project.

Chair Bennett confirmed that Riverstone was proposed for September.

Park & Assistant Public Works Director Riverblood stated that the Commission had not visited Riversbend for a year or two and noted the proposed improvement for the shelter, which could be a good location for a meeting.

Motion by Commissioner Sis, seconded by Commissioner Loss, to approve the outdoor meeting schedule as follows: May at Alpine, June at Solstice, July at The Draw, August at Riversbend and September at Riverstone South.

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

5.03: Nominate Chair and Vice-Chairperson of the Park and Recreation Commission

Commissioner Sis thanked Chair Bennett for his years of service as Chair.

Chair Bennett explained that the City Council adopted a policy to not allow someone to serve as Chair or Vice Chair for more than two consecutive years in order to provide more experience to others. He commented that he was nominated and elected as Chair in 2015 and is excited to pass this opportunity to someone else. He did not believe that Commissioner Sis would be eligible for the position of Vice Chair under that policy either.

Park & Assistant Public Works Director Riverblood stated that he was unclear as to whether the policy would apply to the position of Vice Chair.

Chair Bennett thanked Commissioner Sis for serving in the Vice Chair position as well.

Park & Assistant Public Works Director Riverblood stated that after further review of the policy it appears the policy only applies to the Chair position.

Chair Bennett commented that he believes any member of the Commission would be equipped to handle the position of Chair. He asked if anyone was interested in holding one of the two positions.

Motion by Commissioner Sis, seconded by Chair Bennett to designate Nathan Barten as Chair of the Park and Recreation Commission from April 2023 through March 31, 2024.

Commissioner Barten accepted the nomination.

There were no other nominations.

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

Commissioner Barten was appointed as Chair.

Motion by Commissioner Arts, seconded by Commissioner Barten, to designate Brandon Sis as Vice Chair of the Park and Recreation Commission from April 2023 through March 31, 2024.

Commissioner Sis accepted the nomination.

There were no other nominations.

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

Commissioner Sis was appointed as Vice Chair.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood stated that he will provide a summary of the ice-skating season at the next meeting, along with recommendations for future seasons. He provided an overview of recent events and recreational programing. He also highlighted upcoming programing and event opportunities.

Commissioner Sis stated that he has enjoyed participating in the birding bingo.

Commissioner Loss stated that he attended the recent egg hunt event and noted that his family and dog enjoyed the event. He thanked staff for continuing to come up with new events and recreation opportunities.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:15 p.m.

Respectfully submitted,



_____
Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 4.**

Meeting Date: 06/13/2023

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 5/23/2023
2. City Council Regular Session dated 5/23/2023

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 5/23/2023
2. City Council Regular Session dated 5/23/2023

Attachments

5-23-2023 CCWS

5-23-2023 Mtg

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:48 PM
Form Started By: Katie Schmidt		Started On: 06/05/2023 11:04 AM
Final Approval Date: 06/07/2023		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 23, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Michael Olson

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

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Review Proposal for Market Rate Apartment on City Owned Land in The COR

Economic Development Director Sullivan reviewed the Staff report regarding the proposal from Norhart for market rate apartments on Parcel 46. He noted that there is still a pause on apartments on City owned land within Ramsey.

Councilmember Musgrove asked where the plot of land is located.

Economic Development Director Sullivan showed the graphic of the proposed location.

The applicant, MaryBeth Wise, from Norhart, came forward and reviewed the proposed project of a 150-unit market rate apartment complex. She added that it would be an upscale apartment complex with many amenities with an attached 5000 square foot retail space.

Mayor Kuzma explained that there is currently a moratorium on The COR area; however, they need additional apartments for workers in the area. He asked what the rent prices will be for the units.

Ms. Wise stated that on average it would be approximately $2 a square foot.

Mayor Kuzma asked if they will also be looking at short term rentals.

Ms. Wise said typically not, as they like 12-month leases, but could make accommodations for shorter leases if it made sense.

Councilmember Woestehoff stated that overall this seems like a good idea. He asked if there has been any consideration for a shared parking agreement with the potential hotel located to the south. He noted that he is not a fan of lots of asphalt everywhere and would like to figure out a way to minimize the parking impacts.

Ms. Wise shared that they have not approached the hotel nor has the hotel approached them in regard to a parking agreement. She noted that they would like islands within the parking lot that have lots of trees. She stated that Norhart has done lots of research on parking and this proposal is in the 'sweet spot'.

Councilmember Musgrove asked if Norhart has done other apartment buildings that also had a retail component.

Ms. Wise stated that they have not; however, they are currently doing one in Oakdale.

Councilmember Musgrove asked if there would be underground parking and if that was included in her numbers.

Ms. Wise said yes to both.

Councilmember Riley asked if any City funding was anticipated.

Ms. Wise stated that they would not be asking for any City funds.

Mayor Kuzma shared that he thinks this is a good project.

Councilmember Specht noted that he would still like to see a pause on the apartments within The COR area.

Councilmember Musgrove shared that she tends to agree with that idea; however, this project has retail aspects to it which is an attractive feature. She shared her support for the project. She stated that she is not opposed to the project being in this area or potentially looking at another area.

Councilmember Riley agreed and noted that this project checks a lot of boxes with being higher end, market rate apartments with great amenities on the first floor. He added that now is an appropriate time to consider apartments within The COR.

Councilmember Woestehoff agreed with Councilmembers Riley and Musgrove and added that when looking at the math, from a tax-base per acre standpoint, this is a very dense and good source of revenue for taxes.

Councilmember Riley asked if this helps the numbers for the MET Council.

City Administrator Hagen said yes and that a high density project would help build up this number.

Councilmember Howell commented there is an unwillingness to accept a restricted use agreement on short-term rentals. She stated that she would like to honor this and not put a restriction on it.

Economic Development Director Sullivan stated that they can talk further about the things that would need to happen in order to bring this project to life. He added that this area would need to be rezoned to accommodate residential. He continued to review the project discussing the location of the project. He asked Council if they liked the site where it is now or would like to see it shifted at all.

Mayor Kuzma stated that he has no problems with the current site.

Councilmember Woestehoff asked to clarify where the site would be shifted.

Economic Development Director Sullivan showed on the map where this would be shifted to the east towards Affinity.

Mayor Kuzma stated that he likes the idea of this project being next to the hotel because the hotel will be four stories and this apartment building would be five stories.

Councilmember Musgrove stated that in the Consent Agenda for the Council meeting, there is a discussion for Parkside Townhomes which is withdrawing their application. She asked if this is in the area that they were just discussing. She asked if this site would also be a possibility.

Economic Development Director Sullivan shared that this area is zoned 2-B, residential.

Councilmember Woestehoff stated that the City does not own this parcel.

Councilmember Specht asked if the hotel has shown any concern with having the apartment building next door.

Economic Development Director Sullivan stated that the EDA reviewed a case and shared that the hotel requested a 6-month rental use restriction but the EDA did not support this and recommended potentially making the area that would be restricted less in size and reduce the period of time that the use restriction would be in place. He noted that if the project were to be moved to the area to

the east it would be out of the area that the hotel was requesting a use restriction which would likely make the hotel feel more comfortable. He shared that the hotel has expressed concerns with the dome project being in limbo as this was one of their items that attracted them to make an investment in Ramsey. He stated that the hotel is nervous about the apartments next door while they are still getting established.

Mayor Kuzma stated that Norhart has already said that they do not want leases less than six months.

Ms. Wise clarified that they would like 12-month leases; however, they have had people ask at times for shorter leases. She stated that they do not want a six month restriction on them.

Councilmember Musgrove mentioned that the hotel will likely benefit from the apartment residents having family in town and could be a huge win for the hotel. She added that they could be losing out on customers if they say that they do not want the apartment next door.

Economic Development Director Sullivan discussed the secondary suggested location. He asked if there was a consensus to not put a use restriction on the apartments.

Councilmember Woestehoff shared that he would prefer this to be in Parcel 46 rather than on Sunwood. He stated that this being located in Parcel 46 it creates walkability to the Draw which is a better opportunity for business.

Councilmember Howell agreed.

Economic Development Director Sullivan asked if the Council would like him to let the hotel know that there is not a lot of support for a use restriction in this area.

Councilmember Musgrove stated that this is appropriate to share.

Councilmember Riley clarified that the EDA was only suggesting making the restricted area less than what was being asked.

Councilmember Howell noted that if most rentals are more than six months this kind of fulfills what they are trying to achieve naturally.

The consensus of the Council was to move forward with this at the current proposed location.

2.02: Amend 2023 Schedule of Rates, Fees and Charges

Finance Director Lund reviewed the Staff report in regard to amending the 2023 rates, fees, and charges schedule for the water treatment plant project.

Councilmember Riley asked if this proposal is a worst case scenario increase but they are already anticipating that better things will happen, how will this change.

Finance Director Lund stated that they can attribute the bonds to different areas and the interest could help the numbers.

Councilmember Riley asked if rates could be decreased at that point.

Finance Director Lund stated that she would recommend holding the rates steady for water and sewer, as Ramsey's rates are not even as high as most cities. She stated that if the Council wishes to do a 5% rate increase on the sewer and decrease the amount of the loan from the sewer and any grant funds that come in could be applied against that.

Councilmember Musgrove asked if the rate would increase 10% in 2023 and 2024 then down to 8% in 2025.

Finance Director Lund said yes but explained that there are two factors that could come into play here, if they do not have to bond then the interest rate would go away and secondly, we don't yet know the true cost to run the water treatment plant. She explained that as the market value continues to rise on investments this should increase the investment total.

Councilmember Musgrove asked if the 8% in 2025 could end up being 10%.

Finance Director Lund added that it could possibly go lower.

City Administrator Hagen noted the future COR infrastructure projects and that these funds could be used if Council wanted to move forward with infrastructure improvements in the coming years under TIF-14. He asked how that would play into this fund.

Finance Director Lund stated that if they are talking about sewer and water related to TIF-14, this would be eligible for TIF-14 bonding. She stated that park improvements are the only thing not eligible for TIF-14 funds.

City Administrator Hagen asked if these funds can be used and then paid back through TIF revenue rather than having interest on the bonds.

Finance Director Lund stated that this would be an interfund resolution to pay this back. She stated that if there were projects outside of The COR area they could use the sewer and water funds.

Councilmember Specht shared that he is comfortable approving this worst-case scenario plan knowing that they may not need to go this high.

Councilmember Musgrove asked for clarification that Councilmember Specht was in support of the 10% increase.

Councilmember Specht said yes.

Councilmember Musgrove agreed that this will helps cover costs and can later be readjusted.

Finance Director Lund added that there are 4800 residential accounts that are charged for sewer and water.

Councilmember Riley stated that he was comfortable with either a 5% or a 10% increase. He noted that fiscally this plan is rather sound and he is grateful for what the State gave them for this project. He also recognized that market wise, they are one of the cheapest cities around for these services. He stated that they need to do some sort of increase this year and then later reevaluate.

Councilmember Howell agreed with an 8% or 10% increase.

Finance Director Lund added that there is also a request to add $35 per copy charge of any footage needed from the police body cameras.

Councilmember Musgrove asked how much this $35 charge covers. She noted that she would be willing to charge more to offset these costs if it would end up costing the City at a lower rate.

Police Chief Katers stated that this covers the cost of the media and part of the time. He added that the Council authorized a position last year to work part-time on the body worn camera project so there is office Staff dedicated to this. He noted that the charge is in line with the charge of other cities.

Councilmember Musgrove shared that she would like to hear back on how this did in a year with a report of what actual costs were versus the charge.

Councilmember Riley asked if there is a downside to charging more.

Police Chief Katers said no and stated that he would have to check to see if there is a statutory limit that can be charged for this. He stated that he will look into this and can also bring the numbers back to Council. He stated that there has not been an overwhelming amount of requests for the body camera footage.

Finance Director Lund asked what fee would be proposed.

Councilmember Woestehoff stated that he does not have an issue with this and shared that he was thinking they could charge $35 per half hour of footage so that the fees are metered. He noted that other jurisdictions do this. He asked if this charge is for a request from the public rather than someone from the media.

Police Chief Katers stated that there are lots of regulations on police body worn cameras. He noted that this would be for public data requests. He stated that the cost increases when they need to redact some information in the footage.

Councilmember Woestehoff stated that he is okay with a $35 charge for this year and getting feedback and possibly charging for increments of time in the future.

Police Chief Katers stated that they also attempt to limit the scope of public requests as some people request unreasonable amounts of requests.

Councilmember Howell shared that she liked Councilmember Woestehoff's suggestion of making this metered. She suggested a cap on the price as well after a certain number of hours.

Police Chief Katers stated that most body camera footage is only a short amount of time in most situations.

Councilmember Musgrove asked if they should set a minimum to make sure that they collect the whole fee.

Councilmember Specht suggested not having a cap on the price.

There was consensus of the Council for a 10% increase in water and sewer fees and a $35.00 per half hour for a copy of body worn camera footage with a minimum of $35.00 to help offset administrative costs.

2.03: Discuss the Recreational Specialist Vacancy, Current Work and Proposed Position Changes

Parks and Assistant Public Works Director Riverblood reviewed the Staff report concerning the Recreational Specialist position, which has now been held by three different individuals over the last three years. He emphasized the need to discuss this position and what needs to be changed to break this cycle. He highlighted the changes that will take place over the summer to accommodate the absence of this position.

Administrative Services Director Lasher reviewed the numbers associated with this change. She noted that based on other cities in the area, she would recommend increasing the salary by approximately 23%. She stated that this would fall in line with the salaries of the lead workers at Public Works. She added that this would come out to be $30 to $38 an hour. She stated that this would give them more success in recruiting someone at a professional level. She mentioned that it is a large bump but it is what is needed. She stated that this would be a non-union position.

Mayor Kuzma asked how this would affect the budget for this year.

Administrative Services Director Lasher stated that it would take at least 10 weeks to get someone new hired on. She stated that for this year it will not be an issue.

Councilmember Specht asked if it is known why there is so much turnover in this role.

Administrative Services Director Lasher stated that the City does exit interviews with employees that leave and she shared that she reviewed the file and there was nothing contradictory found in the exit interviews that there are situations going on that would make them want to leave. She stated that this was initially an intern position which then became a part-time position, to a full-

time position. She noted that this position is much more than entry level; however it is at entry level pay.

Parks and Assistant Public Works Director Riverblood noted that he is not a part of the exit interviews so if his leadership was an issue it would have been discovered. He noted that former Recreation Specialist Martinez-Flynn left for a better salaried job.

Councilmember Howell asked what positions are similar to what the City currently has or what is suggested in surrounding cities.

Administrative Services Director shared what roles the surrounding cities have in place that are similar to what they are proposing. She noted that the title 'Recreation Program Coordinator' is very common. She noted that all of these employees in other cities would report to an employee similar to Parks and Assistant Public Works Director Riverblood.

City Administrator Hagen shared that Champlin has a Parks and Facility Manager, a Recreation Manager, two Recreation Supervisors, and a Parks and Public Works Admin.

Councilmember Howell stated that for the Communications Specialist, Staff visited Elk River because they had a process. She asked if there are cities in the area that Staff likes how things are being run that they would want to go visit.

Administrative Services Director Lasher noted that Elk River does have a Recreational Coordinator that reports to a Recreational Manager with a salary within the range that they are proposing. She stated that they are very friendly with sharing job descriptions and she will be reaching out to them.

Councilmember Woestehoff shared his support for this as he does not imagine the parks and event workload decreasing anytime soon.

Councilmember Specht noted the budget and asked if this is where they want to invest the resources that the City has or if they would rather invest more in the infrastructure and come back to this item later. He added that there are a lot more capital investments that need to be made and that it will likely be a tight budget year.

Councilmember Riley commented that they have a lot of great people in this position but it is an entry level position which is why people leave. He asked if they can shoot for a more experienced individual for this role. He shared his hesitancy to committing to adding another Staff member. He asked if they bumped up wages and experience if this could fix the problem.

Administrative Services Director Lasher shared that she thinks this would significantly help. She discussed the success that they had finding a Communications Specialist once the role was adjusted.

Councilmember Specht asked if adding this role they will be able to fit this into the budget while still raising salaries to fight inflation.

City Administrator Hagen asked how they should measure rising inflation. He stated that as Ramsey grows it is hard to match inflation.

Councilmember Riley stated that he would still be interested in staying at an inflationary rate and then it comes down to what the City's priorities are.

Mayor Kuzma added that they need to consider that this is the third person to leave the role in three years and all of the training and expenses that have nothing to show for them. He shared that he would see it as a savings to have someone stay in this role who can build relationships with the community.

Councilmember Specht noted that he wants to ensure that the budget will pass.

Councilmember Howell shared that if money were no object she would totally be in support of this as she loves arts and having that involved in the community. She stated that if this person spends their time working on things that are available in the private sector, such as yoga, then they will be competing with the private sector and this could temporarily do less of this if they are not charging high enough for these programs and still fine tuning the job description. She noted that she would rather see one person in this role than one full-time and one part-time.

Councilmember Musgrove commented that people are moving around so much in this economy and stated that they can hire someone on at a higher wage but they cannot guarantee that this person will stay. She shared her support for changing the position and not hiring on a part-time person as well. She stated that they should also look into staying with things that are unique to the City rather than things that are available in the private sector. She added that former Recreation Specialist Martinez-Flynn will be greatly missed as she was a diamond in the rough and wished her well on her next endeavor. She asked to confirm that Administrative Services Director Lasher was suggesting a 23% increase in salary for this role.

Administrative Services Director Lasher said yes.

Councilmember Musgrove asked if there was any flexibility in this or not increasing the salary quite this much. She asked if the 23% increase salary is the average entry level salary for most coordinator positions.

Administrative Services Director Lasher stated that it is the average and acknowledged that 23% seems like a big job; however, it is only a difference of $7.06 an hour on the pay scale. She stated that this increase would expect the person in the role to work very independently and take on extra duties and responsibilities.

The consensus of the Council was to increase the wages for this role and look for someone who has experience to serve in a full-time capacity while not hiring a part-time employee as an assistant.

2.04: City Policy Review: Policy to Preserve Leisure and Quality of Experience For Park Patrons

City Administrator Hagen reviewed the Staff report concerning updating City policies to be more cohesive and uniform.

Parks and Assistant Public Works Director Riverblood discussed the policy to preserve leisure and quality experiences for park patrons. He reviewed the updates in this policy including limiting sales and advertising during the summer concerts.

Councilmember Specht shared that he likes this policy update.

Parks and Assistant Public Works Director Riverblood explained that the concerts are programmed for a particular purpose and people go there to socialize and do not want to be sold to while enjoying their time.

Councilmember Woestehoff stated that the draft policy seems to be revolving around the summer concerts series. He asked if this policy should be broadened to cover any event of a similar nature.

Parks and Assistant Public Works Director Riverblood stated that some other events are excluded from the public and are private events. He stated that if they are renting out a facility for a private event or private use then the public does not have access to it anyway.

Councilmember Specht asked if there happened to be a church group, for example, that wants to pass out flyers across the street from the Draw as people are leaving if this would be allowed. He noted that he is looking at this from a First Amendment standpoint.

Parks and Assistant Public Works Director Riverblood stated that this policy refers to the amphitheater and the surrounding area. He added that if people are on another street corner passing things out there are other policies and laws that would come into play.

Councilmember Howell asked if this only affects people who are pedaling or salespeople, not politicians or religious people.

Parks and Assistant Public Works Director Riverblood explained that the policy as written prohibits solicitation in any manner within the amphitheater and limit any sales or advertising to a City sanctioned place as a part of a sponsorship. He stated that the religious and political solicitation would be prohibited under this policy.

Councilmember Howell shared that she does not have an issue with this policy if someone is renting out a City space; however, if it is a City funded event then she does have an issue with this.

Councilmember Musgrove stated that this policy seems to only do with the Draw. She stated that the title of the policy needs to be specific to the Draw or the information in the policy needs to be general to the whole parks system. She asked if there is fundraising that goes into these events that help support the concerts.

Parks and Assistant Public Works Director Riverblood agreed that the title of the policy needs to be updated. He acknowledged that there are fundraisers that support this event as a sponsorship. He shared that in the past they have had a City table with flyers and information on Happy Days, recreational programming, and even information on the comprehensive plan.

Mayor Kuzma asked Parks and Assistant Public Works Director Riverblood to continue to work on this policy and bring it back to the Council.

Councilmember Specht noted that when he was out handing out flyers in the past there were a lot of people asking for information on the whole concert series and stated that this would be good information to have at the City table. He asked if this policy only has to do with the Draw, what about other events.

Parks and Assistant Public Works Director Riverblood stated that the policy is just for this amphitheater area with an event.

Councilmember Specht asked if there is a potential for First Amendment audits in limiting this speech in a public area.

City Attorney Knaak stated that he does not see any concerns.

Councilmember Howell added that this reminds her of 'free speech zones' at the Grand Canyon.

There was a consensus of the Council for staff to continue to work on the policy and bring it back to 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 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.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 2
5. CONSENT AGENDA 3
6. PUBLIC HEARING 3
7. COUNCIL BUSINESS 4
7.01: Introduce Ordinance #23-13 Amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges 4
7.02: Introduce Ordinance #23-11, Granting Centerpoint Energy a Nonexclusive Franchise and Public ROW Access 4
7.03: Introduce Ordinance #23-10 Amendment to Ch. 105, Building and Building Regulations 4
7.04: Adopt Ordinance #23-09 Interim Ordinance Regulating the Sale of THC, ... 5
7.05: Adopt Resolution #23-104 Accepting Bids and Awarding Contract for Improvement Projects #23-05, Barthel's Rum River Acres 2nd Street Reconstruction 7
7.06: Adopt Resolution #23-114 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #23-04, 167th Avenue Reconstruction, CSAH 5 to Highway 47 7
7.07: Adopt Resolution #23-115 Accepting Bids and Awarding Contract for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements 8
7.08: Adopt Ordinance #23-06, Amending Chapter 2, Article V Boards, Commissions and Authorities of the City Code 8
8. MAYOR, COUNCIL AND STAFF INPUT 8
9. ADJOURNMENT 8

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, May 23, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Chris Riley Councilmember Dan Specht Councilmember Matt Woestehoff
Members Absent:	Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen City Engineer/Public Works Director Bruce Westby Finance Director Diana Lund Community Development Director Stephanie Hanson City Attorney Fritz Knaak

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

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

5. CONSENT AGENDA

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

5.01: Receive Cash & Investments for Period Ending April 30, 2023
5.02: Cancel the Public Hearing for the Easement Vacation within Parkside Townhomes (Project No. 22-143) - APPLICATION WITHDRAWN
5.03: Approve the following Meeting Minutes:
1) City Council Work Session dated May 9, 2023
2) City Council Regular Session dated May 9, 2023
5.04: Approve Business Licenses
5.05: Approved Revised Development Agreements for Riverstone South Second and Third Additions
5.06: Approve Revision to Public Works Facility Walk-In Business Hours
5.07: Authorize Renewal of Master Agreement With OPUS 21 (Utility Billing provider) for Five Years
5.08: Authorize to Hire a Streets Maintenance Worker to Fill a Current Vacancy
5.09: Adopt Resolution #23-119 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 4, 2023 through May 17, 2023
5:10: Adopt Resolution #23-103 Approving the Development Agreement for Soderholm & Associates Building Expansion and Associated Site Improvements at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates, Inc.
5:11: Adopt Resolution #23-109 approving Purchase Agreement and Right or Re-entry Agreement for B & A Cylinder site (37a); Case of BD Nobly LLC (Jam Hops) (Portions may be closed to the public)
5:12: Adopt Resolution 23-110 to Appoint an Environmental Policy Board Member
5:13: Adopt Resolution #23-112 Resolution Establishing Procedures Related to Compliance with Reimbursement Bond Regulations under the Internal Revenue Code (Bonding for Hy-10 Improvements & COR Infrastructure Improvements)
5:14: Adopt Resolution #23-113 Resolution Establishing Procedures Related to Compliance with Reimbursement Bond Regulations under the Internal Revenue Code (Bonding for Water Treatment Plant & Trunk Watermain Improvements)
5:15: Adopt Resolution #23-118 Approving Change Order #1 for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Introduce Ordinance #23-13 Amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges

Finance Director Lund reviewed the Staff report concerning raising the sewer and water rates by 10%. She added that these rates would become effective on the second quarter utility bill. She also reviewed the proposed charge of $35 per half hour for any body worn camera footage requested from the Police Department. She shared the request for a Public Hearing on June 13, 2023.

Councilmember Specht thanked Finance Director Lund for her work on this and noted that even with the increase, Ramsey's rates are lower than many other cities in the area.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to introduce Ordinance #23-13 amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges.

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

7.02: Introduce Ordinance #23-11, Granting CenterPoint Energy a Nonexclusive Franchise and Public ROW Access

Community Development Director Hanson reviewed the Staff report concerning CenterPoint Energy and a 20-year franchise agreement with CenterPoint, effective August 11, 2023, when the current 20-year agreement expires.

Councilmember Specht asked what happens if this ordinance is not approved.

Community Development Director Hanson stated that CenterPoint Energy is currently the only gas distribution system in the area anyway, so if not approved they would not be able to provide services to the residents.

City Engineer/Public Works Director Westby noted that this is a nonexclusive franchise. He explained that this is essentially a permit for the utility to use the City's rights-of-way for access to residents. He added that there is no franchise fee associated with this.

Motion by Councilmember Specht, seconded by Councilmember Woestehoff, to introduce Ordinance #23-11, granting CenterPoint Energy a nonexclusive franchise and public ROW access.

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

7.03: Introduce Ordinance #23-10 Amendment to Ch. 105, Building and Building Regulations

City Development Director Hanson reviewed the Staff report in regard to amending the Building Regulations and adding a section concerning plumbing permit administration, plan review, and inspection, giving the authority for these items to Ramsey. She noted that in order to obtain the State designation there needs to be a qualified Staff person, which the City does not currently have; however, Rum River Consultants has added a Master Plumber and they have been successful in obtaining the State designation for other cities.

Councilmember Musgrove asked how this contract will work with private, residential plumbing repairs.

City Development Director Hanson explained that there was language added to the ordinance regarding private property and shared that this will remain the same, meaning that the Building Official has the authority to review the plans and issue permits. She added that when it comes to the commercial plan reviews, the Building Official will be only able to authorize these as he is not a licensed plumber, which is where the consultants will come into play.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to introduce Ordinance #23-10 amendment to Ch. 105, Building and Building Regulations relative to plumbing plan review.

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

7.04: Adopt Ordinance #23-09 Interim Ordinance Regulating the Sale of THC,

Community Development Director Hanson reviewed the Staff report concerning regulating the sale of THC within the City up to one year or until the City determines the proper regulations are in place for the sale of adult-use cannabis.

Councilmember Woestehoff asked if existing uses remain the same.

Community Development Director Hanson said that is correct.

Councilmember Woestehoff asked if there is an establishment that only wants to sell the current legal products if they would be able to open a store.

Community Development Director Hanson explained that they would not be able to open a new store or sell other products.

Councilmember Woestehoff asked if they are putting on a restriction to a legal use.

Community Development Director Hanson confirmed and clarified that State law allows cities to put on an interim ordinance for this.

Councilmember Woestehoff stated that one of his issues with this is that nothing was done when low-dose or edibles came out and now they are putting out a moratorium on a new avenue. He shared that he will support this as Staff needs time to review.

Councilmember Musgrove asked if the State said that there could be a moratorium on this.

City Attorney Knaak stated that cities are putting moratoriums in place and the authorization of this comes under the general authority. He added that this is the method that cities are using to get around it and the new legislation recognizes that.

Councilmember Musgrove shared her appreciation for Staff for working on this.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to waive the City Charter requirement that the ordinance be read aloud and adopt Ordinance #23-09 Interim Ordinance prohibiting the establishment of new uses and/or expansion of existing uses related to sales, testing, manufacturing, and distribution of real THC and chemically related products.

Further discussion:

Councilmember Riley clarified that this is just a pause up to one year so that the State and the City can get caught up on making sure that this is done right.

Councilmember Howell asked why hemp is being regulated.

City Administrator Hagen shared that the notion behind this is to look at where these sales will occur and look at these stores similar to liquor stores.

City Attorney Knaak stated that nothing like this has been seen since the prohibition was lifted, so the only guidance that they have is what happened after the prohibition was listed. He stated that it is more to regulate the THC that is in the hemp but it is the responsibility of the Council to make regulations for the health and safety of the citizens.

Councilmember Woestehoff commented that bills that were passed had caps on them and a city the size of Ramsey could only have two stores. He shared his concern with the moratorium that there would be a greater limit on what he would consider to be the free market as there are two locations that are selling edibles right now and they would be the only ones allowed to sell these products for the next year. He stated that by enabling this moratorium they are creating a potential strategic advantage for the two existing stores in the City.

Councilmember Specht asked if Councilmember Howell wanted hemp to be excluded from this.

Councilmember Howell stated that she does not know enough about this to answer that.

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

7.05: Adopt Resolution #23-104 Accepting Bids and Awarding Contract for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstructions

City Engineer/Public Works Director Westby reviewed the Staff report in regard to improvement projects at Barthel's Rum River Acres. He shared that the low bid was Douglas Kerr Underground. He noted that if approved they would begin construction in June with completion in September.

Councilmember Musgrove asked if the indirect costs included the tile drainage and other corrections.

City Engineer/Public Works Director Westby stated that this is in the construction costs.

Councilmember Riley noted that this is work that needs to be done.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to adopt Resolution #23-104 accepting bids and awarding contract for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction.

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

7.06: Adopt Resolution #23-114 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #23-04, 167th Avenue Reconstruction, CSAH 5 to Highway 47

City Engineer/Public Works Director Westby reviewed the Staff report in regard to improvement projects at 167th Avenue. He noted that if approved they would be able to begin construction after the July 4th holiday with completion in September.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to adopt Resolution #23-114 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-04, 167th Avenue Reconstruction.

Further discussion:

Councilmember Woestehoff shared that he was the one no vote in Public Works on this as he supported an off-road pedestrian and bike facility. He explained that now is the opportunity to make pedestrian and bike travel safer and the opportunity is not being taken. He shared his disappointment that they were not able to upgrade the trails system at this time. He noted he will not be supporting this.

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

7.07: Adopt Resolution #23-115 Accepting Bids and Awarding Contract for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements

City Engineer/Public Works Director Westby reviewed the Staff report in regard to improvement projects for the critical mill and overlay improvements. He noted the 21 areas that are included in this project. He shared that Diversified Paving submitted the low bid for this project.

Councilmember Woestehoff asked if the completion date for this project is June 30.

City Engineer/Public Works Director Westby confirmed.

Councilmember Musgrove commented on the competitiveness of the bids. She thanked Staff for all of their work on these projects.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adopt Resolution #23-115 accepting bids and awarding contract for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements.

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

7.08: Adopt Ordinance #23-06, Amending Chapter 2, Article V Boards, Commissions and Authorities of the City Code

City Administrator Hagen reviewed the Staff report concerning amending Chapter 2 of City Code bringing it to conformance with the City Charter requirement.

Motion by Councilmember Riley, seconded by Councilmember Howell, to waive the City Charter requirement that the ordinance be read aloud and adopt Ordinance #23-06, amending chapter 2, Article V Boards, Commissions and Authorities of the City Code.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:56 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 5.**

Meeting Date: 06/13/2023

By: Dana Verbeek, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

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

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplex, etc) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of the City Code)

Multi-Family Units (apartments, condos, etc.) are subject to the license and inspection program as required by code.

License application requests are attached for Council approval.

Recommendation:

Staff recommends approval of License Applications

Action:

Motion to approve Rental License Applications.

Attachments

Rental Licenses

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	06/07/2023 08:46 AM
Brian Hagen	Brian Hagen	06/07/2023 12:52 PM
Brian Hagen	Brian Hagen	06/07/2023 04:19 PM
Form Started By: Dana Verbeek		Started On: 06/06/2023 11:31 AM
Final Approval Date: 06/07/2023		

Report Name: License Report - License Types
Council Dates: 6/1/2023 to 6/14/2023
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Printed: 6/7/2023

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Trilogy Custom Homes		6978 139th Ave NW		6/9/2026	6/13/2023	I
Donna and Devern Matson		7047 139th Ave NW		6/9/2026	6/13/2023	I
E. J. Lida Rentals LLC		7084 139th Ave NW		6/9/2026	6/13/2023	I
Elizabeth Holgrimson		7092 139th Ave NW		6/9/2026	6/13/2023	I
Nita Morlock		7106 139th Ave NW		6/9/2026	6/13/2023	I
Nita Morlock		5346 140th Ave NW		6/9/2026	6/13/2023	I
Nita Morlock		5350 140th Ave NW		6/9/2026	6/13/2023	I
RAPQ, LLC		5359 142nd Cir NW		6/9/2026	6/13/2023	I
Kimberly Kauls		6330 142nd La NW		6/9/2026	6/13/2023	I
RAPQ, LLC		5940 143rd Cir NW		6/9/2026	6/13/2023	I
Gregory Knutson		5420 144th Way NW #16		6/9/2026	6/13/2023	I
Marco Real Estate, LLC		5420 144th Way NW #20		6/9/2026	6/13/2023	I
Raymond T Renner		6960 147th Ave NW		6/9/2026	6/13/2023	I
Jeff and Jodi Shoemaker		7316 147th Ter NW		6/9/2026	6/13/2023	I
Raymond T Renner		7065 148th La NW		6/9/2026	6/13/2023	I
Vollmers		5674 154th Ct NW		6/9/2026	6/13/2023	I
Ross	Tim Ross	6308 170th Ave NW		6/9/2026	6/13/2023	I
SMLS, LLC		14253 Argon St NW		6/9/2026	6/13/2023	I
Tola Ogunleye		14184 Barium St NW		6/9/2026	6/13/2023	I
Greenwood Real Estate Holdings, LLC		14660 Cobalt St NW #20		6/9/2026	6/13/2023	I
Copper Ridge Properties, LLC		14660 Cobalt St NW #40		6/9/2026	6/13/2023	I
MJP Properties, LLC		14730 Cobalt St NW #20		6/9/2026	6/13/2023	I
Nita Morlock		15223 Fluorine St NW		6/9/2026	6/13/2023	I
Hau Tan Le		14800 Germanium St NW		6/9/2026	6/13/2023	I
Yousef Abumayaleh		14700 Helium St NW		6/9/2026	6/13/2023	I
Victor Shkolnikov		13873 Ironstone Trl NW		6/9/2026	6/13/2023	I
Gary Lundberg		16240 Jaspar St NW		6/9/2026	6/13/2023	I
Good Domus Sub IV, LLC		14941 Nowthen Blvd NW		6/9/2026	6/13/2023	I
Nita Morlock		14571 Olivine St NW		6/9/2026	6/13/2023	I
Elsa Wong		14831 Olivine St NW		6/9/2026	6/13/2023	I
Elsa Wong		14837 Olivine St NW		6/9/2026	6/13/2023	I
Gables Terrace	Austin Bohr	14559 Olivine Ter NW		6/9/2026	6/13/2023	I
Jannette Achale Epse Ayuis		14564 Olivine Ter NW		6/9/2026	6/13/2023	I
Elsa Wong		14639 Quartz Ter NW		6/9/2026	6/13/2023	I
Minnesota Capital Management		15410 Radium St NW		6/9/2026	6/13/2023	I
E. J. Lida Rentals LLC		15326 Radium Way NW		6/9/2026	6/13/2023	I
Trilogy Custom Homes		6918 Riverdale Dr NW		6/9/2026	6/13/2023	I
Elsa Wong		7025 Riverdale Dr NW		6/9/2026	6/13/2023	I
Parkside Village	Eileen Carlin	14788 Willemite Way NW		6/9/2026	6/13/2023	I
Raymond T Renner		14411 Wolfram St NW		6/9/2026	6/13/2023	I
Terry Royalty		14170 Xenon St NW #14		6/9/2026	6/13/2023	I
JBL Realty Holdings, LLC		14170 Xenon St NW #6		6/9/2026	6/13/2023	I
Elsa Wong		14200 Xenon St NW #16		6/9/2026	6/13/2023	I

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Russell Johnson		14200 Xenon St NW #6		6/9/2026	6/13/2023	I
Terry Royalty		14220 Xenon St NW #16		6/9/2026	6/13/2023	I
Minnesota Capital Management		14220 Xenon St NW #6		6/9/2026	6/13/2023	I
Minnesota Capital Management		14220 Xenon St NW #8		6/9/2026	6/13/2023	I
Trilogy Custom Homes		16400 Yolite St NW		6/9/2026	6/13/2023	I
5951R LLC	David Knecht	5951 143rd La NW	5951R LLC	6/9/2026	6/13/2023	I

Rental License Count: 49

Total Licenses: 49

CC Regular Session **5. 6.**

Meeting Date: 06/13/2023

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	06/06/2023 04:53 PM
Brian Hagen	Brian Hagen	06/07/2023 12:50 PM
Form Started By: Wendy Schlueter		Started On: 06/06/2023 02:24 PM
Final Approval Date: 06/07/2023		

Report Name: License Report - License Types
Council Dates: 6/13/2023 to 6/13/2023
Status: Active, Inactive
License Type(s): Garbage Haulers, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Pawnbroker, Second Hand Goods Dealer, Special Events, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Special Events						
Adrenaline Sports Center	Jason Jacob	8310 147th La NW	ASC - Cornhole Tou	6/26/2023	6/13/2023	A
					Special Events License Count: 1	
Transient Merchant/Peddler/Solicitor						
Southwestern Advantage/Michal's Books	Michal Pawlak			12/31/2023	6/13/2023	A
Renewal by Andersen	Nathaniel R Postell			12/31/2023	6/13/2023	A
Renewal by Andersen	Samuel M Theobald			12/31/2023	6/13/2023	A
Renewal by Andersen	Harrison R Audettte			12/31/2023	6/13/2023	A
Renewal by Andersen	Jonathan N Hamblin			12/31/2023	6/13/2023	A
Renewal by Andersen	Connor J Olson			12/31/2023	6/13/2023	A
Renewal by Andersen	Dylan L Turner			12/31/2023	6/13/2023	A
Renewal by Andersen	Keith A Furlong			12/31/2023	6/13/2023	A
Renewal by Andersen	Gabriel I Hymer			12/31/2023	6/13/2023	A
Renewal by Andersen	Tyler Conroy Kurtz			12/31/2023	6/13/2023	A
					Transient Merchant/Peddler/Solicitor License Count: 10	

Total Licenses: 11

CC Regular Session **5. 7.**

Meeting Date: 06/13/2023

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Information

Title

Approve Liquor License Renewals

Purpose/Background:

Applications for renewal of the attached liquor licenses are currently set to expire on June 30, 2023.

Recommendation:

Since these are renewals and not new license applications, Staff is asking the City Council to approve these licenses contingent upon background check completion and approval.

Action:

Motion to Approve/Deny Liquor License renewals contingent upon background check completion and approval.

Attachments

Liquor License Renewals

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	06/06/2023 04:53 PM
Brian Hagen	Brian Hagen	06/07/2023 12:34 PM
Form Started By: Wendy Schlueter		Started On: 05/11/2023 03:30 PM
Final Approval Date: 06/07/2023		

Report Name: License Report - License Types
Council Dates: 6/13/2023 to 6/13/2023
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
3.2 Beer Off-Sale						
Northern Tier Retail, LLC (7-Eleven)	Kimberly Duncan	14000 St Francis Blvd NW		6/30/2024	6/13/2023	A
Coborn's, Inc.	David Meyer	7900 Sunwood Dr NW		6/30/2024	6/13/2023	A
				3.2 Beer Off-Sale License Count:		**2**
Liquor 2 A.M. Closing						
SM Enterprises Corporation	Edward Witschen	14077 St Francis Blvd NW		6/30/2024	6/13/2023	A
				Liquor 2 A.M. Closing License Count:		**1**
Liquor Off-Sale						
Yayin Gadol, LLC	Jonathan G Halper	14107 St Francis Blvd NW		6/30/2024	6/13/2023	A
Coborn's, Inc - Liquor	David Meyer	7900 Sunwood Dr NW		6/30/2024	6/13/2023	A
Liquor Lady, Inc	Jilleen Mary Keil	5900 167th Ave NW	Fairway Liquor	6/30/2024	6/13/2023	A
Cherokee Liquors Inc	Grant Radamacher	5427 Alpine Dr NW	G-Will Liquors	6/30/2024	6/13/2023	A
				Liquor Off-Sale License Count:		**4**
Liquor On-Sale						
Links At Northfork GC, LLC	The Links at Northfork	9333 Alpine Dr NW		6/30/2024	6/13/2023	A
Templer Group, Inc.	JR's Outpost	6141 Highway 10 NW		6/30/2024	6/13/2023	A
Whiskey Jacks of Ramsey, LLC	Willy McCoys	6415 Highway 10 NW		6/30/2024	6/13/2023	A
Pleasant Valley Sunrise Group LLC	Aurelio's Pizza	6415 Highway 10 NW		6/30/2024	6/13/2023	A
Triple Shift Entertainment, LLC	Robert J Spigner	6720 Riverdale Dr NW		6/30/2024	6/13/2023	A
SM Enterprises Corporation	Edward Witschen	14077 St Francis Blvd NW		6/30/2024	6/13/2023	A
MENSCH, LLC	John Menard	16659 St Francis Blvd NW		6/30/2024	6/13/2023	A
Acapulco of Ramsey, Inc.	Acapulco Mexican Restaurant	7988 Sunwood Dr NW 100		6/30/2024	6/13/2023	A
				Liquor On-Sale License Count:		**8**
Liquor On-Sale Sunday						
Links At Northfork GC, LLC	The Links at Northfork	9333 Alpine Dr NW		6/30/2024	6/13/2023	A
Templer Group, Inc.	JR's Outpost	6141 Highway 10 NW		6/30/2024	6/13/2023	A
Whiskey Jacks of Ramsey, LLC	Willy McCoys	6415 Highway 10 NW		6/30/2024	6/13/2023	A
Pleasant Valley Sunrise Group LLC	Aurelio's Pizza	6415 Highway 10 NW		6/30/2024	6/13/2023	A
Triple Shift Entertainment, LLC	Robert J Spigner	6720 Riverdale Dr NW		6/30/2024	6/13/2023	A
SM Enterprises Corporation	Edward Witschen	14700 St Francis Blvd NW		6/30/2024	6/13/2023	A
MENSCH, LLC	John Menard	16659 St Francis Blvd NW		6/30/2024	6/13/2023	A

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Liquor On-Sale Sunday						
Acapulco of Ramsey, Inc.	Acapulco Mexican Restaurant	7988 Sunwood Dr NW 100		6/30/2024	6/13/2023	A

Liquor On-Sale Sunday License Count: 8

Total Licenses: 23

CC Regular Session **5. 8.**

Meeting Date: 06/13/2023

By: Colleen Lasher, Administrative Services

Information

Title:

Authorization to Reclassify and Transfer a City Employee

Purpose/Background:

The purpose of this case is to authorize filling the Public Works Administrative Assistant position that was discussed with the City Council during the work session of April 25, 2023. As a result, staff conducted an internal and external recruitment process and interviewed several candidates. An internal candidate, Ms. Marsha Weidner, was selected for the position. The City extended a contingent job offer which is pending City Council approval. If approved, Ms. Weidner will continue to be subject to the personnel policy and the AFSCME labor agreement. She will move from the Engineering Department at City Hall to the Public Works Facility. Ms. Weidner is currently an Engineering Assistant and will be reclassified back to her original role of Administrative Assistant. The Administrative Assistant position provides a variety of responsible administrative support functions including providing excellent customer service to residents, contractors, staff and others; routing phone calls, attending city events as needed, scheduling meetings, and writing business letters, as well as the following specific tasks:

- Assist with invoice processing/Tungsten
- Administer annual mailbox replacements due to snowplow hits
- Administer annual turf repair due to snowplow damage
- Assist with updating/developing/formatting RFQ's for contracted services
- Separate duties required for civic rec coordination (park reservations) and the athletic organizations coordination
- Billing athletic organizations for services throughout the year
- Update summer seasonal and ice rink attendant handbooks
- Update warming house calendars each year
- Update mow crew log sheets
- Update mower safety training spreadsheet
- Special events permits
- Send out/schedule all Gopher state locate requests
- Apply for grants and follow through with process
- Assist with writing cases and resolutions
- Scanning plans
- Scanning O&M manuals
- Scheduling appointments on PIMS
- Prepare and mail water meter leak letters and conduct follow up when residents call
- Assist when residents call on utility billing questions
- Monitor the monthly tornado alarm
- Assist with putting together word and excel documents
- Respond to questions from OPUS21
- Assist with monitoring SCADA during core work times
- Assist with calling contractors to get bids/quotes
- Assist with logistics with ordering PW vehicles
- Pick up repair supplies from vendors when ordered
- Assist with CIP planning
- Scan utility tie cards
- Check in all utility permits to make sure all was completed
- Send out and schedule all water meter repairs
- Monitor on call phone and address all Emergency calls during work hours
- Schedule meeting requests with appropriate supervisors
- Attend needed meetings to keep ahead of upcoming developments
- Work with vendors and suppliers to get the lowest prices on needed equipment/tools/supplies
- Order chemicals for water distribution
- Assist with organizing punch lists for all developments/commercial sites
- Schedule needed maintenance for PW site (garage doors, hvac, fuel island, etc)
- Logis utility GIS updates
- Initiate Facebook and website updates for PW (water main flushing, sweeping, pot hole repairs, snow plow updates etc.)

- Assist with state level documents for state bids, DNR water appropriations, water conservation permits, sanitary sewer permits, etc.
- Assist contractors with purchasing water meters for all new structures and scheduling all water turn hookups and disconnects.
- Monitor electric and gas disconnects and schedule all water disconnects when appropriate
- Scan in water meter repair forms and forward to billing company.

With regard to filling the soon-to-be-vacant Engineering Department Position: Discussions occurred between City Administrator Hagen, Administrative Services Director Lasher and City Engineer/Public Works Director Westby. In anticipation of City Council approval, it was determined that the best course of action would be to fill Ms. Weidner's former position as an Administrative Assistant rather than the reclassified role of Engineering Assistant. This is a savings to the City. The Engineering Assistant role is a more advanced administrative position and requires in-depth on-the-job knowledge of the department. With current staffing levels and knowledge within the department, an Engineering Assistant could be considered by the City Council in the future, but is not needed at this time.

Looking ahead, in the interest of efficiency (while following City policy and the AFSCME contract) the position left vacant due to Ms. Weidner's pending move to Public Works was advertised internally only. There were no internal candidates. Therefore, it is expected to be filled from the pool of excellent candidates that were part of the Public Works Administrative Assistant recruitment mentioned above. Four candidates from that recruitment are scheduled to be interviewed tomorrow, June 14. These candidates have already passed first and second-round interviews for the Public Works position and have expressed interest in the Engineering Department Administrative Assistant position. Staff anticipates bringing the Engineering Administrative Assistant position forward to the City Council for authorization to hire on June 27, 2023.

Funding Source:

This position will be funded through a mix of streets, parks, and utility funds.

Recommendation:

To reclassify and transfer Ms. Marsha Weidner to the position of Public Works Administrative Assistant, effective June 14, 2023, at $29.95 per hour, which is step 6 of the 2023 wage scale.

Outcome/Action:

Motion to reclassify and transfer Ms. Marsha Weidner to the position of Public Works Administrative Assistant, effective June 14, 2023, at $29.95 per hour, which is step 6 of the 2023 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/08/2023 10:23 AM
Brian Hagen	Brian Hagen	06/08/2023 10:32 AM
Form Started By: Colleen Lasher		Started On: 06/08/2023 08:40 AM
Final Approval Date: 06/08/2023		

CC Regular Session **5. 9.**

Meeting Date: 06/13/2023

By: Jennifer Morrison, Finance

Information

Title

Adopt Resolution #23-132 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2023 through June 7, 2023.

Purpose/Background:

Adopt Resolution #23-132 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2023 through June 7, 2023.

Recommendation:

Staff Recommends to Adopt Resolution #23-132 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2023 through June 7, 2023.

Action:

Motion to Adopt Resolution #23-132 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2023 through June 7, 2023.

Attachments

Bills List 6/13/2023

Resolution 23-132

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/08/2023 07:09 AM
Brian Hagen	Brian Hagen	06/08/2023 08:43 AM
Form Started By: Jennifer Morrison		Started On: 06/07/2023 01:42 PM
Final Approval Date: 06/08/2023		

RAMSEY CITY COUNCIL MEETING

6.13.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 5.18.23 - 6.7.23	$ 730,160.35
Accounts Payable 5.18.23 - 6.7.23	214,057.28
Payroll 5.26.23	238,185.44
Debt Service	45,781.25
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 1,228,184.32**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 518,142.41	$ 3,759,320.30
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	298,721.73	3,178,809.22
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	218,747.94	2,263,902.97
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		9,197.09
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,035,612.08**	**$ 9,211,229.58**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116876	**5/18/2023**		**115203 ALL AMERICAN TITLE CO INC**							
		42.72	UB REF 14650 RHINESTONE WAY		118973	05182023	9601.4651		WATER REVENUE	WATER FUND
		42.72								
116877	**5/18/2023**		**113045 ANCONA TITLE AND ESCROW**							
		32.35	UB REF 16301 KANGAROO ST NW		118974	05182023	9601.4651		WATER REVENUE	WATER FUND
		32.35								
116878	**5/18/2023**		**120086 ANDERSON, KARL G REVOCABLE TRUST**							
		29.78	UB REF 16455 FORTMANN CIR NW		118975	05182023	9601.4651		WATER REVENUE	WATER FUND
		29.78								
116879	**5/18/2023**		**100948 ANOKA COUNTY LICENSE CENTER**							
		7,688.60	REG & PLATES FOR 2023 CITY TRU		118991	05182023	0311.6540		HEAVY MACHINERY	STREET MAINTENANCE
		7,688.60								
116880	**5/18/2023**		**120077 BARTEL, JIM**							
		100.00	DAMAGE DEPOSIT REF 10.7.21		118992	05182023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
116881	**5/18/2023**		**120087 BLACK SEA EXPRESS INC**							
		179.78	UB REF 13939 IRONSTONE TER NW		118976	05182023	9601.4651		WATER REVENUE	WATER FUND
		179.78								
116882	**5/18/2023**		**114612 BRUMMER REALTY**							
		152.36	UB REF 5500 153RD CT REISSUE		118993	05182023	9601.4651		WATER REVENUE	WATER FUND
		152.36								
116883	**5/18/2023**		**120088 CARLSON, JEREMY OR ERIN**							
		176.66	UB REF 15531 SODIUM WAY		118977	05182023	9601.4651		WATER REVENUE	WATER FUND
		176.66								
116884	**5/18/2023**		**110734 CITY OF RAMSEY**							
		32.19	ACCT 730017		118994	05182023	9601.4651		WATER REVENUE	WATER FUND
		180.51	ACCT 725205		118994	05182023	9601.4651		WATER REVENUE	WATER FUND
		220.00	ACCT 733639		118994	05182023	9601.4651		WATER REVENUE	WATER FUND
		50.00	ACCT 612206594		118994	05182023	9601.4651		WATER REVENUE	WATER FUND
		482.70								
116885	**5/18/2023**		**100167 CORNERSTONE FORD**							
		12.39-	EARLY PAY DISCOUNT		119008	15416406	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
116885	5/18/2023		100167 CORNERSTONE FORD							
		123.84	POLICE #372		119008	15416406	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		24.20-	EARLY PAY DISCOUNT		119009	15417720	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		242.00	TRK. #613 TAILGATE		119009	15417720	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.77-	EARLY PAY DISCOUNT		119010	15416419	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		37.69	POLICE #372		119010	15416419	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		363.17								
116886	5/18/2023		120089 EKMARK, MICHAEL OR LANA							
		144.04	UB REF 14961 XKIMO ST NW		118978	05182023	9601.4651		WATER REVENUE	WATER FUND
		144.04								
116887	5/18/2023		120090 EVENSON, VIRGINIA ANN							
		34.27	UB REF 7900 142ND AVE NW		118979	05182023	9601.4651		WATER REVENUE	WATER FUND
		34.27								
116888	5/18/2023		119068 FIRST AMERICAN TITLE INSURANCE CO							
		155.88	UB REF 15241 FLUORINE ST NW		118980	05182023	9601.4651		WATER REVENUE	WATER FUND
		155.88								
116889	5/18/2023		118092 FITZSIMMONS, LEANNE							
		163.54	UB REF 14873 YAKIMA ST NW REIS		118995	05182023	9601.4651		WATER REVENUE	WATER FUND
		163.54								
116890	5/18/2023		120081 HEIL, EILEEN							
		75.00	MAILBOX DMGE REIMB-E HEIL		119012	51523	0312.6267		OTHER STREET MAINTENANCE SUPPLSNOW & ICE REMOVAL	
		75.00								
116891	5/18/2023		120080 JANSSON, DEAN							
		75.00	MAILBOX DMGE REIMB-D JANSSON		119011	51423	0312.6267		OTHER STREET MAINTENANCE SUPPLSNOW & ICE REMOVAL	
		75.00								
116892	5/18/2023		120091 KING, DARLA THE ESATE OF							
		112.43	UB REF 7361 147TH LANE NW		118981	05182023	9601.4651		WATER REVENUE	WATER FUND
		112.43								
116893	5/18/2023		119444 KOGNO, ATYODI OR ADZO ALUKA							
		116.82	UB REF 14211 XENON ST #19 REIS		118996	05182023	9601.4651		WATER REVENUE	WATER FUND
		116.82								
116894	5/18/2023		119610 LEAGUE OF WISCONSIN MUNICIPALITIES							

5/18/2023 – 6/7/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116894	**5/18/2023**		**119610 LEAGUE OF WISCONSIN MUNICIPALITIES**						**Continued...**	
		150.00	ONLINE CITY PLANNER AD		118997	85885	0130.6354		HELP WANTED ADVERTISEMENTS	ADMINISTRATION
		150.00								
116895	**5/18/2023**		**118656 LEE, RICHARD**							
		247.68	UB REF 14563 OLIVINE TER #4 RE		118998	05182023	9601.4651		WATER REVENUE	WATER FUND
		247.68								
116896	**5/18/2023**		**117357 LEGACY TITLE**							
		74.15	UB REF 7066 139TH AVE NW		118982	05182023	9601.4651		WATER REVENUE	WATER FUND
		74.15								
116897	**5/18/2023**		**118475 MICK STERLING PRESENTS LLC**							
		750.00	DEPOSIT FOR SUMMER CONCERT		119007	051023	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		750.00								
116898	**5/18/2023**		**120092 MINNESOTA TITLE**							
		149.87	UB REF 7233 146TH AVE NW		118983	05182023	9601.4651		WATER REVENUE	WATER FUND
		149.87								
116899	**5/18/2023**		**105625 MINNESOTA TRANSPORTATION ALLIANCE**							
		620.00	6.23-5.24 MEMBERSHIP B HAGEN		119002	05182023	0111.6451		MEMBERSHIP DUES	MAYOR AND COUNCIL
		620.00								
116900	**5/18/2023**		**118822 MLG TITLE LLC**							
		233.04	UB REF 7347 159TH AVE NW REISS		118999	05182023	9601.4651		WATER REVENUE	WATER FUND
		233.04								
116901	**5/18/2023**		**118822 MLG TITLE LLC**							
		184.07	UB REF 7635 147TH LN NW REISSU		119000	05182023A	9601.4651		WATER REVENUE	WATER FUND
		184.07								
116902	**5/18/2023**		**101032 MN CITY COUNTY MGMT ASSOCIATION**							
		179.24	MCMA MEMBERSHIP B HAGEN		119001	05182023	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
		179.24								
116903	**5/18/2023**		**120093 PATTON, THOMAS**							
		27.49	UB REF 16031 NEON ST NW		118984	05182023	9601.4651		WATER REVENUE	WATER FUND
		27.49								
116904	**5/18/2023**		**100950 PEARSON, AL**							

5/18/2023 – 6/7/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116904	**5/18/2023**		**100950 PEARSON, AL**						**Continued...**	
		1.00	ROW EASEMT AGRMT #20-05 REISSU		119003	05182023	9402.6530	00202005	IMPROVEMENTS OTHER THAN BLDS	STATE AID CONSTRUCTION
		1.00								
116905	**5/18/2023**		**120094 RACCHINI, SHAWN**							
		188.86	UB REF 16224 LITHIUM CT NW		118985	05182023	9601.4651		WATER REVENUE	WATER FUND
		188.86								
116906	**5/18/2023**		**120095 RAMSEY RENTALS LLC**							
		152.14	UB REF 13930 IRONSTONE TER NW		118986	05182023	9601.4651		WATER REVENUE	WATER FUND
		152.14								
116907	**5/18/2023**		**120096 ROBERTSON, CORDELL OR AQUANITA**							
		352.03	UB REF 14806 WACO ST NW		118987	05182023	9601.4651		WATER REVENUE	WATER FUND
		352.03								
116908	**5/18/2023**		**120097 SPEARS, JANET**							
		325.30	UB REF 15377 IODINE ST		118988	05182023	9601.4651		WATER REVENUE	WATER FUND
		325.30								
116909	**5/18/2023**		**118653 ST CLAIR, MICHAEL**							
		9.22	REF ESCROW BAL 117449 REISSUE		119004	05182023	9804.6433	00117449	REFUNDS	ESCROW ACCOUNTS
		9.22								
116910	**5/18/2023**		**113038 THE TITLE GROUP**							
		239.69	UB REF 15391 GERMANIUM ST NW		118990	05182023	9601.4651		WATER REVENUE	WATER FUND
		239.69								
116911	**5/18/2023**		**116944 TITLESMART INC**							
		341.89	UB REF 15378 ZUNI CT		118989	05182023	9601.4651		WATER REVENUE	WATER FUND
		341.89								
116912	**5/18/2023**		**119438 WALKER, MELISSA OR ROBERT**							
		14.96	UB REF 14503 BOWERS DR REISSUE		119005	05182023	9601.4651		WATER REVENUE	WATER FUND
		14.96								
116964	**5/25/2023**		**100050 ANOKA HENNEPIN ISD 11**							
		222.38	REFUND ESCROW BALANCE IUP		119107	A119324	9804.6433	00119324	REFUNDS	ESCROW ACCOUNTS
		222.38								
116965	**5/25/2023**		**111377 ANOKA MUNICIPAL UTILITY**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
116965	5/25/2023		111377 ANOKA MUNICIPAL UTILITY							
		78.80	STREET LIGHTING		119095	22-990005-01 APR 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		77.48	TRAFFIC SIGNALS		119096	22-613120-01 APR 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		39.52	STREET LIGHTING		119097	22-610280-00 APR 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		45.69	TRAFFIC SIGNALS		119098	22-612000-01 APR 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		241.49								
116966	5/25/2023		120100 BACHLER, BRUCE							
		300.00	HD FOOD VENDOR APP REFUND		119091	052223	0296.4609		OTHER MISCELLANEOUS REVENUES	HAPPY DAYS
		300.00								
116967	5/25/2023		100297 CENTERPOINT ENERGY							
		175.59	4/6-5/5/23 GAS USAGE		119076	6011580-5 APR 2023	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		51.52	NATURAL GAS PH 3		119077	8782239-1 APR 2023	9601.6373		GAS	WATER FUND
		240.85	GAS UTILITIES STATION 1		119078	5914352-9 APR 2023	0220.6373		GAS	FIRE PROTECTION
		382.98	GAS UTILITIES STATION 2		119079	5961540-1 APR 2023	0220.6373		GAS	FIRE PROTECTION
		2,252.73	C/H GAS		119080	6702493-5 APR 2023	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		3,103.67								
116968	5/25/2023		120106 CENTERPOINT ENERGY							
		184.04	REFUND ESCROW BALANCE		119103	A119300	9804.6433	00119300	REFUNDS	ESCROW ACCOUNTS
		184.04								
116969	5/25/2023		110734 CITY OF RAMSEY							
		140.00	ACCT #718889-ROBA		119071	05252023	9601.4651		WATER REVENUE	WATER FUND
		1,089.66	ACCT #725092-VALDIVIA		119071	05252023	9601.4651		WATER REVENUE	WATER FUND
		1,229.66								
116970	5/25/2023		100116 CONNEXUS ENERGY							
		218.54	ELMCREST IRRIGATION ELECTRIC		119115	444931-267449 MAY 2023	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		218.54								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116970	**5/25/2023**		**100116 CONNEXUS ENERGY**						**Continued...**	
116971	**5/25/2023**		**120102 CONNEXUS ENERGY**							
		355.80	REF DAYTON PORT SUB ESCROW BAL		119099	A118629	9804.6433	00118629	REFUNDS	ESCROW ACCOUNTS
		355.80								
116972	**5/25/2023**		**120112 FAULKNER, KAITILYN**							
		75.00	MAILBOX DAMG REIMB-K FAULKNER		119112	0523	0312.6267		OTHER STREET MAINTENANCE SUPPL	SNOW & ICE REMOVAL
		75.00								
116973	**5/25/2023**		**119349 GRAEN, MELISSA**							
		400.00	WATER EFF REBATE 23-M GRAEN		119111	052323	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		400.00								
116974	**5/25/2023**		**110568 GREEN VALLEY GREENHOUSE**							
		1,859.71	REFUND ESCROW BALANCE		119104	A119472	9804.6433	00119472	REFUNDS	ESCROW ACCOUNTS
		1,859.71								
116975	**5/25/2023**		**120079 GUSTAFSON, ERIC**							
		149.99	WATER EFF REBATE 23- E GUSTAFS		119110	052323	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		149.99								
116976	**5/25/2023**		**119284 HP MINNESOTA I LLC**							
		105.33	UB REF 15477 SODIUM ST REISSUE		119073	05252023	9601.4651		WATER REVENUE	WATER FUND
		105.33								
116977	**5/25/2023**		**120103 JOHNSON, JACOB**							
		571.34	REF ESCROW BALANCE		119100	A118701	9804.6433	00118701	REFUNDS	ESCROW ACCOUNTS
		571.34								
116978	**5/25/2023**		**120104 LAWS, JAY**							
		505.32	REF ESCROW BALANCE		119101	A118875	9804.6433	00118875	REFUNDS	ESCROW ACCOUNTS
		505.32								
116979	**5/25/2023**		**118475 MICK STERLING PRESENTS LLC**							
		2,500.00	HAPPY DAYS MUSIC		119092	052323	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		2,500.00								
116980	**5/25/2023**		**120113 MIDDENDORF, JOYCE**							
		75.00	MAILBOX DMGE REIMB-J MIDDENDOR		119114	0524	0312.6267		OTHER STREET MAINTENANCE SUPPL	SNOW & ICE REMOVAL
		75.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116980	5/25/2023		120113 MIDDENDORF, JOYCE						Continued...	
116981	5/25/2023		119740 NAKONECHNYY, YURIY & DINA							
		5,000.00	REFUND LANDSCAPE ESC		119108	A117876	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		1,500.00	REFUND EROSION ESC		119108	A117876	9804.6433	00117876	REFUNDS	ESCROW ACCOUNTS
		6,500.00								
116982	5/25/2023		120108 NAME BRAND SELF STORAGE							
		319.25	REFUND ESCROW BALANCE		119106	A119651	9804.6433	00119651	REFUNDS	ESCROW ACCOUNTS
		319.25								
116983	5/25/2023		114471 PROFESSIONAL MAINTENANCE SERVICES							
		164.01	REF HOCKERT IUP ESC BALANCE		119105	A119500	9804.6433	00119500	REFUNDS	ESCROW ACCOUNTS
		164.01								
116984	5/25/2023		120045 SMART MOMS TRAVEL/SARA NICCUM							
		75.00	EXPO REFUND-REISS CHK 116834		119074	05252023	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
116985	5/25/2023		112580 STENOIEN, TIM & GINNY							
		75.00	MAILBOX DMGE REIMB-T STENOIEN		119113	0524	0312.6267		OTHER STREET MAINTENANCE SUPPL	SNOW & ICE REMOVAL
		75.00								
116986	5/25/2023		120110 THANNUM, JOHN							
		9.62	KEYS MADE FOR FIRE MARSHALL		119072	05252023	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		9.62								
116987	5/25/2023		120105 TOUCHETTE, RON							
		434.72	REFUND ESCROW BALANCE		119102	A118876	9804.6433	00118876	REFUNDS	ESCROW ACCOUNTS
		434.72								
116988	6/1/2023		117700 A HARD DAYS NIGHT TRIBUTE TO THE BEATLES							
		2,125.00	CONCERT PMT-HARD DAYS NIGHT		119090	052223	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		2,125.00								
116989	6/1/2023		114036 BIRDSEYE VENTURES DBA MAJESTIC EVENTS							
		2,506.50	HAPPY DAYS RENTAL DEPOSIT		119173	052523	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		2,506.50								
116990	6/1/2023		100297 CENTERPOINT ENERGY							
		820.95	MONTHLY GAS CHARGES		119178	8000014064-2	0452.6373		GAS	PARK & RECREATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116990	**6/1/2023**		**100297 CENTERPOINT ENERGY**						**Continued...**	
						APR 2023				
		412.98	MONTHLY GAS CHARGES		119178	8000014064-2 APR 2023	0311.6373		GAS	STREET MAINTENANCE
		412.98	MONTHLY GAS CHARGES		119178	8000014064-2 APR 2023	9601.6373		GAS	WATER FUND
		412.98	MONTHLY GAS CHARGES		119178	8000014064-2 APR 2023	9602.6373		GAS	SEWER FUND
		412.99	MONTHLY GAS CHARGES		119178	8000014064-2 APR 2023	9605.6373		GAS	STORM WATER UTILITY
		2,472.88								
116991	**6/1/2023**		**117701 CHURCH OF CASH**							
		1,955.00	CONCERT PERFORM-CHURCH OF CASH		119093	052223	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		1,955.00								
116992	**6/1/2023**		**110734 CITY OF RAMSEY**							
		50.00	UB PAAYMENT ACCT 430849		119166	06012023	9601.4651		WATER REVENUE	WATER FUND
		50.00								
116993	**6/1/2023**		**100167 CORNERSTONE FORD**							
		301.00	POLICE #311		119175	15419134	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		30.10-	EARLY PAY DISCOUNT		119175	15419134	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		9.49-	EARLY PAY DISCOUNT		119176	15418529	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		94.88	POLICE #396		119176	15418529	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		356.29								
116994	**6/1/2023**		**106583 DELTA DENTAL PLAN OF MINNESOTA**							
		4,898.56	JUNE 2023 DENTAL PREMIUM		119171	RIS0004957707	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		4,898.56								
116995	**6/1/2023**		**120128 DUNKLEY, THOMAS**							
		75.00	MAILBOX DAMGE REIMB-T DUNKLEY		119180	0531	0312.6267		OTHER STREET MAINTENANCE SUPPLSNOW & ICE REMOVAL	
		75.00								
116996	**6/1/2023**		**115574 HEALTHPARTNERS**							
		81,370.50	JUNE 2023 MEDICAL PREMIUM		119174	121104533	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		980.50	BONINE JUNE 2023 MEDICAL PREM		119174	121104533	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		82,351.00								
116997	**6/1/2023**		**100351 NCPERS GROUP LIFE INS**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
116997	6/1/2023		100351 NCPERS GROUP LIFE INS						Continued...	
		352.00	JUNE 2023 PERA LIFE PREMIUM		119172	704800062023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
1005064	5/19/2023		119638 O'REILLY AUTO PARTS							
		2.20-	EARLY PAY DISCOUNT		119006	6193-122502	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		109.80	2 CYCLE OIL		119006	6193-122502	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		107.60								
1005115	5/26/2023		110402 ADVANCE AUTO PARTS							
		168.83	APRIL 2023 PURCHASES		119070	04302023	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		168.83								
1005116	5/26/2023		114740 BOND TRUST SERVICES CORPORATION							
		4,175.00	INTEREST PAYMENT		119082	78778	9350.6611		BOND INTEREST	$1,205,000-2015 Series B (Garn
		41,606.25	INTEREST PAYMENT		119083	78777	9351.6611		BOND INTEREST	: $3,880,000-2015 Series A
		45,781.25								
1005117	5/26/2023		116846 MC TOOL AND SAFETY SALES							
		5.88-	EP DISCOUNT TAKEN		119087	016319	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		587.57	MISC. SMALL TOOLS		119087	016319	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		1.06-	EARLY PAY DISCOUNT		119088	015856A	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		106.06	2.5 GALLON GAS CAN		119088	015856A	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		686.69								
1005118	5/26/2023		119638 O'REILLY AUTO PARTS							
		.09-	EARLY PAY DISCOUNT		119081	6193-123144	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		4.59	UNIT 560 PART		119081	6193-123144	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.26-	EARLY PAY DISCOUNT		119085	6193-123248	9601.6281		SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		12.98	O'REILLY TOOLS		119085	6193-123248	9601.6281		SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		.20-	EARLY PAY DISCOUNT		119086	6193-123143	9601.6229		SHOP MATERIALS	WATER FUND
		9.99	RECEIVER HITCH PIN		119086	6193-123143	9601.6229		SHOP MATERIALS	WATER FUND
		.86-	EARLY PAY DISCOUNT		119089	6193-122887	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		42.97	TRUCK PARTS		119089	6193-122887	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.18-	EARLY PAY DISCOUNT		119094	6193-122801	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		8.99	GRASS #21		119094	6193-122801	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.27-	EARLY PAY DISCOUNT		119109	6193-123620	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		63.34	TRK.#699		119109	6193-123620	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		140.00								
1005119	5/26/2023		116813 SCHMIDT, KATIE							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1005119	5/26/2023		116813 SCHMIDT, KATIE						Continued...	
		21.00	PARKING AT IILC CONF IN MPLS		119075	05252023	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		16.00	LUNCH AT IILLC CONF IN MPLS		119075	05252023	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		37.00								
1005120	5/26/2023		100459 STANDARD INSURANCE COMPANY							
		2,335.85	MAY 2023 STD LIFE PREM		119116	7725960001 MAY 2023	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,335.85								
1005121	5/26/2023		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		416.91	NON VOL LTD MAY PREMIUM		119117	237724 MAY 2023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		462.27	VOL LTD MAY PREMIUM		119117	237724 MAY 2023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		879.18								
1005122	5/26/2023		100510 VERIZON WIRELESS							
		375.68	SQUAD LAPTOPS/CAMS		119084	9934481507 APR 2023	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		4,137.47	STAFF CELL PHONES		119084	9934481507 APR 2023	0192.6323		CELLULAR PHONES	DATA PROCESSING
		4,513.15								
1005123	5/30/2023		100257 LAW ENFORCEMENT LABOR SRV INC							
		911.25			118820	0510231353572	9101.2177		UNION DUES	GENERAL FUND
		911.25			119062	0524231407282	9101.2177		UNION DUES	GENERAL FUND
		1,822.50								
1005124	5/30/2023		100298 MN AFSCME COUNCIL 5							
		391.30			118821	0510231353573	9101.2177		UNION DUES	GENERAL FUND
		475.15			119063	0524231407283	9101.2177		UNION DUES	GENERAL FUND
		866.45								
1005125	6/2/2023		116114 AVESIS THIRD PARTY ADMINISTRATORS							
		313.83	JUNE 2023 VISION PREMIUM		119170	3001206	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		313.83								
1005126	6/2/2023		100285 MET COUNCIL ENVIRONMENTAL SRV							
		90,137.87	RALF L-09-05 ANCHORS AWAY		119167	06012023	9410.6433	00041001	REFUNDS	RALF FUNDED PROJECTS
		130,736.36	RALF L-06-03 OLSON EZ TRACTOR		119167	06012023	9410.6433	00041018	REFUNDS	RALF FUNDED PROJECTS
		137,368.66	RALF L-11-01 TODD BIALON/EZAUT		119167	06012023	9410.6433	00041005	REFUNDS	RALF FUNDED PROJECTS
		58,463.84	RALF L-05-06 NAU		119167	06012023	9410.6433	00041012	REFUNDS	RALF FUNDED PROJECTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1005126	**6/2/2023**		**100285 MET COUNCIL ENVIRONMENTAL SRV**						**Continued...**	
		416,706.73								
1005127	**6/2/2023**		**119638 O'REILLY AUTO PARTS**							
		1.18-	EARLY PAY DISCOUNT		119177	6193-124164	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		58.97	TRK. #699		119177	6193-124164	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.18-	EARLY PAY DISCOUNT		119179	6193-124340	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		8.81	GRASS #11		119179	6193-124340	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		66.42								
1005128	**6/2/2023**		**103119 ROSSUM, BEN**							
		149.99	WATER REBATE 23-B ROSSUM		119169	052423	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		149.99								
1005129	**6/2/2023**		**115383 SCHLENDER, SHANNON**							
		32.00	FIRST RESPOND TRAIN MEALS REIM		119168	06012023	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.00								
98052623	**5/26/2023**		**115568 ALERUS FINANCIAL NA**							
		6,897.63			119061	05242314072813	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		6,897.63								
98060123	**6/1/2023**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		124.64	MAY 2023 PURCHASES		119165	05282023	0220.6372		WATER/IRRIGATION	FIRE PROTECTION
		2.49-	EP DISC $2.49		119165	05282023	0220.6372		WATER/IRRIGATION	FIRE PROTECTION
		48.93	MAY 2023 PURCHASES		119165	05282023	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		.98-	EP DISC $0.98		119165	05282023	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		170.10								
99052623	**5/26/2023**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		970.00			119058	05242314072810	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		96.00	BONINE		119058	05242314072810	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,066.00								
99230157	**5/26/2023**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		216.10			119024	0522231344291	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		216.10								
99390112	**5/26/2023**		**100601 MN DEPT OF REV WH**							
		426.76			119025	0522231344292	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			119031	052323925583	9101.2172		STATE WITHHOLDING	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99390112	5/26/2023		100601 MN DEPT OF REV WH						Continued...	
		13,140.92			119066	0524231407286	9101.2172		STATE WITHHOLDING	GENERAL FUND
		13,617.68								
99683815	5/26/2023		100223 ICMA RETIREMENT TRUST 457							
		780.00			119057	0524231407281	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		780.00								
99702309	5/26/2023		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		133.33			119029	052323925581	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			119030	052323925582	9101.2183		PERA-EMPLOYER	GENERAL FUND
		27,488.80			119064	0524231407284	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		36,652.30			119065	0524231407285	9101.2183		PERA-EMPLOYER	GENERAL FUND
		64,407.76								
99882327	5/26/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		13,213.74			119059	05242314072811	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,213.74								
99884715	5/26/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		3,966.70			119060	05242314072812	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		3,966.70								
99952675	5/26/2023		101306 IRS							
		477.04			119026	0522231344293	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,693.80			119027	0522231344294	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,693.80			119028	0522231344295	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			119032	052323925584	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		302.32			119033	052323925585	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		302.32			119034	052323925586	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		26,655.91			119067	0524231407287	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		17,157.70			119068	0524231407288	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		17,157.70			119069	0524231407289	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		65,815.59								
		775,941.60	Grand Total							

Payment Instrument Totals

Checks	131,182.83
EFT Payments	170,151.30
A/P ACH Payment	474,607.47
Total Payments	775,941.60

Payment Group Control Number 3638
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100046	ANOKA COUNTY SHERIFF'S OFFICE		PV	119229	001	00999	5/31/2023	05312023	1,200.00		100046	ANOKA COUNTY SHERIFF'S OFFICE
	ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW ANDOVER MN 55304			Summary Total					1,200.00			
				Payment Amount					1,200.00			
100063	ASPEN MILLS		PV	119042	001	00999	5/18/2023	313963	163.85		100063	ASPEN MILLS
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					163.85			
			PV	119053	001	00999	5/18/2023	313960	79.99			
				Summary Total					79.99			
				Payment Amount					243.84			
117516	BEST OUTDOOR SERVICES		PV	119211	001	00999	5/25/2023	3428	810.86		117516	BEST OUTDOOR SERVICES
	BEST OUTDOOR SERVICES 3098 162ND LANE NW ANDOVER MN 55304			Summary Total					810.86			
			PV	119212	001	00999	5/25/2023	3429	3,234.21			
				Summary Total					3,234.21			
				Payment Amount					4,045.07			
119134	CINTAS (FIRST AID VENDOR)		PV	119126	001	00999	5/17/2023	5159015793	54.39		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					54.39			
				Payment Amount					54.39			

Payment Group Control Number 3638
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100112	COMMISSIONER OF TRANSPORTATION	MNdot Advertising Permits	PV	119230	001	00999	5/16/2023	161437	240.00		100112	COMMISSIONER OF TRANSPORTATION
	COMMISSIONER OF TRANSPORTATION MN DEPT MS 215 -395 JOHN IRELAND BLVD ST PAUL MN 55155			Summary Total					240.00			
				Payment Amount					240.00			
114117	CRAWFORD'S EQUIPMENT INC		PD	119192	001	00999	6/14/2023	01-76382	80.01-		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW			Summary Total					80.01-			
			PV	119193	001	00999	5/22/2023	01-77941	951.53			
	CAMBRIDGE MN 55008			Summary Total					951.53			
			PD	119199	001	00999	6/14/2023	01-78007	37.96-			
				Summary Total					37.96-			
				Payment Amount					833.56			
106565	DRYDEN EXCAVATING		PV	119160	001	00999	4/30/2023	266	54,892.00		106565	DRYDEN EXCAVATING
	DRYDEN EXCAVATING 6700 VIKING BLVD NW NOWTHEN MN 55303			Summary Total					54,892.00			
				Payment Amount					54,892.00			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	119017	001	00999	5/16/2023	8408	170.00		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS			Summary Total					170.00			

Payment Group Control Number	3638		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	6/14/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	6021 167TH AVENUE NW RAMSEY MN 55303											
				Payment Amount					170.00			
104267	ELITE SANITATION		PV	119209	001	00999	5/23/2023	29666	586.90		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					586.90			
				Payment Amount					586.90			
100256	LANO EQUIPMENT INC		PV	119018	001	00999	5/9/2023	02-992139	1,650.00		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					1,650.00			
			PV	119120	001	00999	5/4/2023	02-990871	16.09			
				Summary Total					16.09			
			PV	119136	001	00999	5/11/2023	02-992824	52.96			
				Summary Total					52.96			
			PV	119196	001	00999	5/22/2023	02-995196	68.29			
				Summary Total					68.29			
				Payment Amount					1,787.34			
119965	LUCENT BLUE LLC		PV	119242	001	00999	6/2/2023	2023-113	7,300.00		119965	LUCENT BLUE LLC
	LUCENT BLUE LLC 2400 LAKE PLACE MINNEAPOLIS MN 55405			Summary Total					7,300.00			
				Payment Amount					7,300.00			

Payment Group Control Number	3638		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	6/14/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100270	MACQUEEN EQUIPMENT INC		PV	119258	001	00999	5/30/2023	P50306	938.66		100270	MACQUEEN EQUIPMENT INC
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					938.66			
				Payment Amount					938.66			
120041	MARTIN MARIETTA MATERIALS		PV	119122	001	00999	5/12/2023	38958508	1,941.61		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS PO BOX 93186 CHICAGO IL 60673-3186			Summary Total					1,941.61			
			PV	119123	001	00999	5/11/2023	38942690	448.58			
				Summary Total					448.58			
			PV	119124	001	00999	5/15/2023	38973236	256.13			
				Summary Total					256.13			
			PV	119125	001	00999	5/16/2023	38986662	445.07			
				Summary Total					445.07			
			PV	119129	001	00999	5/17/2023	39000558	664.70			
				Summary Total					664.70			
			PV	119198	001	00999	5/22/2023	39044058	604.01			
				Summary Total					604.01			
			PV	119201	001	00999	5/23/2023	39061704	550.55			
				Summary Total					550.55			
			PV	119255	001	00999	5/25/2023	39092660	612.36			
				Summary Total					612.36			
				Payment Amount					5,523.01			

Payment Group Control Number 3638
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
108208	METRO PRODUCTS INC		PV	119134	001	00999	5/17/2023	174063	35.63		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC			Summary Total					35.63			
	7401 CENTRAL AVENUE NE		PV	119135	001	00999	5/11/2023	173930	160.30			
	FRIDLEY MN 55432			Summary Total					160.30			
			PV	119259	001	00999	5/24/2023	174219	75.42			
				Summary Total					75.42			
				Payment Amount					271.35			
118388	MITCHELL 1		PV	119260	001	00999	5/22/2023	IB29297987	80.00		118388	MITCHELL 1
	MITCHELL 1			Summary Total					80.00			
	25029 NETWORK PLACE											
	CHICAGO IL 60673-1250			Payment Amount					80.00			
120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN		PV	119121	001	00999	5/15/2023	X225008733:01	811.30		120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN
	NORTH CENTRAL INTERNATIONAL OF CORCORAN			Summary Total					811.30			
	PO BOX 993											
	WILMAR MN 56201			Payment Amount					811.30			
100393	PRAIRIE RESTORATIONS INC		PV	119023	001	00999	5/12/2023	INV-000819	970.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC			Summary Total					970.00			
	31646 128TH STREET											
	PRINCETON MN 55371											

Payment Group Control Number 3638
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					970.00			
120114	PREMIUM TREE PROTECTION LLC		PV	119161	001	00999	5/23/2023	16093	210.00		120114	PREMIUM TREE PROTECTION LLC
	PREMIUM TREE PROTECTION LLC			Summary Total					210.00			
	805 PIERCE BUTLER ROUTE		PV	119162	001	00999	5/23/2023	16094	390.00			
	ST PAUL MN 55104			Summary Total					390.00			
				Payment Amount					600.00			
119555	RM GOLF CARTS INC		PV	119234	001	00999	5/26/2023	3559	500.00		119555	RM GOLF CARTS INC
	RM GOLF CARTS INC			Summary Total					500.00			
	7039 HIGHWAY 10											
	RAMSEY MN 55303											
				Payment Amount					500.00			
118921	SHRED RIGHT		PV	119251	001	00999	5/25/2023	600720	17.73		118921	SHRED RIGHT
	SHRED RIGHT			Summary Total					17.73			
	6301 W OLD SHAKOPEE ROAD SUITE A											
	BLOOMINGTON MN 55438											
				Payment Amount					17.73			
120063	SKYLINE GRAPHICS	Skyline 05/11/23 City Envelope	PV	119056	001	00999	5/11/2023	035341	465.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					465.00			
	1101 ALDRICH AVE N											
	MINNEAPOLIS MN 55411											

Payment Group Control Number 3638
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					465.00			
100456	ST CROIX RECREATION FUN PLAYGROUNDS		PV	119189	001	00999	5/25/2023	21549	17,711.83		100456	ST CROIX RECREATION FUN PLAYGROUNDS
	ST CROIX RECREATION FUN PLAYGROUNDS INC 1826 TOWER DRIVE W STILLWATER MN 55082			Summary Total					17,711.83			
				Payment Amount					17,711.83			
117375	STARK, KAREN A		PV	119241	001	00999	5/30/2023	05302023	157.50		117375	STARK, KAREN A
	KAREN A STARK 6854 139TH LANE NW #6 RAMSEY MN 55303			Summary Total					157.50			
				Payment Amount					157.50			
120101	TACTICAL R/C LLC	2022 grant funds	PV	119159	001	00999	5/22/2023	1057	3,028.99		120101	TACTICAL R/C LLC
	TACTICAL R/C LLC 18647 IRVINE TRAIL LAKEVILLE MN 55044			Summary Total					3,028.99			
				Payment Amount					3,028.99			
114151	TASC (FEES)		PV	119164	001	00999	5/24/2023	IN2757125	141.94		114151	TASC (FEES)
	TASC CLIENT INVOICES			Summary Total					141.94			
			PV	119187	001	00999	5/24/2023	IN2757124	234.75			
	P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					234.75			

Payment Group Control Number	3638		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	6/14/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					376.69			
113367	TRAFFIC LOGIX CORPORATION		PV	119257	001	00999	5/17/2023	S1N20728	1,000.00		113367	TRAFFIC LOGIX CORPORATION
	TRAFFIC LOGIX CORPORATION PO BOX 222428 CHANTILLY VA 20153			Summary Total					1,000.00			
				Payment Amount					1,000.00			
				Total Amount to be Processed					103,805.16			
				Total Number of Payments to be Processed					26			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
111385	ACHIEVE SERVICES INC		PV	119238	001	00999	5/30/2023	32346	110.80		111385	ACHIEVE SERVICES INC
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434			Summary Total					110.80			
				Payment Amount					110.80			
117343	AMAZON CAPITAL SERVICES INC		PV	119020	001	00999	5/15/2023	1FCW-DY1G-KVRY	323.10		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					323.10			
			PV	119036	001	00999	5/15/2023	17Q1-M4DV-LDPW	607.99			
				Summary Total					607.99			
			PV	119038	001	00999	5/15/2023	1CGH-7TMH-KLTN	360.36			
				Summary Total					360.36			
			PV	119039	001	00999	5/15/2023	11TR-LLFT-KHJ6	53.41			
				Summary Total					53.41			
			PD	119143	001	00999	6/14/2023	136V-MGDK-LP3F	197.64-			
				Summary Total					197.64-			
			PV	119205	001	00999	5/29/2023	1QLV-7W6L-QQGH	4,025.99			
				Summary Total					4,025.99			
			PV	119218	001	00999	5/29/2023	1GN7-RHNQ-R63J	320.82			
				Summary Total					320.82			
				Payment Amount					5,494.03			
100026	ANDERSON IRRIGATION		PV	119047	001	00999	5/15/2023	1531	2,731.25		100026	ANDERSON IRRIGATION
	ANDERSON IRRIGATION 27066 103RD STREET NW			Summary Total					2,731.25			
			PV	119048	001	00999	5/15/2023	1526	3,065.00			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ZIMMERMAN MN 55398			Summary Total					3,065.00			
			PV	119049	001	00999	5/15/2023	1532	190.00			
				Summary Total					190.00			
			PV	119050	001	00999	5/15/2023	1529	665.00			
				Summary Total					665.00			
			PV	119051	001	00999	5/15/2023	1528	1,472.50			
				Summary Total					1,472.50			
			PV	119052	001	00999	5/11/2023	1524	570.00			
				Summary Total					570.00			
			PV	119054	001	00999	5/15/2023	1530	285.00			
				Summary Total					285.00			
			PV	119210	001	00999	5/30/2023	1589	342.57			
				Summary Total					342.57			
				Payment Amount					9,321.32			
100029	ANOKA AREA CHAMBER OF COMMERCE	Anoka Area Chamber Networking	PV	119190	001	00999	5/25/2023	31241	800.00		100029	ANOKA AREA CHAMBER OF COMMERCE
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303			Summary Total					800.00			
				Payment Amount					800.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	119130	001	00999	5/19/2023	HWYSQ12023	1,679.63		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300			Summary Total					1,679.63			
			PV	119147	001	00999	5/16/2023	B230516M	492.00			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ANOKA MN 55303-5029			Summary Total					492.00			
				Payment Amount					2,171.63			
100647	BOLTON AND MENK INC		PV	119138	001	00999	5/16/2023	0312124	173.50		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC			Summary Total					173.50			
	1960 PREMIER DRIVE		PV	119139	001	00999	5/16/2023	0312126	13,904.00			
	MANKATO MN 56001-5900			Summary Total					13,904.00			
			PV	119144	001	00999	5/16/2023	0312125	1,905.50			
				Summary Total					1,905.50			
			PV	119145	001	00999	5/16/2023	0312122	282.00			
				Summary Total					282.00			
			PV	119146	001	00999	5/16/2023	0312123	9,470.00			
				Summary Total					9,470.00			
				Payment Amount					25,735.00			
103641	BOYER TRUCKS		PV	119200	001	00999	5/24/2023	003P41123	368.95		103641	BOYER TRUCKS
	BOYER TRUCKS			Summary Total					368.95			
	P O BOX 512											
	ST MICHAEL MN 55376											
				Payment Amount					368.95			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	119037	001	00999	5/2/2023	IN-800107284407	39.00		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC			Summary Total					39.00			
	3030 HARBOR LANE SUITE 104											
	PLYMOUTH MN 55447											

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					39.00			
116439	CANTEEN VENDING		PV	119206	001	00999	5/30/2023	MSP69866	136.06		116439	CANTEEN VENDING
	CANTEEN VENDING			Summary Total					136.06			
	P O BOX 91337											
	CHICAGO IL 60693-1337											
				Payment Amount					136.06			
114549	CHETS SHOES INC		PV	119046	001	00999	5/15/2023	40421	150.00		114549	CHETS SHOES INC
	CHETS SHOES INC			Summary Total					150.00			
	8870 RENDOVA STREET NE											
	CIRCLE PINES MN 55014											
				Payment Amount					150.00			
116197	CINTAS CORPORATION		PV	119118	001	00999	5/12/2023	4155311576	95.95		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					95.95			
	CINTAS LOC #4K		PV	119128	001	00999	5/18/2023	4155877427	45.70			
	P O BOX 650838			Summary Total					45.70			
	DALLAS TX 75265-0838		PV	119203	001	00999	5/25/2023	4156578251	95.95			
				Summary Total					95.95			
				Payment Amount					237.60			
100120	CONTINENTAL RESEARCH CORP		PV	119207	001	00999	5/31/2023	0044992	228.00		100120	CONTINENTAL RESEAR(CORP
	CONTINENTAL RESEARCH CORP			Summary Total					228.00			
	PO BOX 15204											

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ST LOUIS MO 63110											
				Payment Amount					228.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	119148	001	00999	5/22/2023	INV254638	396.90		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					396.90			
				Payment Amount					396.90			
100144	DEHN OIL COMPANY		PV	119132	001	00999	5/18/2023	25210457	2,574.90		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,574.90			
			PV	119133	001	00999	5/18/2023	25210448	3,091.20			
				Summary Total					3,091.20			
			PV	119197	001	00999	5/23/2023	25210640	101.95			
				Summary Total					101.95			
			PV	119204	001	00999	5/24/2023	99166	3,165.00			
				Summary Total					3,165.00			
				Payment Amount					8,933.05			
100158	ECM PUBLISHERS INC	ECM	PV	119044	001	00999	5/12/2023	947065	91.37		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					91.37			
			PV	119140	001	00999	5/19/2023	947917	268.74			
				Summary Total					268.74			
			PV	119141	001	00999	5/19/2023	947918	338.24			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					338.24			
			PV	119188	001	00999	5/12/2023	947064	118.24			
				Summary Total					118.24			
		ECM	PV	119231	001	00999	5/26/2023	949047	96.75			
				Summary Total					96.75			
		ECM	PV	119232	001	00999	5/26/2023	949045	91.37			
				Summary Total					91.37			
		ECM	PV	119233	001	00999	5/26/2023	949046	86.00			
				Summary Total					86.00			
			PV	119235	001	00999	5/26/2023	949043	118.25			
				Summary Total					118.25			
			PV	119236	001	00999	5/26/2023	949044	107.50			
				Summary Total					107.50			
				Payment Amount					1,316.46			
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	119149	001	00999	5/15/2023	8855	1,829.10		114680	ELECTRICAL PRODUCTION SERVICES INC
	ELECTRICAL PRODUCTION SERVICES INC			Summary Total					1,829.10			
	4201 NOREX DRIVE SUITE 200		PV	119150	001	00999	5/16/2023	8856	191.10			
	CHASKA MN 55318			Summary Total					191.10			
				Payment Amount					2,020.20			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	119040	001	00999	5/17/2023	DL04272324D	63.22		108737	EMERGENCY AUTOMOT TECHNOLOGY INC

Payment Group Control Number	3639		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	6/14/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					63.22			
	2755 GENEVA AVE N		PV	119041	001	00999	5/17/2023	DL04272325D	63.22			
	OAKDALE MN 55128			Summary Total					63.22			
			PV	119153	001	00999	5/22/2023	DL04272326E	1,002.06			
				Summary Total					1,002.06			
			PV	119154	001	00999	5/22/2023	DL04272325F	272.60			
				Summary Total					272.60			
			PV	119155	001	00999	5/22/2023	DL04272324E	889.58			
				Summary Total					889.58			
			PV	119156	001	00999	5/22/2023	DL04272325E	889.58			
				Summary Total					889.58			
			PV	119157	001	00999	5/22/2023	DL04272324F	272.60			
				Summary Total					272.60			
			PV	119158	001	00999	5/22/2023	DL04272327E	1,002.06			
				Summary Total					1,002.06			
			PV	119214	001	00999	5/25/2023	DL04272327F	696.00			
				Summary Total					696.00			
			PV	119215	001	00999	5/25/2023	DL04272324G	696.00			
				Summary Total					696.00			
			PV	119216	001	00999	5/25/2023	DL04272326F	696.00			
				Summary Total					696.00			
			PV	119217	001	00999	5/25/2023	DL04272325G	696.00			
				Summary Total					696.00			
			PV	119220	001	00999	5/26/2023	DL04272326G	1,905.36			
				Summary Total					1,905.36			
			PV	119221	001	00999	5/26/2023	DL04272327G	1,905.36			

Payment Group Control Number	3639		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	6/14/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					1,905.36			
			PV	119222	001	00999	5/26/2023	D04272325H	1,853.61			
				Summary Total					1,853.61			
			PV	119223	001	00999	5/26/2023	DL04272324H	1,853.61			
				Summary Total					1,853.61			
			PV	119225	001	00999	5/30/2023	DL04272326H	255.20			
				Summary Total					255.20			
			PV	119226	001	00999	5/30/2023	DL04272325I	510.40			
				Summary Total					510.40			
			PV	119227	001	00999	5/30/2023	DL04272327H	255.20			
				Summary Total					255.20			
			PV	119228	001	00999	5/30/2023	DL04272324I	510.40			
				Summary Total					510.40			
			PV	119243	001	00999	5/31/2023	DL04272326J	70.76			
				Summary Total					70.76			
			PV	119244	001	00999	5/31/2023	DL04272325J	70.76			
				Summary Total					70.76			
			PV	119245	001	00999	5/31/2023	DL0427237J	70.76			
				Summary Total					70.76			
			PV	119246	001	00999	5/31/2023	DL04272325K	70.76			
				Summary Total					70.76			
			PV	119247	001	00999	5/31/2023	DL04272324J	70.76			
				Summary Total					70.76			
			PV	119248	001	00999	5/31/2023	DL04272327I	70.76			
				Summary Total					70.76			
			PV	119249	001	00999	5/31/2023	DL04272326I	70.76			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					70.76			
			PV	119250	001	00999	5/31/2023	DL04272324K	70.76			
				Summary Total					70.76			
				Payment Amount					16,854.14			
113321	FACTORY MOTOR PARTS CO		PV	119119	001	00999	5/16/2023	6-1647941	40.00		113321	FACTORY MOTOR PART. CO
	FACTORY MOTOR PARTS CO			Summary Total					40.00			
	BIN 139107		PV	119137	001	00999	5/19/2023	6-1648232	92.68			
	P O BOX 9107			Summary Total					92.68			
	MINNEAPOLIS MN 55480-9107											
				Payment Amount					132.68			
107099	FASTENAL		PV	119213	001	00999	5/30/2023	MNTC8209156	92.45		107099	FASTENAL
	FASTENAL COMPANY			Summary Total					92.45			
	P O BOX 1286											
	WINONA MN 55987											
				Payment Amount					92.45			
100143	FERGUSON WATERWORKS # 2518		PV	119013	001	00999	5/12/2023	0511202	706.82		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516			Summary Total					706.82			
	P O BOX 802817		PV	119045	001	00999	5/18/2023	0511202-1	730.78			
	CHICAGO IL 60680-2817			Summary Total					730.78			
			PV	119181	001	00999	5/24/2023	0512221	1,345.00			
				Summary Total					1,345.00			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Payment Amount							2,782.60			
100200	GOPHER STATE ONE CALL INC		PV	119240	001	00999	5/31/2023	3050695	634.50		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317	Summary Total							634.50			
		Payment Amount							634.50			
116933	GREAT PLAINS FIRE INC		PV	119254	001	00999	5/30/2023	7525	825.00		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537	Summary Total							825.00			
		Payment Amount							825.00			
100211	HAWKINS INC		PV	119015	001	00999	5/15/2023	6470654	40.00		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263	Summary Total							40.00			
			PV	119239	001	00999	5/26/2023	6482309	7,676.19			
		Summary Total							7,676.19			
		Payment Amount							7,716.19			
112160	HOLIDAY COMPANIES		PV	119252	001	00999	6/1/2023	046801062300	293.25		112160	HOLIDAY COMPANIES
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437	Summary Total							293.25			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					293.25			
104027	INK WIZARDS INC		PV	119019	001	00999	5/17/2023	8779	49.00		104027	INK WIZARDS INC
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330			Summary Total					49.00			
				Payment Amount					49.00			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	119186	001	00999	5/26/2023	IN4211494	187.23		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					187.23			
				Payment Amount					187.23			
116383	INTELLIGENCE NEXUS LLC		PV	119219	001	00999	5/29/2023	FA2305-0010	240.00		116383	INTELLIGENCE NEXUS LLC
	INTELLIGENCE NEXUS LLC PO BOX 490352 BLAINE MN 55449			Summary Total					240.00			
				Payment Amount					240.00			
116789	KIESLER POLICE SUPPLY INC		PV	119224	001	00999	5/30/2023	IN215598	454.11		116789	KIESLER POLICE SUPPLY INC
	KIESLER POLICE SUPPLY INC 2802 SABLE MILL ROAD			Summary Total					454.11			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	JEFFERSONVILLE IN 47130											
				Payment Amount					454.11			
100283	MENARDS COON RAPIDS		PV	119016	001	00999	5/15/2023	94454	68.92		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS			Summary Total					68.92			
	3045 MAIN STREET											
	COON RAPIDS MN 55448											
				Payment Amount					68.92			
120109	MID-STATE METAL WORKS		PV	119163	001	00999	5/22/2023	86204	4,792.11		120109	MID-STATE METAL WORKS
	MID-STATE METAL WORKS			Summary Total					4,792.11			
	3785 PHEASANT RIDGE DRIVE NE											
	BLAINE MN 55449											
				Payment Amount					4,792.11			
100341	MTI DISTRIBUTING INC		PV	119127	001	00999	5/18/2023	1386048-00	424.66		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC			Summary Total					424.66			
	SDS 12-1900		PV	119194	001	00999	5/22/2023	1386584-00	399.99			
	P O BOX 86			Summary Total					399.99			
	MINNEAPOLIS MN		PD	119195	001	00999	6/14/2023	1386623-00	378.29-			
	55486-1900											
				Summary Total					378.29-			
				Payment Amount					446.36			
115167	NET TRANSCRIPTS INC		PV	119043	001	00999	5/15/2023	NT15641	31.46		115167	NET TRANSCRIPTS INC

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
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Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	NET TRANSCRIPTS INC PO BOX 95777 CHICAGO IL 60694-5777			Summary Total					31.46			
				Payment Amount					31.46			
100363	NORTHERN SANITARY SUPPLY CO		PV	119035	001	00999	5/18/2023	206849	332.78		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					332.78			
				Payment Amount					332.78			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	119055	001	00999	5/15/2023	18439	150.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					150.00			
			PV	119152	001	00999	5/23/2023	18512	200.00			
				Summary Total					200.00			
			PV	119184	001	00999	5/24/2023	18533	100.00			
				Summary Total					100.00			
			PV	119185	001	00999	5/24/2023	18535	50.00			
				Summary Total					50.00			
				Payment Amount					500.00			
112421	PERRILL		PV	119191	001	00999	5/1/2023	260018	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105			Summary Total					200.00			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNETONKA MN 55305											
				Payment Amount					200.00			
114134	PHASOR ELECTRIC COMPANY		PV	119131	001	00999	5/19/2023	049688	854.00		114134	PHASOR ELECTRIC COMPANY
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					854.00			
				Payment Amount					854.00			
113444	PRECISE		PV	119256	001	00999	5/29/2023	200-1042781	825.00		113444	PRECISE
	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	119142	001	00999	5/20/2023	8817	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
100921	RETROFIT COMPANIES INC		PV	119182	001	00999	5/26/2023	0120667-IN	725.20		100921	RETROFIT COMPANIES INC
	RETROFIT COMPANIES INC 1010 HOFFMAN DRIVE SUITE A			Summary Total					725.20			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	OWATONNA MN 55060											
				Payment Amount					725.20			
107711	SCHINDLER ELEVATOR		PV	119208	001	00999	6/1/2023	8106265085	1,686.15		107711	SCHINDLER ELEVATOR
	SCHINDLER ELEVATOR			Summary Total					1,686.15			
	P O BOX 93050											
	CHICAGO IL 60673-3050											
				Payment Amount					1,686.15			
110313	SUMMIT FIRE PROTECTION		PV	119021	001	00999	5/15/2023	130076837	917.84		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION			Summary Total					917.84			
	P O BOX 6205		PV	119022	001	00999	5/15/2023	130076836	4,933.75			
	CAROL STREAM IL 60197-6205			Summary Total					4,933.75			
				Payment Amount					5,851.59			
117483	TAFT STETTINIUS AND HOLLISTER LLP	Oppidan TIF Note and DA	PV	119253	001	00999	5/31/2023	6033379	800.00		117483	TAFT STETTINIUS AND HOLLISTER LLP
	TAFT STETTINIUS AND HOLLISTER LLP			Summary Total					800.00			
	P O BOX 64591											
	ST PAUL MN 55164-0591											
				Payment Amount					800.00			
116602	TEAM LABORATORY CHEMICAL LLC		PV	119014	001	00999	5/10/2023	INV0035515	1,842.00		116602	TEAM LABORATORY CHEMICAL LLC
	TEAM LABORATORY CHEMICAL LLC			Summary Total					1,842.00			

Payment Group Control Number 3639
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/14/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 1467 28650 STATE HWY 34 DETROIT LAKES MN 56501											
				Payment Amount					1,842.00			
119474	THE MPX GROUP & MINUTEMA		PV	119183	001	00999	5/23/2023	180920	304.45		119474	THE MPX GROUP & MINUTEMA
	THE MPX GROUP 7105 MEDICINE LAKE ROAD GOLDEN VALLEY MN 55427											
				Summary Total					304.45			
				Payment Amount					304.45			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	119237	001	00999	5/31/2023	M28279	1,225.00		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025											
				Summary Total					1,225.00			
				Payment Amount					1,225.00			
100529	WENDELL'S INC	Wendell's	PV	119151	001	00999	5/23/2023	2826158	13.60		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458											
				Summary Total					13.60			
				Payment Amount					13.60			
100541	ZARNOTH BRUSH WORKS INC		PV	119202	001	00999	5/18/2023	0194016-IN	1,433.35		100541	ZARNOTH BRUSH WORI

Payment Group Control Number	3639		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	6/14/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ZARNOTH BRUSH WORKS INC PO BOX 141 CHILTON WI 53014-0141							Summary Total	1,433.35			INC
								Payment Amount	1,433.35			
								Total Amount to be Processed	110,252.12			
								Total Number of Payments to be Processed	47			

Checks - 103,805.16
ACH - 110,252.12
214,057.28

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-132

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 18, 2023 THROUGH JUNE 7, 2023.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 18, 2023 through June 7, 2023 in the amount of $1,228,184.32 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 May 18, 2023 through June 7, 2023, in the amount of $1,228,184.32.

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 13th day of June, 2023.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **5. 10.**

Meeting Date: 06/13/2023

By: Todd Larson, Community Development

Information

Title

Adopt Resolution #23-116 Approving the Reconstruction Agreement for Ferrellgas L.P. (New Skelgas) at 7255 Highway 10 NW.

Purpose/Background:

On May 9, 2023, the City Council approved the Site Plan Review for Ferrellgas for a new building and site improvements that are a result of the upcoming Highway 10 reconstruction project. Attached is an agreement guaranteeing the site improvements will be done according to the approved plans. This agreement is different from the typical Development Agreements that are needed for site improvements related to a building project due to the partial acquisition process by Anoka County. The County has drafted the agreement to be in line with the takings process for such projects while guaranteeing that the site improvements will get completed in a timely manner according to plans.

Notification:

Notification is not required.

Recommendation:

Staff recommends the City Council approve the resolution authorizing the Mayor and City Administrator to sign the Reconstruction Agreement.

Action:

Motion to approve Resolution #23-116 Approving the Reconstruction Agreement for Ferrellgas L.P. (New Skelgas) at 7255 Highway 10 NW.

Attachments

Reconstruction Agreement

ACTION - Resolution #23-116

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:36 PM
Form Started By: Todd Larson		Started On: 05/16/2023 09:18 AM
Final Approval Date: 06/07/2023		

FERRELLGAS L.P.
RECONSTRUCTION AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is made and entered into this ____ day of _____ 2023, by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and Ferrellgas L.P., a limited partnership and its General Partner, Ferrellgas, Inc., a corporation under the laws of the state of Missouri (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 7255 Highway 10 Northwest, Ramsey, MN 55303 and legally described as:

> 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.
>
> (the "Subject Property")

B. That on March 8, 2023, the **CITY** received a Site Plan Application from Mr. Kevin Garner of Pierce Pini & Associates, on behalf of their client, Ferrellgas, a commercial business (the "Business") operating on the **Subject Property**, for a 2,000 square foot building and associated site improvements (cumulatively, the "New Building").

C. The **Subject Property** was impacted by the Highway 10 Ramsey Gateway project ("Highway Project") and the Required Improvements to the **Subject Property** are to be constructed as a result. Such Requirement Improvements shall be undertaken by **PERMITTEE** without financial participation by the **CITY.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND COMPLETION RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") conditioned on the **PERMITTEE** the **Subject Property** in accordance with the applicable provisions of City Code including City Ordinance #22-23 which amends regulation of nonconforming structures and uses caused by government takings.

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the plans prepared by Pierce Pini & Associates, dated May 1, 2023 (the "Plans"). 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's** review 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.

3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code, and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.

6. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements relate to the Ferrellgas site and do not apply to the portion of the Subject Property acquired by the County. Those improvements are as follows:

    a. Storm drainage facilities
    b. Stormwater Maintenance
    c. New paved parking lot for reconstructed site
    d. Concrete curb and gutter (in parking area); County will construct access/extension to frontage road
    e. Lot grading

f. Landscaping
g. Installation and removal of temporary erosion control measures.
h. Temporary and permanent erosion control.

("Required Improvements)"

The **PERMITTEE** agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the **New Building**. **PERMITTEE** acknowledges and agrees that completion of the Required Improvements shall also be a condition of final payment in the settlement/award for the Subject Property as it relates to the Highway Project.

SECTION II
PERMITS AND OCCUPANCY

8. **Requirements for Building Permit.**

   a. No building permit 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) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

   b. No occupancy permit shall be issued until the **PERMITTEE** or the County of Anoka during its road project has: (a) constructed temporary vehicular access to the lot; and (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.**

SECTION III
GENERAL

9. **Boulevard and Area Restoration & Landscaping**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the reconstruction grading operation in accordance with the approved erosion and sediment control plan and landscaping requirements, not including restoration required as a result of the Hwy 10 County road project that will be the obligation of the county. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the reconstruction of the land.

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

11. **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 will be in compliance with MnDOT standards during the construction period.

12. **Estimated Cost**. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

13. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.

14. **Proof of Authority**. When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

15. **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.

16. **Agreement Binding on Successors and Assigns**. The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.

17. **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:
Kristi L. Grego
Director of Real Estate and Environmental
One Liberty Plaza, Liberty, MO 64068
P: 816.792.6824
M: 816.728.0893
E: kristigrego@ferrellgas.com

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

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

THE PERMITTEE:

Ferrellgas L.P.

By: Ferrellgas, Inc.
Its: General Partner

By:_____,
Kristi L. Grego

Its: Director of Real Estate and Environmental

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Kristi L. Grego, the Director of Real Estate and Environmental for Ferrellgas L.P. a limited partnership, and its General Partner, Ferrellgas, Inc., a corporation under the laws of the State of Missouri on behalf of said corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

This document reviewed by:
HKB Law, P.A.
413 Wacouta Street, Suite 550
St. Paul, MN 55101

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

RESOLUTION #23-116

A RESOLUTION APPROVING THE RECONSTRUCTION AGREEMENT FERRELGAS L.P. (NEW SKELGAS) AT 7255 HIGHWAY 10 NW

RECITALS

1. Ferrellgas L.P. (New Skelgas), hereinafter referred to as the "**Permittee**" has properly applied for Site Plan approval for a new building and associated site improvements on the property generally known as 7255 Highway 10 NW and 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**")

2. That New Skelgas is the fee owner of the **Subject Property**.

3. That the **Permittee** appeared before the Planning Commission for site plan review on April 27, 2023, and that said meeting was properly advertised and that the minutes of said meeting are hereby incorporated by reference.

4. That the Planning Commission reviewed the Site Plan on April 27th, 2023, and recommended approval.

5. That the City Council reviewed and approved the Site Plan on May 9, 2023.

6. That Anoka County is working with the Permittee on the site improvements as necessitated by the Highway 10 reconstruction project, which is needed to draft the Reconstruction Agreement.

7. That the City Council reviewed the Reconstruction Agreement on June 11, 2023.

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

That the Ramsey City Council hereby grants approval of the Ferrellgas L.P. Reconstruction Agreement and authorizes the Mayor and City Administrator to sign it.

CC Regular Session **5. 11.**

Meeting Date: 06/13/2023

Submitted For: Stephanie Hanson, Community Development

By: Stephanie Hanson, Community Development

Information

Title

Adopt Resolution #23-123 to Approve Building Inspection Services with Rum River Consultants

Purpose/Background:

Currently, the Department of Labor and Industry (DOLI) conducts plumbing plan reviews for all commercial and public projects within the City. Reviews typically take 8 - 12 weeks to complete and DOLI collects 100% of the review fees. MN Statutes 326B.43 Subdivision 2 permits the delegation of authority for plumbing plan review to municipalities. By approving the agreement with RRC, the City can apply to DOLI for commercial plumbing plan review delegation. Rum River Consultants (RRC) added a master plumber to its 23-member team and has worked as a consultant with the City of Ramsey for a number of years. Staff supports the designation of RRC as Ramsey's delegate/representative to complete commercial and public plumbing plan reviews; review time will be cut in half (approximately 4 weeks), RRC will retain 85% of the commercial plumbing permit fee and the City will retain 15% to cover administrative costs.

Approving the agreement is one of the key steps for the City of Ramsey to obtain a special delegation from DOLI. Other steps include approval of Ordinance #23-10 (case 14275) to offer local plumbing plan review services and endorsement of an application and submission to DOLI (case 14274). Once all approved, it will be submitted to DOLI for final approval and designation.

Notification:

No public notification is required. However, if the City Council adopts all pertinent agreements and ordinances, DOLI will be notified of the changes.

Observations/Alternatives:

If passed by City Council, the ordinances, resolutions, agreements and established local fees must be submitted to DOLI for approval.The agreements become effective once they are approved by DOLI and the ordinance is published for 30 days.

City Council Alternatives:

Approve Resolution #23-123 to approve building inspections service with Rum River Consultants
Not approve Resolution #23-123 and make a recommendation to continue commercial plumbing plan reviews with DOLI or seek a different consultant

Funding Source:

The agreement is not financially binding, except when services are needed. There will be no retainer fee or minimum contract costs owed to RRC,

Recommendation:

Recommendation to adopt Resolution #23-123, contingent upon the adoption of Ordinance #23-10, Amendment to Chapter 105, Building and Building Regulations and Resolution #23-124 Approving Department of Labor and Industry Plan Review Agreement.

Action:

Motion to adopt Resolution #23-123 Approve Building Inspection Services Agreement with Rum River Consultants

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Attachments

RRC Contract

Res #23-123 Approve RRC Services Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 04:28 PM
Form Started By: Stephanie Hanson		Started On: 05/24/2023 12:43 PM
Final Approval Date: 06/07/2023		

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AGREEMENT FOR BUILDING OFFICIAL SERVICES

This Agreement for Building Official Services (the "Agreement") is entered into on this 13th day of June, 2023, by and between the City of Ramsey, a Minnesota municipality, 7550 Sunwood Dr. NW, Ramsey, MN 55303 (the "Jurisdiction") and Rum River Ventures, LLC DBA Rum River Consultants, a Minnesota limited liability company, 23306 Cree Street NW, Suite 103, St. Francis, Minnesota 55070 (the "Contractor").

RECITALS

WHEREAS, the Jurisdiction is in need of professional services to fulfill the needs of their building inspection services pursuant to Minn. Stat. § 326B.133; and

WHEREAS, the Contractor has substantial experience as a Building Official and providing building department inspection services implementing the State Building Code and is otherwise qualified to assist the Jurisdiction on an as needed basis for the same; and

WHEREAS, the Jurisdiction desires to contract with the Contractor to act as a Building Official and/or provide building inspection services for the Jurisdiction; and

WHEREAS, the Contractor is engaged in an independent business and has complied with all federal, state, and local laws regarding business permits and licensing of any kind that may be required to carry out said business and the tasks as set forth in this Agreement; and

WHEREAS, the Contractor is an independent contractor and may be engaged to perform the same or similar activities for other municipalities during the Term of this Agreement and the Contractor shall not work solely on behalf of the Jurisdiction.

NOW, THEREFORE, for the reasons set forth above, and in consideration of the mutual promises and covenants made herein, it is agreed as follows:

1. **Services**. The Contractor shall provide services to the Jurisdiction on an as requested basis for the prices set forth on Exhibit A attached hereto (the "Services"). The Contractor shall perform the Services in the capacity of a Certified Building Official, at the direction of the City Administrator, Community Development Director and/or Building Official, under Minn. Stat. §326B.133, in accordance with the Minnesota State Building Code, applicable Jurisdiction

Ordinances, and applicable Minnesota law. The Jurisdiction understands that all transportation expenses incurred in the course of performing the Services shall be the responsibility of the Contractor. The Contractor reserves the right to change the prices and services offered in Exhibit A. The Contractor shall provide the Jurisdiction sixty (60) days written notice in advance of any such proposed changes. The Jurisdiction agrees that in the course of performing the Services, the Contractor is acting as a public official on the Jurisdiction's behalf.

2. **Term**. This Agreement shall commence on the date first written above and be renewed automatically each calendar year (collectively referred to herein as the "Term"), unless otherwise terminated as provided herein. With the execution of this Agreement, it is the intention of the Contractor and the Jurisdiction to review this Agreement annually.

3. **Performance**. The Contractor shall complete the performance of building inspection services in accord with the conditions described in this Agreement. If any additional work outside the scope of building inspection services is contemplated, the Jurisdiction and the Contractor will mutually agree to the parameters of the additional work and anticipated costs as well as timeframe for completion. The Contractor shall maintain licenses by the State of Minnesota as a Certified Building Official and by the Minnesota Pollution Control Agency as a Certified Inspector for on-site septic systems. The Contractor shall perform the Services in a manner consistent with that of a reasonable and prudent Building Official. If any work is requested outside of the scope of the Services set forth in Exhibit A, such work shall not commence until the Contractor and the Jurisdiction agree to the terms, scope, price, and other details in writing (including via electronic mail). Such additional work shall still be subject to the terms and conditions of this Agreement.

4. **Indemnification, Hold Harmless, and Defend**. Any and all claims that arise or may arise against the Contractor, its agents, servants, or employees as a consequence of any act of malice and without good faith on the part of the Contractor or its agents, servants, or employees while engaged in the performance of the Agreement shall in no way be the obligation or responsibility of the Jurisdiction. The Contractor shall indemnify, hold harmless, and defend the Jurisdiction, its officers, agents, and employees against any and all liability, loss, costs, damages, expenses, claims, or actions, including reasonable attorney fees which the Jurisdiction, its officers, agents, or employees may hereafter sustain, incur, or be required to pay, arising out of services performed under this Agreement or by reason of any act of malice and without good faith of the Contractor, its agents, servants, or employees, in the execution, performance, or failure to adequately perform the Contractor's obligations pursuant to this Agreement.

This Agreement to hold harmless and indemnify shall not apply to any claim arising out of a situation where the Contractor has previously notified the Jurisdiction in writing of a failure by an owner or permit applicant to comply with the appropriate Code and the Jurisdiction fails to enforce the Code.

Nothing in this Agreement shall constitute a waiver by the Jurisdiction or the Contractor of any statutory limits or immunities from liability, including but not limited to MN Rules 1300.0110, Subpart 9 and Minnesota Statute §466.04.

5. **Independent Contractor**. The Contractor shall perform the Services as an independent contractor of the Jurisdiction, and not as an employee. No withholdings or deductions shall be made from payments due to the Contractor. The Contractor shall not be eligible for benefits, workers compensation, or unemployment benefits. To the extent allowable by law, the Contractor may subcontract the performance of certain administrative or other duties under the Agreement.

6. **Insurance**. During the entire term of this Agreement, the Contractor shall maintain the following insurances and will provide the Jurisdiction with evidence of the same upon request: (1) Commercial general liability insurance coverage with a policy limit of at least $1,500,000 per occurrence; (2) Business automobile liability coverage with a total liability limits of at least $1,500,000; and (3) Workers' compensation insurance. If the Contractor is not required by law to carry workers' compensation insurance, in place of proof of workers' compensation insurance, the Contractor may provide a written statement of exemption specifying the particular provision of Minn. Stat. §176.041 that exempts the Contractor from having to carry such coverage. If the Contractor is required by law to carry workers' compensation insurance, the Contractor shall, at the time of execution of this Agreement, furnish evidence satisfactory to the Jurisdiction that the Contractor maintains insurance coverage pursuant to the terms of this Agreement. Jurisdiction shall be named as an additional insured on the commercial general liability insurance policy, providing proof of the same to Jurisdiction upon request.

7. **Warranty of Workmanship and Timely Completion**. The Contractor warrants that all work completed for and within the Jurisdiction shall be done in a workmanlike and timely manner in accordance with applicable industry standards. If at any time, the Jurisdiction is in receipt of complaints or comments regarding inadequate performance, the Jurisdiction is to inform the Contractor in writing as soon as practical and allow the Contractor the ability to address and answer to said complaint or comment.

8. Amendments. Any alterations, variations, modifications, or changes of any provisions of this Agreement shall only be valid when they have been reduced to writing and signed by the Jurisdiction and the Contractor.

9. **Regulatory Compliance**. The Contractor shall abide by all federal, state, and local laws, statutes, ordinances, rules, and regulations now in effect or hereinafter adopted pertaining to this Agreement or to the facilities, programs, and staff for which the Contractor is responsible. The Contractor shall procure, at the Contractor's expense, all licenses, or other rights required for the provision of the Services. Any violation of federal, state, or local laws, statutes, ordinances, rules, or

regulations, as well as loss of any applicable license, permit, or certification by the Contractor shall constitute a material breach of this Agreement, regardless of the reason and whether or not intentional, and shall entitle the Jurisdiction to terminate this Agreement effective as of the date of such violation, failure, or loss.

10. **Data Practices Compliance**. The Contractor will have access to data collected or maintained by the Jurisdiction to the extent necessary to perform the Contractor's obligations under this Agreement. The Contractor agrees to maintain all data obtained from the Jurisdiction in the same manner as the Jurisdiction is required under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. The Contractor will not release or disclose the contents of data classified as not public to any person except at the written direction of the Jurisdiction. Upon termination of this Agreement, the Contractor agrees to return all data pertaining to the Jurisdiction within thirty (30) days of Agreement termination.

11. **Termination**. Either party may terminate this Agreement by providing sixty (60) days written notice to the other party. In the event of a material breach by either party, the Agreement may be terminated with ten (10) days written notice to the other party. In the event the Jurisdiction elects to terminate based upon an alleged material breach of the Agreement by the Contractor, the Contractor shall have ten (10) days (or the least amount of time reasonably necessary if longer than ten (10) days) to cure the breach.

12. **Billing and Payment**. Invoices shall be submitted periodically (customarily on a monthly basis) and are due and payable within thirty-five (35) days of receipt by the Jurisdiction. Past due balances may accrue interest at a rate of 1.0% per month (or the maximum rate of interest permitted by law, if less).

13. **Choice of Law and Venue**. This Agreement is being executed in and is intended to be performed in the State of Minnesota and shall be construed and enforced in accordance with Minnesota law. The parties hereto consent and agree that any legal action arising from or related to the Agreement shall be located in Anoka County District Court, State of Minnesota.

14. **Severability**. The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid, or otherwise unenforceable, such rendering shall not affect the validity and enforceability of the remainder of this Agreement.

15. **Merger**. The Parties acknowledge and represent that no promise or representation not contained in this Agreement has been made to them and acknowledge and represent that this Agreement contains the entire understanding between the Parties and contains all terms and conditions between them.

16. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. For purposes of this Agreement, the use of email, or other electronic medium shall have the same force and effect as an original signature.

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement, both in duplicate, on the day and year first above written.

JURISDICTION

_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR

_____
Andy J. Schreder, Owner

Exhibit A
Services

A. **Inspection Services and Additional Requested Work**.

a. On-call and as needed general building inspection services during normal business hours will be billed at a rate of $95.00 per hour at the direction of the City Administrator, Community Development Director and/or Building Official. This cost is applicable to all existing projects prior to the start of this contract. The Contractor reserves the right to charge additional hourly fees as needed to become familiar with projects. Inspection-related time will include necessary review of the project file, including travel time to the various inspection(s) that particular day while within the jurisdiction limits.

b. Contractor will review the construction plans and ensure that all necessary reviews and inspections are performed at a rate of 75% of the plan review fees as adopted by the Jurisdiction ("Plan Review Fees") and 75% of the permit fee as calculated by the Jurisdiction's current fee schedule ("Permit Fee"). This pertains to all new work that is delegated to the Contractor in its entirety. Under these terms, the Contractor will be responsible for all inspections until completion.

c. Response to emergency situations outside of normal business hours (Monday through Friday, 8:00 am to 4:30 pm) to evaluate building integrity and allowances to reoccupy will be done at the direction of the City Administrator, Community Development Director and/or Building Official at an hourly rate of $125.00 with a 2-hour minimum.

B. **Residential and Commercial Building Plan Review Service**s. The Contractor may provide residential and commercial building plan review services. If requested, the Contractor is authorized to bill the jurisdiction 75% of the total cost of the Plan Review Fees. This also pertains to prior received/issued permits that require additional Plan Review services due to their significant size or scope of project.

C. **Minimum Permit and Plan Review Fees**.

a. A minimum fee of $100.00 shall be payable to the Contractor for a permit of any type where the Contractor involvement is required.

b. Where plan review is performed on any permit, a minimum plan review fee of $50.00 shall be payable to the Contractor.

D. **Plumbing Plan Review Services**. The Contractor is authorized and responsible to act in the

capacity of “administrative authority” as defined in the Minnesota State Plumbing Code 4714.0203 for plumbing plan review for commercial construction and remodel work as found in Minnesota Rules 1300.0215, Subp. 6 and Minnesota Statute 326B.43, Subp. 2. The Contractor is authorized to bill the jurisdiction 85% of plumbing plan review fees.

E. **Fire Sprinkler/Alarm Plan Review Services**. The Contractor is authorized and responsible to act in the capacity of “administrative authority” as defined in MN Statute 299F.011 for plan review and inspection services for new and remodel commercial work related to fire sprinkler and alarm systems. Permits are required as specified by Section 105 of the MN State Fire Code. The Contractor is authorized to bill the jurisdiction 85% of fire sprinkler and alarm system plan review fees.

F. **Transportation Costs**. The Contractor shall provide transportation to meetings and site inspections within the Jurisdiction at no additional cost in situations where the Contractor has received a percentage of the permit fee. When projects are billed at an hourly rate, transportation costs will include travel time to the various inspection(s) while within the jurisdiction limits.

G. **Septic Systems**. The Contractor may provide system design review and inspection services for residential and commercial septic systems.

    a. New residential septic systems, the Contractor is authorized to bill the jurisdiction at a rate of $250.00.

    b. Alteration and repair services for residential septic systems will be billed at a rate of $200.00.

    c. The Contractor is authorized to bill the jurisdiction for review and inspection services for new commercial and alteration/repair commercial septic systems, in accordance with Minnesota Statute 326B.153, Subdivision 1. The minimum fee for all new commercial septic systems will be $250.00.

    d. The Contractor will receive 15% of permit fees captured on all advanced septic systems.

H. **State Delegation**.
    a. The Contractor may provide Plan review for Public Buildings and State Licensed Facilities per MN Statute 326B.103 at a rate of 85% of the plan review fees collected in accordance with the Jurisdiction’s adopted fee schedule.

b. The Contractor may provide Fire Sprinkler/Alarm plan review and other Fire inspection services for Public Buildings and State Licensed Facilities at a rate of 85% of the plan review fees collected in accordance with the Jurisdiction's adopted fee schedule and 85% of the permit fees collected in accordance with the Jurisdiction's adopted fee schedule.

c. The Contractor may provide Mechanical Plan Review and Inspections for Public Buildings and State Licensed Facilities at a rate of 85% of the plan review fees collected in accordance with the Jurisdiction's adopted fee schedule and 85% of the permit fees collected in accordance with the Jurisdiction's adopted fee schedule.

l. **Other Services Not Identified**. If the Contractor is requested for a service not identified in "Exhibit A", the rate charged is $95.00 per hour.

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

RESOLUTION #23-123

RESOLUTION TO APPROVE BUILDING OFFICIAL SERVICES AGREEMENT WITH RUM RIVER CONSULTANTS

WHEREAS, the Minnesota Department of Labor and Industry conducts plumbing plan reviews for commercial and public projects for the City of Ramsey; and

WHEREAS, MN Statutes 326B.43 Subd 2 permits the delegation of authority for commercial plumbing plan reviews to municipalities with the required credentials; and

WHEREAS, Rum River Consultants submitted an agreement for consideration to provide professional building inspection services on behalf of the City of Ramsey; and

WHEREAS, Rum River Consultants meets the credentials and has a master plumber on staff to complete commercial and public plumbing plan reviews; and

WHEREAS, The City of Ramsey supports entering into such agreement with Rum River Consultants to conduct building inspection services as needed and designate Rum River Consultants to perform commercial and public plumbing plan reviews on behalf of the City of Ramsey as required by Minnesota Statutes 326B.43 Subd 2.

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

1) The City Council hereby approves an agreement between the City of Ramsey and Rum River Consultants for the purpose of providing professional building official services on an as-need basis and designates Rum River Consultants to perform commercial and public plumbing plan review on behalf of the City of Ramsey.

2) The agreement shall be effective when the Department of Labor and Industry approves the delegation request and Ordinance #23-10 has been published for thirty (30) days.

3) The approval of the agreement is contingent upon the adoption of Ordinance #23-10, Amendment to Chapter 105, Building and Building Regulations.

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
Councilmember
Councilmember
Councilmember
Councilmember

Councilmember
Councilmember

and the following voted against the same:

and the following abstained:

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of June, 2023.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 12.**

Meeting Date: 06/13/2023

Submitted For: Stephanie Hanson, Community Development

By: Stephanie Hanson, Community Development

Information

Title

Adopt Resolution #23-124 Approving Department of Labor and Industry Plan Review Agreement

Purpose/Background:

Currently, the Department of Labor and Industry (DOLI) conducts commercial and public plumbing plan reviews. MN Statute 326B.43 Subd 2 permits the delegation of authority for plumbing plan review for commercial and public projects to municipalities. As part of the process, the City of Ramsey City Council must endorse the application and submittal of an agreement with the State of MN. Attached to the case is the agreement and Resolution #23-124, approving the agreement.

To obtain the special delegation, there are several steps the City must take. These steps include the adoption of Ordinance #23-10 Amendment to Chapter 105, Building and Building Regulations (case 14275) and offering local plumbing plan review services and adopting Resolution 23-123, Approving Building Official Inspection Services (case 14273).

Once approved, all required documents will be submitted to DOLI for final approval and delegation. Consulting services will begin once DOLI approves the delegation and Ordinance #23-10 is published for thirty (30) days.

Notification:

No public notification required.

Observations/Alternatives:

Alternatives:

Adopt Resolution #23-124
Deny Resolution #23-124 and continue to have the Department of Labor and Industry conduct commercial and public plumbing plan reviews

Funding Source:

NA

Recommendation:

Recommend Approval of Resolution #23-124 to Approve Department of Labor and Industry Plan Review Agreement

Action:

Motion to approve Resolution #23-124, Approve Department of Labor and Industry Plan Review Agreement

Attachments

DOLI Plan Review Agreement
Resolution #23-124

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Stephanie Hanson	06/07/2023 04:27 PM
Brian Hagen	Brian Hagen	06/08/2023 08:43 AM
Brian Hagen	Brian Hagen	06/08/2023 08:43 AM

Form Started By: Stephanie Hanson Started On: 05/24/2023 12:46 PM

Final Approval Date: 06/08/2023

Minnesota Department of Labor and Industry
Construction Codes and Licensing Division
Plumbing Plan Review
443 Lafayette Road North St. Paul, MN 55155
Phone: (651) 284-5063
www.dli.mn.gov

Plumbing Plan Review Agreement Application

Under Minnesota Statutes, section 326B.43, subd. 2, the commissioner of the Department of Labor and Industry (DLI) may enter into an agreement with a municipality, in which the municipality agrees to perform plan review and specifications of plumbing systems in their jurisdiction subject to statutory requirements. Certain types of plans must still be submitted to DLI.

To request a formal plumbing plan review agreement, this application and all requested documents must be completed and submitted to: **Judy.Tacheny@state.mn.us.** Incomplete application will be rejected.

1. MUNICIPALITY INFORMATION

MUNICIPALITY NAME			DATE
ADDRESS			EMAIL
CITY	STATE	ZIP CODE	PHONE
BUILDING OFFICIAL NAME			
MAILING ADDRESS			PHONE
CITY	STATE	ZIP CODE	E-MAIL

APPROVED PLUMBING PLAN REVIEWER(S). If reviewer is contracted through a private company, check here X and submit contract for review.

NAME	LICENSE #	E-MAIL/PHONE
NAME	LICENSE #	E-MAIL/PHONE

2. REQUIRED DOCUMENTS THAT MUST BE ADOPTED BY ORDINANCES

Submit copies of following relevant ordinances:

1. The ordinance in which the municipality adopts the Minnesota Plumbing Code.
   (*Adoption of the Minnesota State Building Code by ordinance includes adoption of the Minnesota Plumbing Code, Chapter 4714.)*

2. The ordinance that requires plumbing plans and specifications to be submitted, reviewed, and approved by the municipality. The ordinance must clearly state exceptions for projects listed in Minnesota Statutes, section 326B.43 subd. 2(n) as listed below as those must be submitted to DLI for plan review. Plumbing plans and specifications for the following projects shall be submitted to DLI for plan review.
   a) State-licensed facilities (as defined in section 326B.103, subd. 13).
   b) Public buildings (as defined in section 326B.103, subd. 11).
   c) Projects of a special nature for which department review is requested by either the municipality or the state.

3. The ordinance that authorizes the municipality to perform plumbing inspections required by the Minnesota Plumbing Code. *(Plumbing inspections, testing, and permits are subject to Minn. Rules, part 1300.0215, subparts 1 through 5.)*

4. The ordinance that authorizes the municipality to administer and enforce the Minnesota Plumbing Code in accordance with Minnesota Statutes, section 326B.121. *(Enforcing the Minnesota State Building Code by ordinance automatically includes and requires enforcement of the Minnesota Plumbing Code.)*

Copies of the above required ordinances must be submitted with this application to be considered.

3. AGREEMENT

Upon approval of the application by the commissioner, the municipality agrees (see Minn. Stat. § 326B.43, subd. 2):

1. To review plumbing plans and specifications for all construction for which requires review and approval of plumbing plans and specifications per Minnesota Rules, part 1300.0215, subpart 6, except all plumbing plans and specifications for the following types of projects (state) within the municipality must be forwarded to the DLI for review:
   a) State-licensed facilities (See Minn.Stat. § 326b.103, subd. 13);
   b) public buildings (See Minn.Stat. § 326b.103, subd. 11); and
   c) projects of a special nature for which department review is requested by either the municipality or the state. (E.g., Dialysis facilities are an example of projects of a special nature that is reviewed by the state.)

   Where the municipality forwards to the state for plan review, the municipality shall not collect any fee for plan review, and the commissioner shall collect all applicable fees for plan review.

2. The plan review will:
   a) Reflect the degree to which the plans and specifications affect the public health and conform to the provisions of the plumbing code;
   b) ensure that there is no physical connection between water supply systems that are safe for domestic use and those that are unsafe for domestic use; and
   c) ensure that there is no apparatus through which unsafe water may be discharged or drawn into a safe water supply system.

3. Individuals who perform the plumbing plan reviews for the municipality have passed a competency assessment reviewing plans and specification, are approved by the commissioner and are:
   a) Licensed master plumbers;
   b) licensed professional engineers; or
   c) individuals who are working under the supervision of a licensed professional engineer or licensed master plumber and who are licensed master or journeyman plumbers or hold a postsecondary degree in engineering.

4. To perform all inspections for projects in which they plan review. Individuals who conduct the plumbing inspections for the municipality are licensed master or journeyman plumbers, or inspectors meeting the competency requirements established in rules adopted under section 326B.135, except for individuals who conduct plumbing inspections for the DLI (state) projects listed in item 1 above must be licensed plumbers.

5. Individuals who conduct inspections and the plumbing plan reviews for the municipality shall not have any conflict of interest in conducting the inspections and the plan reviews.

6. To enforce in its entirety the plumbing code on all projects.

7. To keep official records of all documents received, including plans, specifications, surveys, and plot plans, and of all plan reviews, permits and certificates issued, reports of inspections, and notices issued in connection with plumbing inspections and the review of plumbing plans. These records shall be maintained in the official records of the municipality for the period required for the retention of public records under Minnesota Statutes, section 138.17, and shall make these records readily available for review at the request of the commissioner.

8. That the municipality does not have in effect the plumbing code or any of ordinances described in Section 2 above at any time after the agreement has been approved, the municipality will notify the commissioner in writing in advance or within 10 days of the changes if advance notice is not possible.

9. If the commissioner determines that the municipality is not properly administering and enforcing the plumbing code or is otherwise not complying with the agreement the commissioner may terminate the agreement in accordance with Minnesota Statutes, section 326B.43, subd. 2(l).

10. Not to revoke, suspend, or place restrictions on any plumbing license issued by the state.

Agreement Acknowledgement:

NAME	DATE	MUNICIPAL BUILDING OFFICIAL SIGNATURE
NAME	DATE	CITY ADMINISTER OR CITY CLERK SIGNATURE

This material can be made available in different forms, such as large print, Braille or on a tape. To request, call 1-800-342-5354.
PPRA 7.11.2022

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

RESOLUTION #23-124

RESOLUTION TO APPROVE THE STATE OF MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PLAN REVIEW AGREEMENT

WHEREAS, the State of Minnesota Department of Labor and Industry conducts plumbing plan reviews for commercial and public projects for the City of Ramsey; and

WHEREAS, MN Statutes 326B.43 Subd 2 permits the delegation of authority for commercial plumbing plan reviews to municipalities with the required credentials; and

WHEREAS, as part of the delegation process, the City of Ramsey City Council shall support the endorsement of an application and submission of an agreement with the State of Minnesota, the Department of Labor and Industry.

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

1) The City Council hereby approves an agreement between the City of Ramsey and the State of Minnesota, Department of Labor and Industry for the delegation of authority to conduct plumbing plan reviews for commercial and public projects to the City of Ramsey.

2) The approval of the agreement is contingent upon the adoption of Ordinance #23-10, Amendment to Chapter 105, Building and Building Regulations.

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
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 13.**

Meeting Date: 06/13/2023

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #23-125 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Ramsey Properties, LLC (A portion of this meeting may be closed to 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 A, COR TWO) and the Anoka County Tax ID number 28-32-25-22-0058.

The purpose of this case is to consider approval of the Second Amendment to Purchase Agreement and Right of Re-Entry Agreement that involves the sale of Outlot A, COR TWO to Ramsey Properties, LLC (the "Developer"). The Developer has requested that the Inspection Period be extended from May 26, 2023 to June 30, 2023 to allow for the June 13, 2023 public hearing for the business assistance process to be completed and to ensure that the proposed assistance is granted. The EDA and City Council have previously approved a Purchase Agreement and a First Amendment to Purchase Agreement to build a 98 unit Hilton Home 2 hotel and a proposed non-binding deal structure involving$434,511 in TIF Land Cost Write down and $550,000 in TIF Pay-Go Site Development and improvements. The terms of the proposed TIF assistance being requested and project definition remain unchanged.

Notification:

Notification is not required.

Observations/Alternatives:

Staff is asking the City Council to consider a recommendation of approval of the Second Amendment to Purchase Agreement to extend the Inspection Period from May 26, 2023 to June 30, 2023 and approval of the Right of Re-Entry Agreement.

General Project Description

- 98 unit, Four Story Hilton Home 2 Hotel with hot breakfast and indoor pool; a Certificate of Occupancy 16 months after Closing. If this is not done, the City may exercise the Right of Re-Entry.
- Estimated Tax Assessed Value 7.14M
- Estimated Taxes - $218,000 annually
- 11 new jobs to be created paying at least $14.75 / hr.
- Must operate at location for 5 years
- Catalyst project (provides more trips to COR and encourages investment in restaurants/retail)

Site Plan and Plat Approval

Site Plan and Preliminary Plat approval was granted by the City Council on May 9, 2023. Final Plat and Development Agreement approval is to be considered by the City Council on June 13, 2023 or a later date.

Right of Re-Entry Agreement

The City requires the developer to enter into a Right of Re-Entry Agreement per the terms of the Purchase Agreement. A Right of Re-Entry Agreement has been drafted for consideration of approval by the City Council. The Right of Re-Entry Agreement includes "Act of God" Language as well as a requirement to terminate the Right of Re-Entry Agreement once the Developer responsibilities are met.

Alternatives:
1) Approval of Resolution #23-125 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Ramsey Properties, LLC (as presented); subject to City Attorney Review (Staff/EDA recommendation).
2) Approval of Resolution #23-125 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Ramsey Properties, LLC (with changes); subject to City Attorney Review.
3) Something else.

Funding Source:
This case is being handled as part of normal Staff duties.

Recommendation:
The EDA recommended approval of the 2nd Amendment to Purchase Agreement at the June 8, 2023 meeting.

Staff has provided a draft Right of Re-Entry Agreement as outlined in the Purchase Agreement for consideration by the City Council.

Action:
Motion to adopt Resolution #23-125 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Ramsey Properties, LLC

Attachments

Site Location Map
ACTION - Resolution #23-125
ACTION - Second Amendment to PA
ACTION - Right of Re-Entry Agreement
Request for Extension
REFERENCE - Purchase Agreement (Executed)
REFERENCE - 1st Amendment to PA (Executed)

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	06/08/2023 09:11 AM
Brian Hagen	Brian Hagen	06/08/2023 10:13 AM
Form Started By: Sean Sullivan		Started On: 06/02/2023 01:36 PM
Final Approval Date: 06/08/2023		

Site Location Map Hilton 2



Parcel Information:
28-32-25-22-0058

RAMSEY
MN 55303
Plat: COR TWO

Approx. Acres: 2.85
Commissioner: MATT LOOK

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

Sean Sullivan	1:2,400	Date: 1/5/2023

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 #23-125

RESOLUTION APPROVING SECOND AMENDMENT TO PURCHASE AGREEMENT AND RIGHT OF RE-ENTRY AGREEMENT FOR RAMSEY PROPERTIES, LLC

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

WHEREAS, on August 23, 2022 the City approved Resolution #22-185 approving execution and the terms of Purchase Agreement for the sale of Outlot A, Gigi Addition to **Schiebout Limited Family Partnership, LLLP** and/or its assigns (the "Buyer"); and

WHEREAS, on January 24, 2023 the City approved Resolution #23-034 approving execution and the terms of the First Amendment to Purchase Agreement for the sale of Outlot A, Gigi Addition to **Ramsey Properties, LLC** and/or its assigns (the "Buyer"); and

WHEREAS, the real estate being sold to the Buyer is amended from Outlot A, Gigi Addition to Part of Outlot A, COR TWO to be platted as Lot 1, Block 1, Ramsey Properties Addition as identified on Exhibit A (the "Property"); and

WHEREAS, the City and Ramsey Properties, LLC have negotiated a First Amendment to Purchase Agreement for the sale of the Property including a purchase price of $1.00 on +/- 2.85 acres (124,146 square feet) as outlined in Exhibit A (the "Purchase Price"). The property valuation is $434,511; 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 as referenced in the underlying legal in Ordinance #15-05. The parent parcel authorized for sale is 28-32-25-22-0058; and

WHEREAS, the Purchase Agreement, First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement requires the City and Buyer to execute a Right of Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, on June 8, 2023. the Ramsey EDA adopted a motion recommending approval to the City Council of the Second Amendment to Purchase Agreement and provision of a land cost write down of $434,511 and Pay-GO TIF of $550,000 for Site Improvements and Site Development on the Property and to extend the Inspection Period from May 26, 2023 to June 30, 2023.

WHEREAS, a Right of Re-Entry Agreement is required to be executed by the Purchase Agreement(s).

WHEREAS, a public hearing to consider approval of TIF Financial assistance will be on June 13, 2023 this resolution does not bind the City Council to award a specific amount of financial assistance for the project; and

WHEREAS, the Buyer is a company that is active and in good standing as documented in the Office of the Secretary of State as of June 6, 2023.

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

1) That the City hereby authorizes execution of the Second Amendment to Purchase Agreement for the sale of the Property to **Ramsey Properties, LLC**, for $1.00 on +/- 2.813 acres (122,543 square feet) as outlined in Exhibit A (the "Purchase Price"). The property valuation is $434,511 ($3.55/SF)**;** subject to the following contingencies:

    a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of $434,511.
    b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
    c. City Council approval of Business Subsidy for Buyer and or its assigns.
    d. Hotel feasibility study supporting a viable market in the City of Ramsey, Developer obtaining surveys, environmental and geotechnical reports, wetland studies and such other items Developer determines to be necessary to build and operate the proposed hotel.
    e. Seller's approval of a replat of the Property.
    f. Buyer and Seller entering into a Development Agreement on such terms as are satisfactory to Buyer;
    g. Any shared access easement(s) between the Property and any adjacent property required by Seller is in existence or has been obtained.

2) That the City of Council authorizes the sale of Part of Outlot A, COR TWO to be platted as Lot 1, Block 1, Ramsey Properties Addition as identified on Exhibit A (the "Property") to Ramsey Properties, LLC.

3) That the City Council authorizes execution of the Right of Re-Entry Agreement referenced in the Purchase Agreement(s).

4) That the City Council hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description of the Property

Part of Outlot A, COR TWO, to be platted as:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

Anoka County PID Number: Part of 28-32-25-22-0058 (+/- 2.813 acres)

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 **Ramsey Properties, LLC** and/or its assigns, a Minnesota Limited Liability Company ("Buyer"), with an Effective Date of August 26, 2022.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains August 26, 2022.

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 2.813 acres (122,543 SF) of vacant land, legally described as follows and depicted on Exhibit A:

   Part of Outlot A, COR TWO, to be platted as:

   Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

   PID Number: Portion of 28-32-25-22-0058 (the "Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $1.00 on +/- 2.813 acres (122,543 square feet) as outlined in Exhibit A (the "Purchase Price"). The Property Valuation is $434,511.

4. **INSPECTION PERIOD.** The Inspection Period is changed from May 26, 2023 to June 30, 2023.

5. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of minimum 98 unit - 4 story hotel with pool compliant with COR Zoning requirements to be further defined by an approved Site Plan 16 months after closing; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

6. **CONTINGENCIES.** In addition to all other requirements and contingencies by the Buyer and Seller herein, Buyer's obligation to acquire the Property and the Purchase Price of $1.00 is contingent on the following:

a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of $434,511.
b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
c. City Council approval of Business Subsidy for Buyer and or its assigns.
d. Hotel feasibility study supporting a viable market in the City of Ramsey, Developer obtaining surveys, environmental and geotechnical reports, wetland studies and such other items Developer determines to be necessary to build and operate the proposed hotel.
e. Seller's approval of a replat of the Property.
f. Buyer and Seller entering into a Development Agreement on such terms as are satisfactory to Buyer;
g. Any shared access easement(s) between the Property and any adjacent property required by Seller is in existence or has been obtained

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 Purchase Agreement and First Amendment to Purchase 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: RAMSEY PROPERTIES, LLC

By: _____ Dated: _____, 2023
Emily Allegra, Partner

EXHIBIT A

Site Location Map Hilton 2



Parcel Information:	Approx. Acres: 2.85	**Owner Information:**
28-32-25-22-0058	Commissioner: MATT LOOK	RAMSEY CITY OF
		7550 SUNWOOD DRIVE
RAMSEY		RAMSEY
MN 55303		MN
Plat: COR TWO		55303
Sean Sullivan	1:2,400	Date: 1/5/2023

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.

[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 **Ramsey Properties, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2021, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Schiebout Family Limited Partnership, LLLP, LLC, dated August 26, 2022, Section 28, and the Second Amendment to Purchase Agreement between the City of Ramsey and Ramsey Properties, LLC, Section 5, dated June ____, 2023, 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. **Ramsey Properties, LLC** Site Plan, approved by the City of Ramsey on May 9, 2023 by Resolution #23-059.

ii. Development Agreement for **Ramsey Properties, LLC**, approved by the City of Ramsey on _____, 2023 by Resolution #23-_____.

Provided, however that if completion of the performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

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 65,000 square foot 98-unit hotel, 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.

6. At the request of the Buyer following the satisfaction of the Conditions, the City will execute and deliver a recordable termination of this Right of Entry Agreement. The fee for recording the termination will be paid by Buyer.

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 a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

Ramsey Properties, a Minnesota Limited Liability Company

By: _____
Emily Allegra, President

This instrument was acknowledged before me on _____, 2023, by Emily Allegra, President of Ramsey Properties, LLC, a Minnesota limited liability company on behalf of the Minnesota limited liability company.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

EMILY ALLEGRA
RAMSEY PROPERTIES, LLC

8445 Bunker Lake Blvd. NW Ramsey, MN 55303 | 763-516-1078| emily@schieboutfa.com

May 26th, 2023

Sean Sullivan
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Sean Sullivan:

Based on the terms of our Purchase Agreement with the pending development of the Home2Suites in Ramsey, MN, I would like to formally request to amend the PA with a 30-day extension of the Inspection Period.

The reason for this request is to confirm the approval of the TIF scheduled to be reviewed and voted on June 13th.

Sincerely,

Emily Allegra
Ramsey Properties, LLC

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PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (sometimes, "Seller" or "City"), and **THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP** and/or its assigns, a Minnesota limited partnership ("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 26, 2022** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.43 acres of vacant land, legally described as follows:

   Outlot A, Gigi Addition, to be platted as: T.B.D.

   Anoka County PID Number: 28-32-25-23-0020

3. **PURCHASE PRICE.** The purchase price for the Property is $1.00 on +/- 1.43 acres (62,290 square feet) as outlined in Exhibit A (the "Purchase Price"). The property valuation is $311,454.

4. **INITIAL DEPOSIT; EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Buyer has previously deposited the sum of Five Thousand and No/100 Dollars ($5,000.00) (the "Initial Deposit") with the City to pay costs of third party tax increment financing ("TIF") analysis and the preparation of the TIF Agreement. Within five business days after the Effective Date, Buyer must deposit the sum of $1.00 (the "Earnest Money") with Guaranty Commercial Title, Inc. ("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 DELIVERIES.** Seller has provided the Buyer an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) for Outlot B, COR One (the "Survey") from a duly licensed surveyor dated April 18, 2017. Buyer may arrange with the surveyor to include
additional information on the Survey at Buyer's expense. The City also has provided the Buyer with the recorded Gigi Addition plat. The Seller shall also provide to Buyer within ten (10) days of the Effective Date, copies of all environmental, geotechnical, wetland or other reports, plans or studies it has in its possession related to the Property.

6. **TITLE COMMITMENT.**

a. Seller represents it has fee title to the Property. Seller makes no other representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer

does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement

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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 26, 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, and the Seller shall pay any remaining Initial Deposit to Buyer.

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

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Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP
Emily Allegra
8445 Bunker Lake
Blvd. NW
Ramsey, MN 55303
Email: emily@schieboutfa.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional One Thousand and 00/100 Dollars ($1,000.00) earnest money with Escrow Agent for each extension. Each $1,000 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; and (B)

matters that constitute Permitted Exceptions pursuant to Section 6;

ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2022 for the Property.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 14.
5. State Deed Tax.
6. Such other reimbursements to Buyer pursuant to the terms of this Agreement.

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.

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14. **REAL ESTATE BROKERS.** Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. **ASSIGNMENT.** This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. **THIRD PARTY BENEFICIARY.** There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Deposit and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of minimum 60 unit - 4 story hotel with pool compliant with COR Zoning requirements to be further defined by an approved Site Plan a year after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the

performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining 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. City of Ramsey will reimburse Buyer up to $3500 for re-platting expense. The reimbursement will only take place upon a successful closing and City of Ramsey is not responsible for any cost reimbursement if Buyer does not close on subject property. Buyer to provide written documentation of platting costs for reimbursement.

31. **CONTINGENCIES.** In addition to all other requirements and contingencies by the Buyer and Seller herein, Buyer's obligation to acquire the Property and the Purchase Price of $1.00 is contingent on the following:

    a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of $311,454.
    b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
    c. City Council approval of Business Subsidy for Buyer and or its assigns.
    d. Hotel feasibility study supporting a viable market in the City of Ramsey, Developer obtaining surveys, environmental and geotechnical reports, wetland studies and such other items Developer determines to be necessary to build and operate the proposed hotel.
    e. Seller's approval of a replat of the Property.
    f. Buyer and Seller entering into a Development Agreement on such terms as are satisfactory to Buyer;
    g. Any shared access easement(s) between the Property and any adjacent property required by Seller is in existence or has been obtained.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: August 26, 2022
Mark E Kuzma, Mayor

By: _____ Dated: August 26, 2022
Brian Hagen, City Administrator

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BUYER: THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP

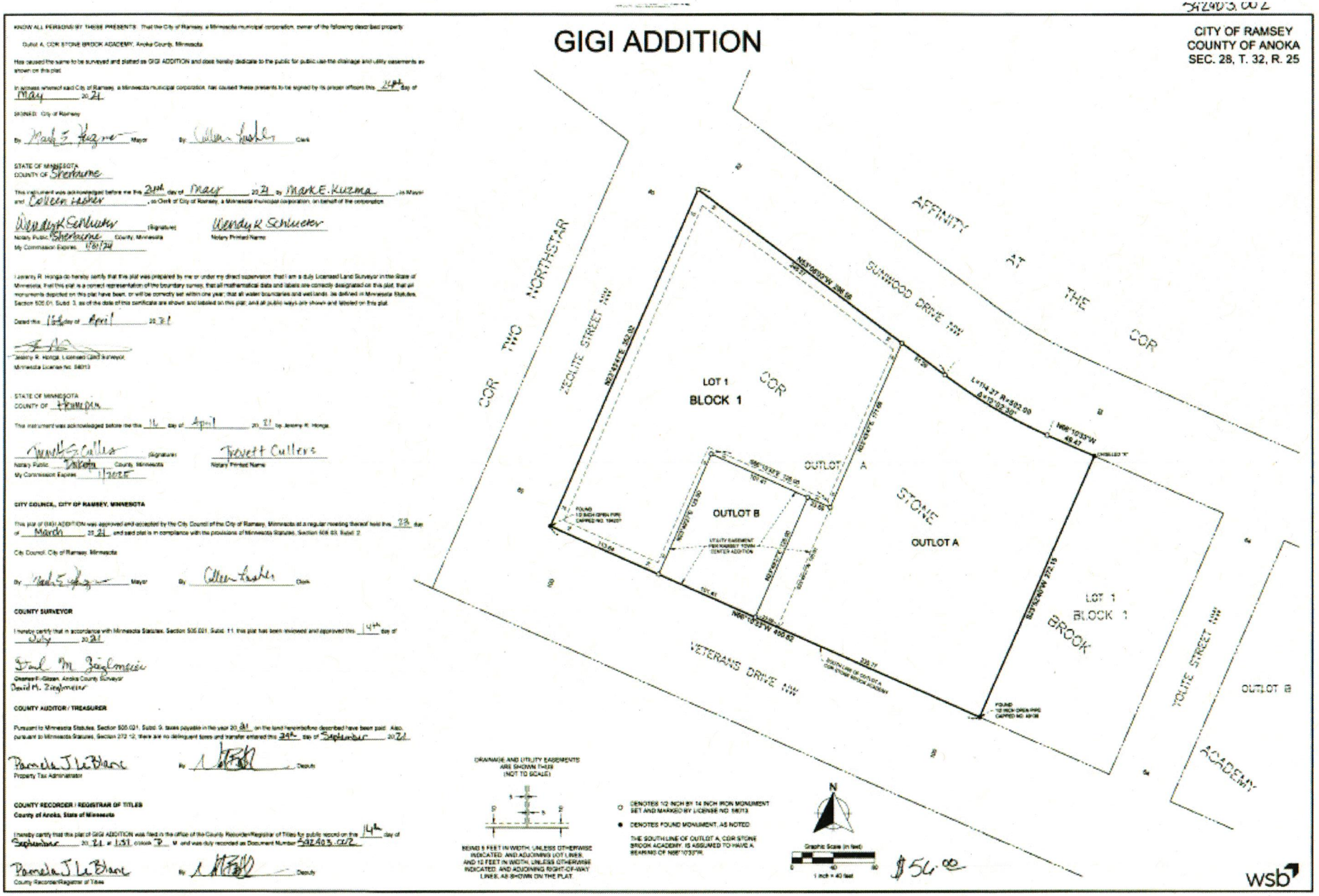
By: THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP

Emily Allegra
Emily Allegra, Partner

Dated: 8/26/2022, 2022

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Exhibit A



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

Outlot A, COR STONE BROOK ACADEMY, Anoka County, Minnesota

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

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 24th day of May, 20 21.

SIGNED: City of Ramsey

By Mark E. Kuzma, Mayor By Colleen Hasher, Clerk

STATE OF MINNESOTA
COUNTY OF Sherburne

This instrument was acknowledged before me this 24th day of May, 20 21, by Mark E. Kuzma, as Mayor and Colleen Hasher, as Clerk of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

Wendy R Schlueter (Signature)
Notary Public, Sherburne County, Minnesota
My Commission Expires: 1/31/24
Wendy R Schlueter
Notary Printed Name

I Jeremy R. Hongo 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 16th day of April, 20 21.

Jeremy R. Hongo, Licensed Land Surveyor
Minnesota License No. 54013

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 16 day of April, 20 21, by Jeremy R. Hongo.

Notary Public, Dakota County, Minnesota (Signature)
My Commission Expires: 1/31/25
Jewett Cullers
Notary Printed Name

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of GIGI ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 23 day of March, 20 21, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By Mark E. Kuzma, Mayor By Colleen Hasher, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 14th day of July, 20 21.

David M. Ziegler
Deputy Anoka County Surveyor
David M. Ziegler

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 21 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 24th day of September, 20 21.

Pamela J LeBlanc
Property Tax Administrator By Deputy

COUNTY RECORDER / REGISTRAR OF TITLES
County of Anoka, State of Minnesota

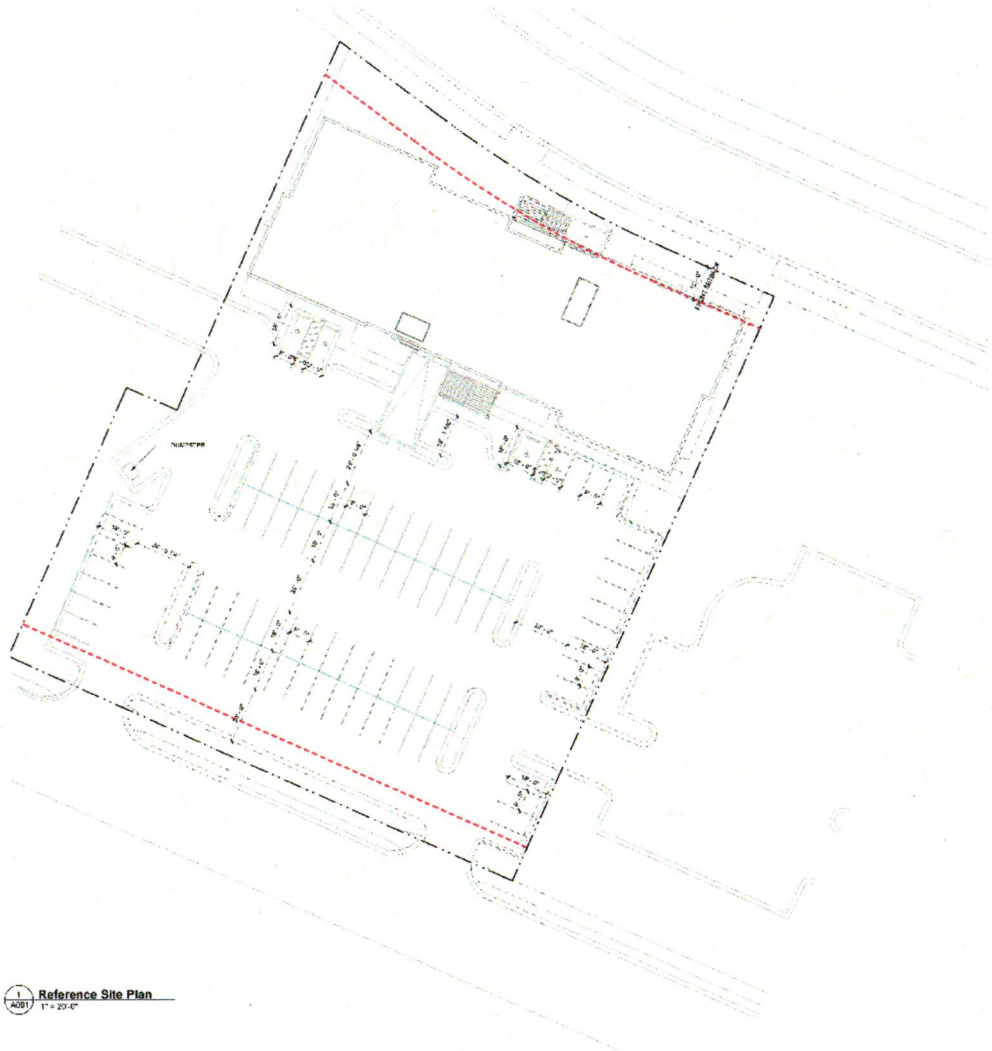
I hereby certify that this plat of GIGI ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 14th day of September, 20 21, at 1:51 o'clock P. M. and was duly recorded as Document Number 3242405.002.

Pamela J LeBlanc
County Recorder/Registrar of Titles By Deputy

GIGI ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

COR TWO NORTHSTAR
ZEOLITE STREET NW
AFFINITY AT THE COR
SUNWOOD DRIVE NW
VETERANS DRIVE NW
ACADEMY
COR STONE BROOK
LOT 1 BLOCK 1
OUTLOT A
OUTLOT B
LOT 1 BLOCK 1
OUTLOT B
N89°46'07"W 396.66
N00°13'53"E 165.00
S89°46'07"E 239.66
S00°13'53"W 165.00
N89°46'07"W 73.00
N00°13'53"E 165.00
S89°46'07"E 73.00
S00°13'53"W 165.00
N89°46'07"W 100.00
N00°13'53"E 165.00
S89°46'07"E 100.00



1 A091 **Reference Site Plan**
1" = 20'-0"

GUESTROOM MATRIX

Name	Area	Count
Level 1		
Double Queen Studio	432 SF	4
King One Bedroom	593 SF	1
King Studio	348 SF	3
Level 2		
Double Queen Studio	432 SF	7
Double Queen Studio ADA	432 SF	1
King One Bedroom	594 SF	2
King One Bedroom ADA	591 SF	1
King Studio	350 SF	13
King Studio ADA	480 SF	1
Level 3		
Double Queen Studio	432 SF	8
King One Bedroom	594 SF	2
King One Bedroom ADA	591 SF	1
King Studio	350 SF	13
King Studio ADA	480 SF	1
Level 4		
Double Queen Studio	432 SF	8
King One Bedroom	594 SF	2
King One Bedroom ADA	591 SF	1
King Studio	350 SF	13
King Studio ADA	480 SF	1
		83

PARKING SCHEDULE

Type	#
ADA Double Parking	2
Standard Parking	81
Van ADA Double Parking	2
	85

BUILDING GROSS SF

Level	Area
Level 1	13,673 SF
Level 2	13,629 SF
Level 3	13,629 SF
Level 4	13,639 SF
	54,591 SF

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects

DRAWN

PROTOTYPE VERSION

ISSUE DATE

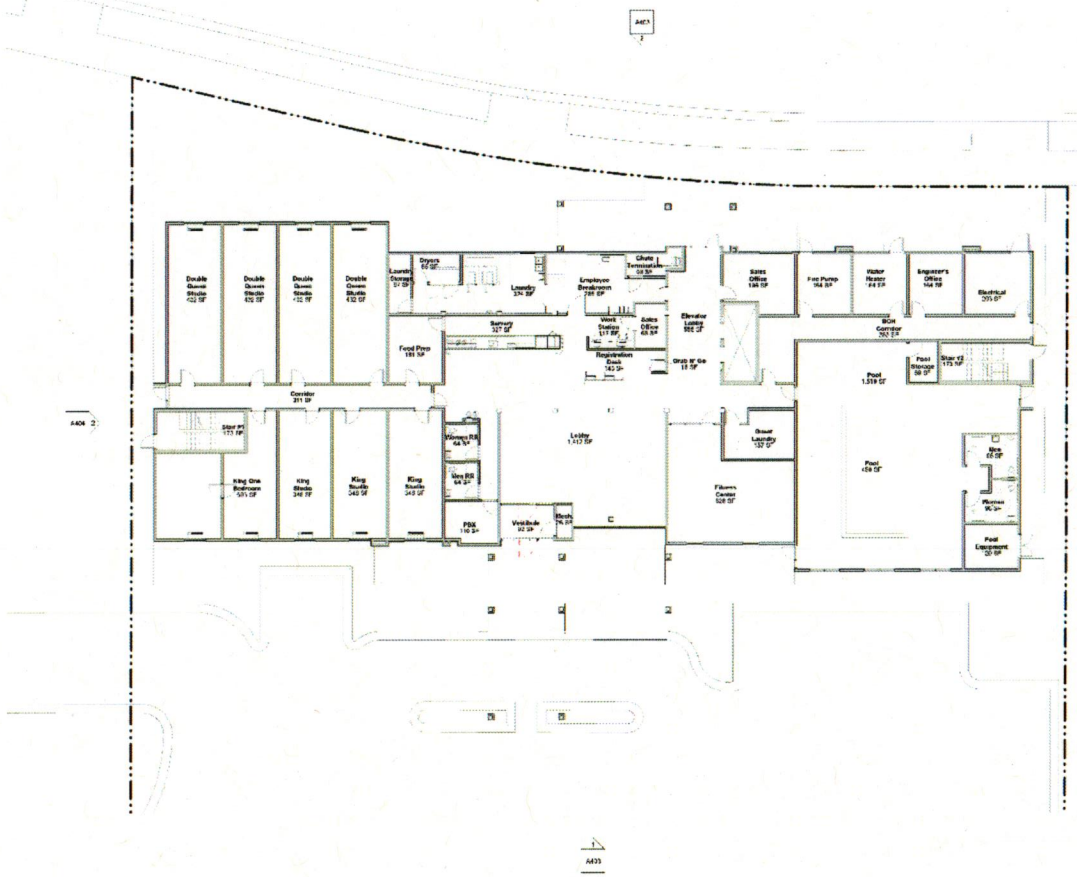
SCALE

JOB NUMBER

PROJECT PHASE

LOCATION / MN 2009

SHEET NUMBER
A091



1ST FLOOR ROOM SCHEDULE

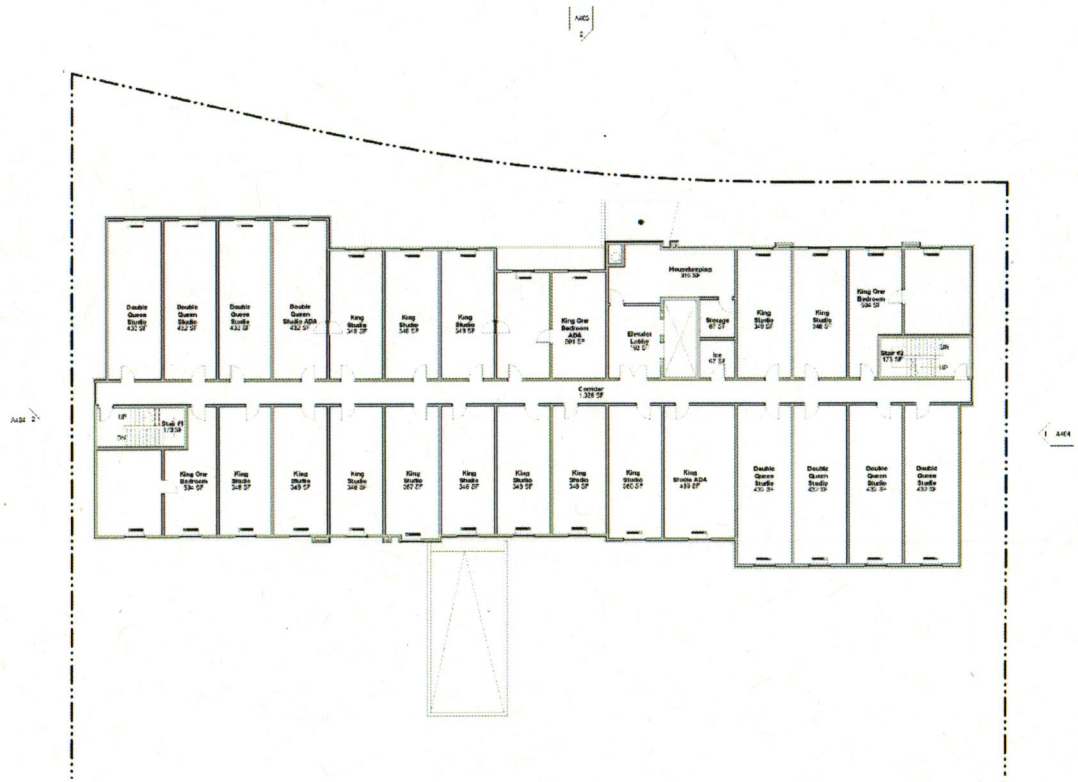
Name	#	Area
Double Queen Studio	4	432 SF
King One Bedroom	1	593 SF
King Studio	3	348 SF
Total	8	

1 A101 Level 1 Floor Plan
3/32" = 1'-0"

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects
542 Dunaby Drive
Dundee, TX 76249
787.756.5900
www.dlwarchitects.com

DRAWN
PLOT DATE
PROTOTYPE VERSION
ISSUE DATE
SCALE
JOB NUMBER
PROJECT STATUS
SHEET NAME
LOCATION / ID CODE
SHEET NUMBER
A101



2ND FLOOR ROOM SCHEDULE

Name	#	Area
Double Queen Studio	7	432 SF
Double Queen Studio ADA	1	432 SF
King One Bedroom	2	594 SF
King One Bedroom ADA	1	591 SF
King Studio	13	348 SF
King Studio ADA	1	480 SF
Total	25	

Level 2 Floor Plan
A104 3/32" = 1'-0"

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects

DRAWN
TC-AC
PRELIMINARY VERSION

ISSUE DATE

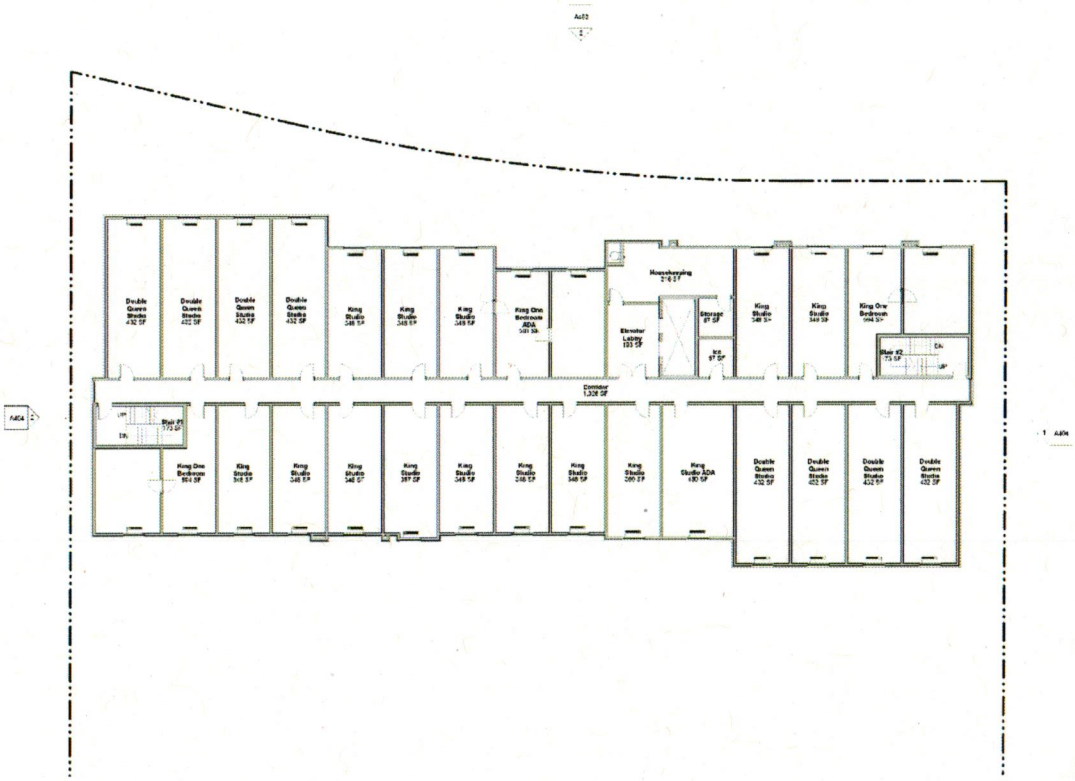
SCALE

JOB NUMBER

PROJECT STATUS

SHEET NAME

SHEET NUMBER
A104



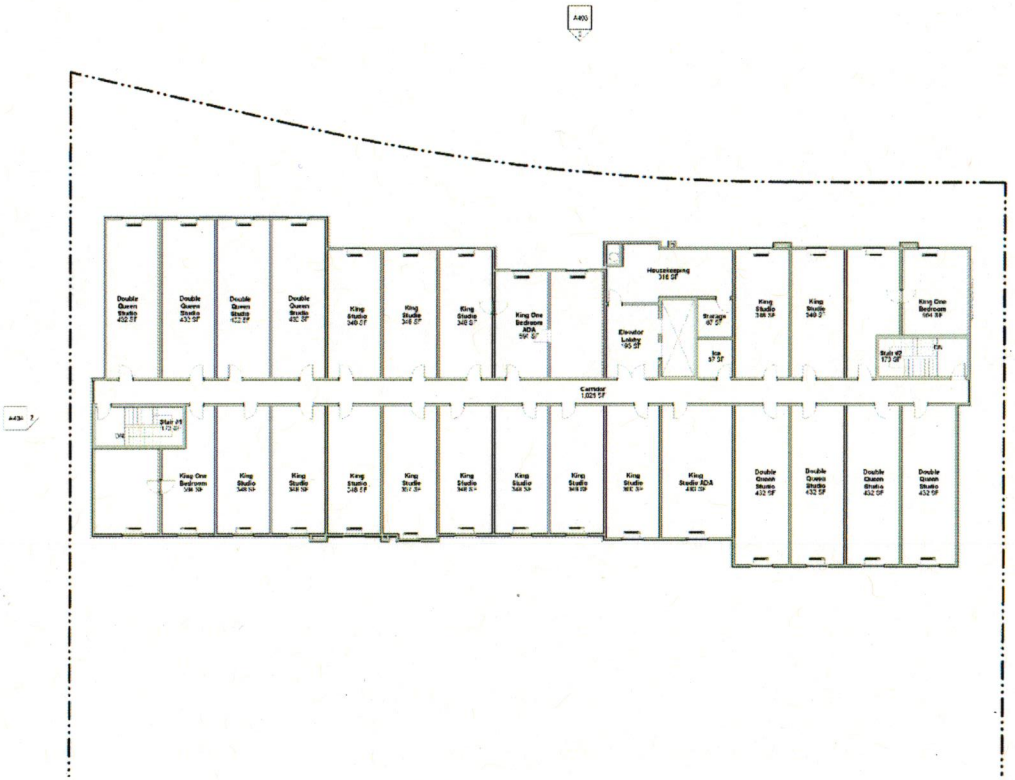
3RD FLOOR ROOM SCHEDULE		
Name	#	Area
Double Queen Studio	8	432 SF
King One Bedroom	2	594 SF
King One Bedroom ADA	1	591 SF
King Studio	13	348 SF
King Studio ADA	1	480 SF
Total	25	

Level 3 Floor Plan
A107 3/32" = 1'-0"

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects

A107



4TH FLOOR ROOM SCHEDULE

Name	#	Area
Double Queen Studio	8	432 SF
King One Bedroom	2	594 SF
King One Bedroom ADA	1	591 SF
King Studio	13	348 SF
King Studio ADA	1	480 SF
Total	25	

1 A110 Level 4 Floor Plan
3/32" = 1'-0"

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects

DRAWN
PCAC
PRELIMINARY VERSION

ISSUE DATE

SCALE

JOB NUMBER

PROJECT STATUS

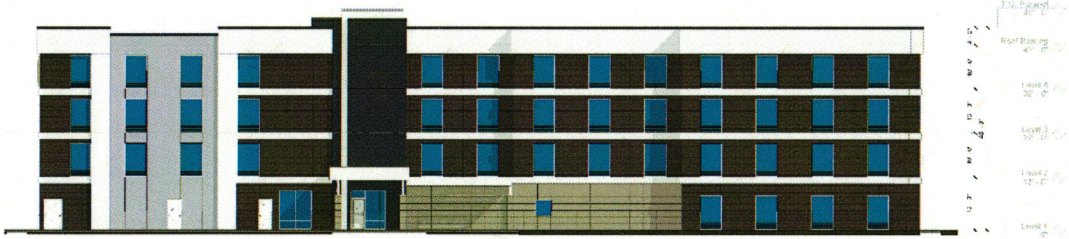
SHEET NAME

SHEET NUMBER
A110

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1 A403 **Building Elevation**
3/32" = 1'-0"



2 A403 **Building Elevation**
3/32" = 1'-0"

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects

DRAWN

PROTOTYPE VERSION

SCALE

JOB NUMBER

PROJECT MANAGER

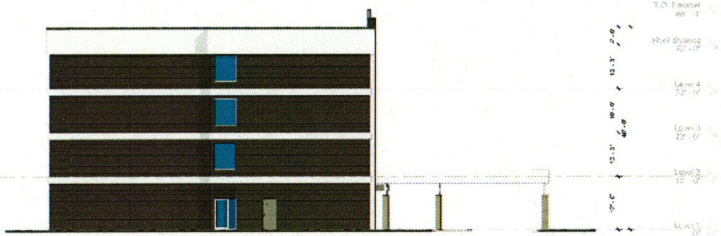
LOCATION / PROVIDER

SHEET NUMBER
A403

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1 / A404 Building Elevation
3/32" = 1'-0"



2 / A404 Building Elevation
3/32" = 1'-0"

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw architects
542 Broadway, Saukee
Phone: 715.555.5555
www.dlwarchitects.com

DRAWN
PLAN
PROTOTYPE VERSION
ISSUED FOR
APPROVED
SCALE
JOB NUMBER
PROJECT NUMBER
LOCATION / MUNICIPAL

SHEET NUMBER
A404

DocuSign Envelope ID: B6D89C5B-9EC5-4BD5-9144-716EC1C4A22B



Rendering - Veterans Dr View



Rendering - Sunwood Dr View



Rendering - Veterans Dr View



Rendering - Sunwood Dr View

Extended Stay Hotel
Sunwood Drive NW, Ramsey
Minnesota
Emily Allegra

dlw ARCHITECTS

A406

DocuSign Envelope ID: 45DBD3EE-FA34-43B2-854A-1D513B0DB30B

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 **THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP** and/or its assigns, a Minnesota Limited Partnership ("Buyer"), with an Effective Date of August 26, 2022.

Recitals

1. The BUYER interest has been assigned from THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP (the "Assignor") to RAMSEY PROPERTIES, LLC (the "Assignee)

2. **EFFECTIVE DATE.** The Effective Date remains August 26, 2022.

3. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 2.85 acres (124,146 SF) of vacant land, legally described as follows and depicted on Exhibit A:

   Outlot A, COR TWO, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-22-0058 (the "Property")

4. **PURCHASE PRICE.** The purchase price for the Property is $1.00 on +/- 2.85 acres (124,146 square feet) as outlined in Exhibit A (the "Purchase Price"). The Property Valuation is $434,511.

5. **INSPECTION PERIOD.** The Inspection Period is changed from March 26, 2023 to May 26, 2023.

6. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of minimum 98 unit - 4 story hotel with pool compliant with COR Zoning requirements to be further defined by an approved Site Plan 16 months after closing; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to

the parcel(s) for which a certificate of occupancy was not obtained.

7. **CONTINGENCIES.** In addition to all other requirements and contingencies by the Buyer and Seller herein, Buyer's obligation to acquire the Property and the Purchase Price of $1.00 is contingent on the following:

a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of $434,511.
b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
c. City Council approval of Business Subsidy for Buyer and or its assigns.
d. Hotel feasibility study supporting a viable market in the City of Ramsey, Developer obtaining surveys, environmental and geotechnical reports, wetland studies and such other items Developer determines to be necessary to build and operate the proposed hotel.
e. Seller's approval of a replat of the Property.
f. Buyer and Seller entering into a Development Agreement on such terms as are satisfactory to Buyer;
g. Any shared access easement(s) between the Property and any adjacent property required by Seller is in existence or has been obtained

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: Mark E Kuzma
Mark E. Kuzma, Mayor

Dated: January 26, 2023

By: [signature]
Brian Hagen, City Administrator

Dated: January 26, 2023

BUYER (ASSIGNOR): THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP

By: Emily Allegra
Emily Allegra, Partner

Dated: 1/25/2023, 2023

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BUYER (ASSIGNEE): RAMSEY PROPERTIES, LLC

By: Emily Allegra
Emily Allegra, Partner

Dated: 1/25/2023, 2023

DocuSign Envelope ID: 45DBD3EE-FA34-43B2-854A-1D513B0DB30B

EXHIBIT A

Site Location Map Hilton 2



Parcel Information:
28-32-25-22-0058

RAMSEY
MN 55303
Plat: COR TWO

Approx. Acres: 2.85
Commissioner: MATT LOOK

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

Sean Sullivan	1:2,400	Date: 1/5/2023

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.

CC Regular Session **5. 14.**

Meeting Date: 06/13/2023

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10

Purpose/Background:

The purpose of this case is to consider City approval of Special legislation extending the five-year period for TIF District 14 (COR) as follows:

- The requirement of Minnesota Statutes, section 469.1763, subdivision 3, that activities must be undertaken within a five-year period from the date of certification of a tax increment financing district, is extended by an additional three-year period from November 28, 2023 to November 28, 2026, for Tax Increment Financing District No. 14 administered by the City of Ramsey.

- The requirements of Minnesota Statutes, section 469.1763, subdivision 4, relating to the use of increment after the expiration of the five-year period under Minnesota Statutes, section 469.1763, subdivision 3, is extended from the 13th year to the 16th year for Tax Increment Financing District No. 14.

Approval of this Special legislation will keep the City in compliance for TIF eligible expenditures incurred in 2021-2023 and allow for the City to incur additional TIF expenses that can be reimbursed up until November 28, 2026. Upcoming costs that could be charged to TIF 14 include: infrastructure projects within the boundary of TIF 14 (Ferret Street Extension, Zeolite St, W. Ramsey Pkwy, Center St, Veteran's Drive and the provision of assistance to future projects).

Notification:

N/A

Time Frame/Observations/Alternatives:

The City is required by Minnesota Statutes, section 645.021, subdivisions 2 and 3 to formally approve the Special Legislation via resolution.

Alternatives:
1) Motion to adopt Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10 (as presented).
2) Motion to adopt Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10 (with changes).
3) Something else.

Funding Source:

Costs associated with the filing of the attached Resolution #23-127 can be funded through TIF 14 (9214.6315).

Recommendation:

Staff recommends adoption of Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10 (as presented).

Outcome/Action:

Motion to Adopt Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10

Attachments

ACTION - Resolution #23-127

ACTION - Certificate of Approval of Legislation

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:52 PM
Form Started By: Sean Sullivan		Started On: 06/05/2023 03:04 PM
Final Approval Date: 06/07/2023		

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

RESOLUTION #23-127

APPROVING MINNESOTA LAWS, 2023 REGULAR SESSION CHAPTER 64, ARTICLE 8, SECTION 10

WHEREAS, the 2023 regular session of the Minnesota Legislature passed, and the Governor signed, Minnesota Session Laws, 2023, Regular Session, Chapter 64, Article 8, Section 10, which amends Minnesota Session Laws, 2021, First Special Session, Chapter 14, Article 9, Section 10, as follows:

> **Sec. 10. CITY OF RAMSEY; TAX INCREMENT FINANCING DISTRICT NO. 14; FIVE-YEAR RULE EXTENSION.**
>
> (a) The requirement of Minnesota Statutes, section 469.1763, subdivision 3, that activities must be undertaken within a five-year period from the date of certification of a tax increment financing district, is extended by a ~~two-year~~ five-year period to November 28, ~~2023~~ 2026, for Tax Increment Financing District No. 14 administered by the city of Ramsey.
>
> (b) The requirements of Minnesota Statutes, section 469.1763, subdivision 4, relating to the use of increment after the expiration of the five-year period under Minnesota Statutes, section 469.1763, subdivision 3, is extended to the ~~13th~~ 16th year for Tax Increment Financing District No. 14.
>
> EFFECTIVE DATE. This section is effective the day after the governing body of the city of Ramsey and its chief clerical officer comply with Minnesota Statutes, section 645.021, subdivisions 2 and 3.

WHEREAS, such legislation requires local approval in accordance with Minnesota Statute §645.021; and

WHEREAS, the City desires the law to become effective.

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

1) Minnesota Session Laws, 2023, Regular Session, Chapter 64, Article 8, Section 10, is hereby approved.

2) City Administrator is hereby instructed to submit the appropriate certificate and a copy of this Resolution to the Secretary of State of the State of Minnesota.

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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE OF APPROVAL OF SPECIAL LAW BY GOVERNING BODY

(Pursuant to Minnesota Statutes, 645.02 and 645.021)

STATE OF MINNESOTA

County of Anoka

TO THE SECRETARY OF STATE OF MINNESOTA:

PLEASE TAKE NOTICE, That the undersigned chief clerical officer of the

City of Ramsey, Minnesota

DOES HEREBY CERTIFY, that in compliance with the provisions of Laws, 20 22,

Chapter 645.021 requiring approval by a majority* of the governing body of said local governmental unit before it becomes effective, the City of Ramsey City Council
(designate governing body)

at a meeting duly held on the 13th day of June 2023, by resolution #23-127

_____ did approve said Laws, 20 23, Chapter 64, Art 8, Sec 10
(if other than resolution, specify)

by a _____ majority vote* of all of the members thereof (Ayes_____; Noes _____; Absent or not voting _____) and the following additional steps, if any required by statute or charter were taken:

_____

A copy of the resolution is hereto annexed and made a part of this certificate by reference.

Signed: _____

_____
(Official designation of officer)

(This form prescribed by the Attorney General and furnished by the Secretary of State as required in Minnesota Statutes 645.021.)
*If extraordinary majority is required by the special law, insert fraction or percentage here.

Please see reverse side for instructions for completing this form.

INSTRUCTIONS

- Include the chapter number in the *Laws of Minnesota* that is to be approved on the Certificate of Approval form **and** in the resolution that approves the special law.

- Return the completed **originally signed** Certificate of Approval form **with a photo copy** of the resolution that approved the special law to:

  Election Division
  Secretary of State
  180 State Office Building
  100 Rev. Dr. Martin Luther King Jr. Blvd
  St Paul, MN 55155-1299

- If you have any questions please contact Nancy Breems at 651/215-1440.

CC Regular Session **5. 15.**

Meeting Date: 06/13/2023

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #23-130 Accepting Proposals for Topographic Surveys for 2024 Pavement Management Program Projects

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-130 accepting proposals for topographic surveys for 2024 pavement management program projects.

Background:

On March 28, 2023 the Ramsey City Council adopted Resolution #23-062, ordering Staff to request proposals for topographic surveys for 2024 Pavement Management Program (PMP) projects. In addition to 2024 PMP projects, City Council discussion included adding Fox Ridge Estates 1st and 2nd Street Reconstruction to the list of projects to receive proposals. Fox Ridge Estates 1st and 2nd is proposed in the current 2023 – 2032 Capital Improvement Program (CIP) as a 2025 street reconstruction. Obtaining topographic surveys does not move the improvement up to 2024, but will allow City Staff to begin working on plans and specifications once 2024 improvement designs are complete. Because of the size of the Fox Ridge Estates 1st and 2nd subdivision, receiving the topographic survey in the fall of 2023 is appropriate to allow Staff an early start on design, which would otherwise wait until late spring of 2024.

Staff will use the materials as design aids for the improvement projects. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, used as the base for designing the project.

Project	**Bolton & Menk, Inc.**	**Hakanson Anderson**
IP 24-01; Barthel's Rum River Acres & White Pines Estates Street Reconstructions	$5,346.00	$5,950.00
IP 24-02; Halls Dover Acres Street Reconstructions	$3,892.00	$4,700.00
IP 24-11; MSA Alpine Drive (Puma St / CSAH 83) Reconstruction	$3,020.00	$3,850.00
IP 24-12; Juniper Woods 1st – 3rd Street Reconstructions	$3,164.00	$3,550.00
IP 24-13 Fox Ridge Estates 1st & 2nd Street Reconstructions	$7,660.00	$9,500.00
Total Amount for all Projects	*$23,082.00*	*$27,550.00*

Bolton & Menk submitted the lowest responsible quotes. Based on the submitted quotes, Staff recommends accepting the proposals for all five topographic surveys from Bolton & Menk.

Bolton & Menk is required to complete their work between July 14 and September 1, 2023, based upon the schedule in the Request for Proposal.

Notification:

If awarded, Staff will send notification letters out to impacted residents to inform them of the survey crews working in the neighborhood.

Observations/Alternatives:

Observations:
Staff will be bringing additional topographic survey proposals for the 2024 bituminous overlay improvements to City Council at a future meeting. Staff will be bringing proposals for engineering design services for the remaining 2024 street reconstruction projects to a future meeting. Engineering design services will include topographic survey of the project area.

Alternatives:
Motion to adopt Resolution #23-130 accepting proposals for topographic surveys for 2024 pavement management program projects.

Funding Source:

Funding for these services is proposed to come from a combination of Pavement Management Funds and Municipal State Aid Funds.

Recommendation:

Staff recommends adopting Resolution #23-130 accepting proposals for topographic surveys for 2024 pavement management program projects.

Action:

Adopt Resolution #23-130 accepting proposals for topographic surveys for 2024 pavement management program projects.

Attachments

Res 23-130

2024 PMP Topo RFP

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/08/2023 10:24 AM
Brian Hagen	Brian Hagen	06/08/2023 10:28 AM
Form Started By: Joe Feriancek		Started On: 06/05/2023 08:36 AM
Final Approval Date: 06/08/2023		

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

RESOLUTION #23-130

RESOLUTION ACCEPTING PROPOSALS FOR TOPOGRAPHIC SURVEYS FOR 2024 PAVEMENT MANAGEMENT PROGRAM PROJECS

WHEREAS, pursuant to Ramsey City Council resolution 22-062, adopted March 28, 2023 the City Engineer prepared request for proposals for 2024 Pavement management projects, and

WHEREAS, request for proposals were submitted to two (2) firms for the purpose of obtaining quotes for completing the proposed topographic surveys; and

WHEREAS, the two (2) topographic survey quotes received are tabulated below; and

Project	Bolton & Menk, Inc.	Hakanson Anderson
IP 24-01 Barthel's Rum River and White Pines Estates Street Reconstruction	$5,346.00	$5,950.00
IP 24-02 Halls Dover Acres Street Reconstruction	$3,892.00	$4,700.00
IP 24-11 MSA Alpine Drive (Puma St to CSAH 83) Street Reconstruction	$3,020.00	$3,850.00
IP 24-12 Juniper Woods 1st – 3rd Street Reconstruction	$3,164.00	$3,550.00
IP 24-13 Fox Ridge Estates 1st and 2nd Street Reconstruction	$7,660.00	$9,500.00
Total Amount for all projects	*$23,082.00*	*$27,550.00*

WHEREAS, the quote of Bolton & Menk, Inc. in the total amount of $23,082.00 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:

The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Bolton & Menk, Inc. for said survey 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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2024 STREET RECONSTRUCTION PROJECTS
Topographic Survey
City of Ramsey

ISSUE DATE
May 26, 2023

PROPOSAL MUST BE RECEIVED BY:
10:00 am on Tuesday, June 7, 2023

DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Marsha Weidner
763-433-9839

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the delivery of five (5) topographic surveys for 2024 projects including;

1. IP24-01 Barthel's Rum River Acres & White Pines Estates Street Reconstructions
    a. Right of Way is generally 66-feet wide
        i. Right of Way topo area is 11.29 acres
    b. Streets are approximately 1.35 miles in total length
        i. Rural residential subdivision with some tree coverage within the ROW area
            1. Generally, shots of the tree line will be sufficient where trunks are located on the yard side of street drainage swales
            2. Stand alone and trees on street in-slope; trunk shots are needed
    c. 24-foot wide rural section streets
        i. Street crossing culverts & bituminous flume to swale
        ii. No municipal utilities
2. IP24-02 Halls Dover Acres Street Reconstructions
    a. Right of Way is generally 66-feet wide
        i. Right of Way topo area is 7.99 acres
    b. Streets are approximately 0.95 miles in total length
        i. Rural residential subdivision with generally clear ROW area
            1. Generally, shots of the tree line will be sufficient where trunks are located on the yard side of street drainage swales
            2. Stand alone and trees on street in-slope; trunk shots are needed
    c. 24-foot wide rural section streets
        i. Street crossing culverts
        ii. No municipal utilities within subdivision
            1. Municipal utilities adjacent to the east at edge of plat, shot of closest structures required
3. IP 24-11 MSA Alpine Drive Reconstructions
    a. Alpine Drive between Puma Street and Armstrong Boulevard
        i. Shots to 50-feet west of Puma Street and up to CSAH 83 Right of Way
        ii. Shots to 50-feet up each side street connection
        iii. CSAH 83 roundabout is under construction, City preference is to have shots taken no sooner than September, after roundabout is substantially complete
    b. Right of Way is generally 80-feet wide
        i. Right of Way topo area is 8.00 acres
    c. Streets are approximately 0.72 miles in total length
        i. 32-foot-wide urban section street with trail on north side and several adjoining streets
            1. Ped ramp shots sufficient to verify ADA compliance
        ii. Speed limit 40 mph
4. IP 24-12 Juniper Woods 1st – 3rd Street Reconstructions
    a. Right of Way is generally 66-feet wide
        i. Right of Way topo area is 7.10 acres
    b. Streets are approximately 0.77 miles in total length

        i. Urban residential subdivision with generally clear ROW area
            1. 32-foot wide urban section streets
            2. Municipal utilities exist within the subdivision
5. IP 24-13 Fox Ridge Estates Street Reconstructions
    a. Right of Way is generally 66-feet wide
        i. Right of Way topo areas is 17.73 acres
    b. Streets are approximately 2.13 miles in total length
        i. Urban residential subdivision with generally clear ROW area
            1. 32-foot wide urban section streets with bituminous curbing
            2. Storm sewer, no water or sanitary sewer
            3. Additional 20' wide drainage easement area off Sodium Street cul-de-sac
6. The scope of these surveys each include:
    a. Topographic Survey
    b. Contacting Gopher State One Call to locate utility markings
    c. Delivery of survey points in an Excel/CSV format
    d. Point Code listing

FIELD SURVEY REQUIREMENTS: The field survey is not limited to, but is expected to include the following:

- Elevations along the centerline, edge of bituminous pavement, top and bottom of swale, and boulevard up to the right-of-way at 50-foot stations and grade changes
    - Urban section areas shall include flowline and top back of curb shots
- Location and elevations on driveway edges and corners to the right-of-way
- Location and elevations of any storm sewer, sanitary sewer, watermain, utilities, structures, etc. within the survey area
    - Gopher One State locate calls shall be made prior to surveying
- Locations and elevations of trees/tree lines, landscaping, mailboxes, signage, fence lines, etc. within the survey area
- General top and bottom of slopes, and intermediate spot elevations in swales

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The final Topographic Survey must be delivered to the City by the date listed in the attached proposal sheet.

PROPOSAL SUBMITTAL: A lump sum quote for each project shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP).

COMMUNICATION WITH THE CITY: If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a

prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

SUBMISSION: A signed copy of the attached proposal form is requested by **10:00 A.M. Tuesday, June 7, 2023.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Marsha Weidner, Engineering Administrative Assistant. E-mail quotes will be accepted and may be sent to MWeidner@cityoframsey.com.

PROPOSAL UNDERSTANDING: By submitting a proposal, the Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no condition will any costs of preparation of the proposal be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP 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. The 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 10:00 p.m., Monday through Friday.

WORK AND STAGING AREAS: The Contractor shall confine their work activities within City owned properties and right of way. No equipment shall be left on City streets outside normal working hours.

TRAFFIC CONTROL: Work shall be conducted in conformance with the specifications set forth herein and in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction, which is incorporated by reference to these specifications.

PAYMENT: Payment will be made upon submittal of an invoice to the City on a net 30 day basis following City acceptance of the work. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made on a lump sum basis for all components of the work as specified in the RFP. The cost of any additional equipment, labor, materials, permits, tools and supplies which have not been specifically identified in this section for payment, but are required to complete the work, shall be considered incidental to the project. The City is also requesting an hourly rate for additional survey work to be submitted, if we find a need to expand the project scope after reviewing the initial survey.

PROPOSAL

_____ accepts the terms and conditions herein and agrees to complete all work described herein, and to deliver the final Topographic Surveys to the City by the dates provided below.

IP 24-01 **BARTHEL'S RUM RIVER & WHITE PINES ESTATE TOPOGRAPHIC SURVEY** **Topographic Survey due back July 14, 2023**	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

IP 24-02 **HALLS DOVER ACRES TOPOGRAPHIC SURVEY** **Topographic Survey due back July 28, 2023**	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

IP 24-11 **MSA ALPINE DRIVE TOPOGRAPHIC SURVEY** **Topographic Survey due back October 27, 2023**	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

IP 24-12 **JUNIPER WOODS 1ST 2ND & 3RD TOPOGRAPHIC SURVEY** **Topographic Survey due back by Sep 1, 2023**	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

IP 24-13 **FOX RIDGE ESTATES 1ST & 2ND TOPOGRAPHIC SURVEY** **Topographic Survey due back by Sep 1, 2023**	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

Contractor Name _____

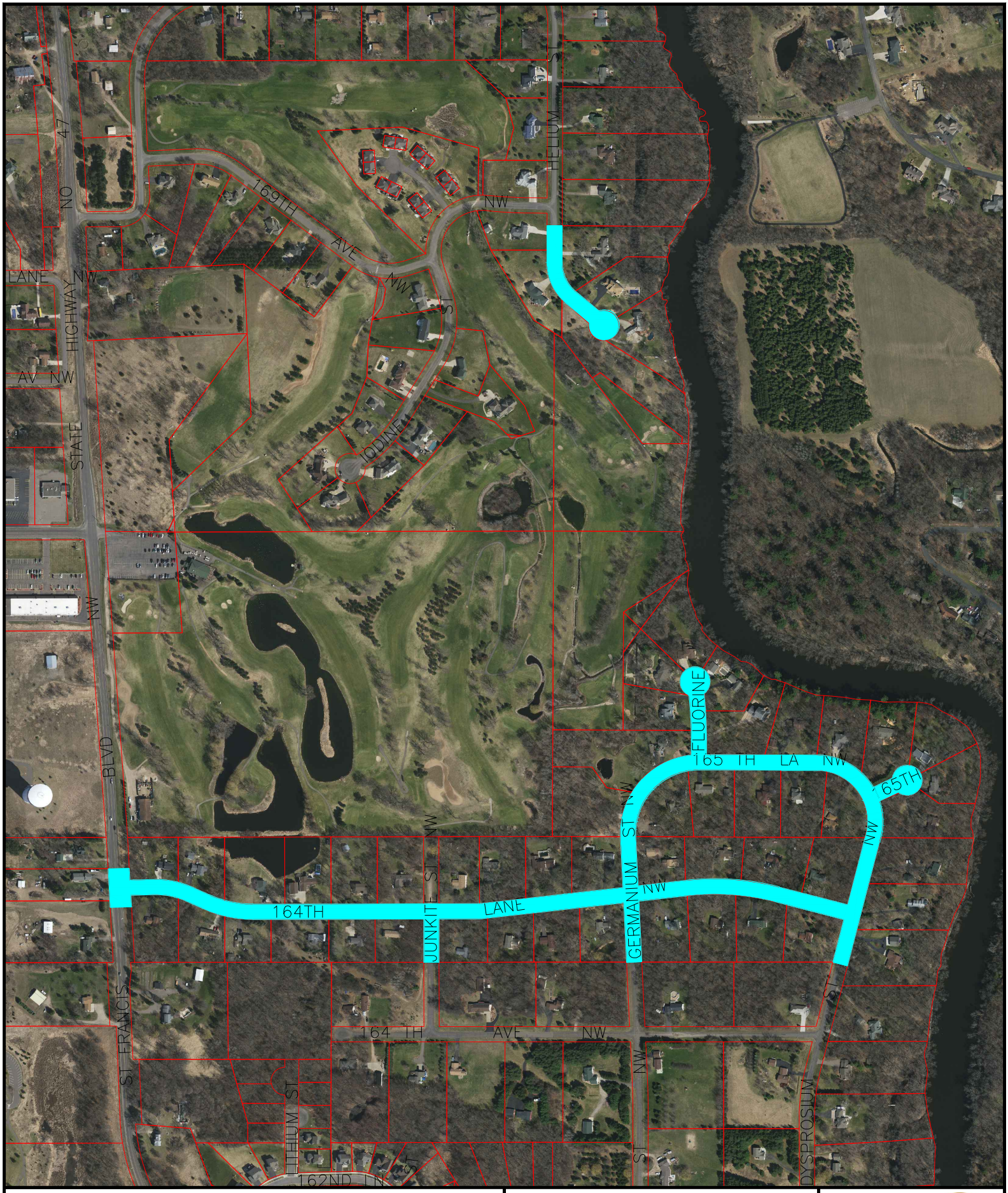
Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



BARTHEL'S RUM RIVER ACRES & WHITE PINES ESTATES PROJECT SCOPE

0 1/10 1/5 3/10

SCALE (FEET)

N

City of RAMSEY



HALLS DOVER ACRES
PROJECT SCOPE

0 1/20 1/10 3/20
SCALE (FEET)

N

City of RAMSEY

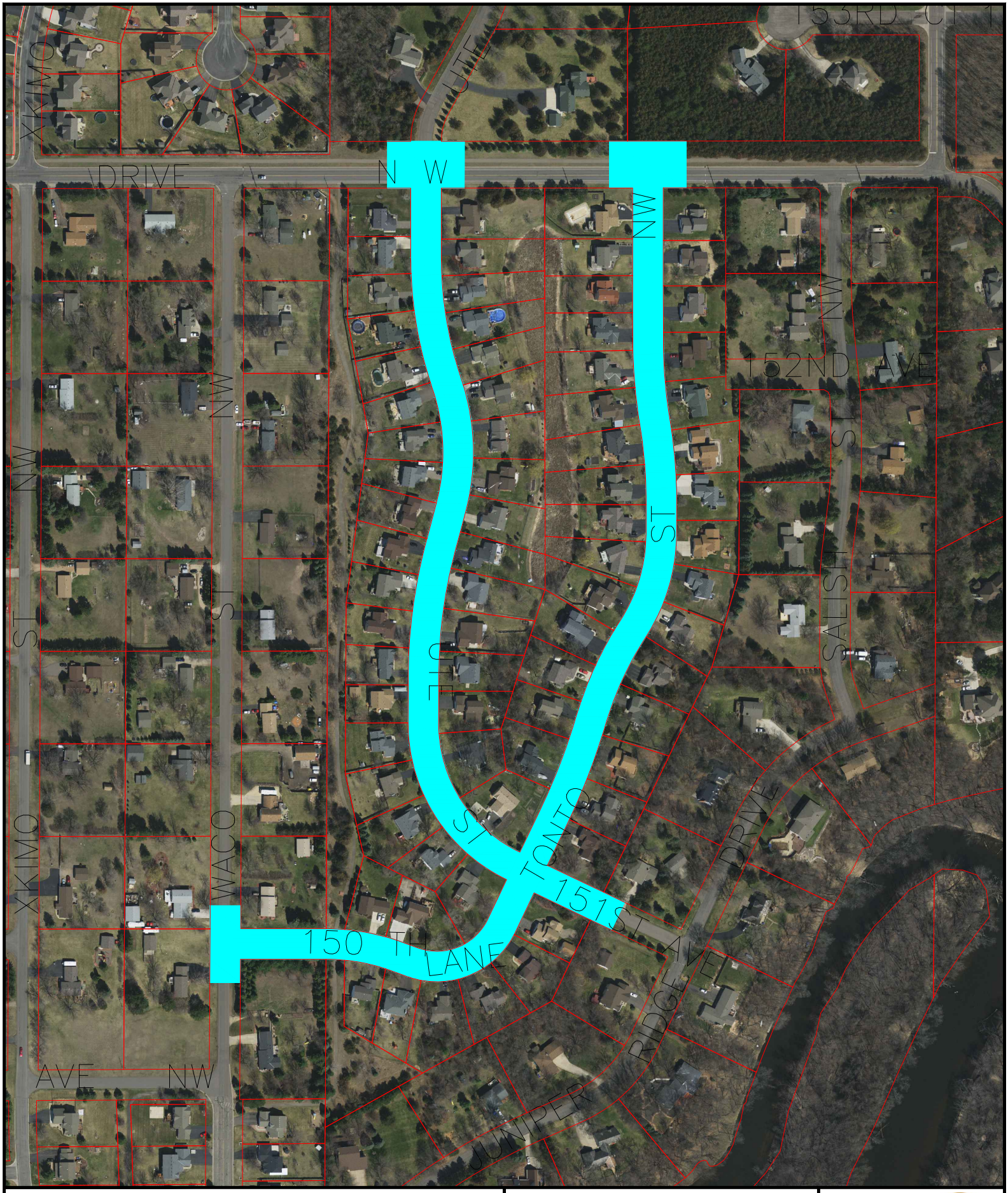


ALPINE DRIVE
(ARMSTRONG BLVD / PUMA ST)
PROJECT SCOPE

0 1/10 1/5 3/10

SCALE (FEET)

City of RAMSEY



JUNIPER WOODS 1ST, 2ND & 3RD PROJECT SCOPE

0 1/20 1/10 3/20

SCALE (FEET)

N

City of RAMSEY



FOX RIDGE ESTATES 1ST & 2ND PROJECT SCOPE

0 1/10 1/5 3/10

SCALE (FEET)

N

City of RAMSEY

CC Regular Session **5. 16.**

Meeting Date: 06/13/2023

By: Brian Hagen, Administrative Services

Information

Title

Adopt Resolution #23-133 Adopting 2023 Strategic Plan

Purpose/Background:

The City Council and City Staff held Special City Council meetings on April 24, 2023 and June 6, 2023 as planning sessions to review the progress made on the 2021-2022 Strategic Plan, and to establish a revised 2023 Strategic Plan. The City Council held a final review of the plan at their June 13, 2023 Work Session. The 2023 Strategic Plan received updates to the City's values, objectives, strategies and action items. Key adjustments to the plan include better recognition of the service organization the City is to its residents, business owners and the public visiting Ramsey. Furthermore, the plan updates action items the City plans to accomplish in order to improve what Ramsey offers to the public through infrastructure, services and amenities.

Observations/Alternatives:

Specific content of the Strategic Plan is included in the attached document.

Funding Source:

This case is being handled as part of normal Staff duties. Anticipated budgetary impacts, timelines, and the responsible staff position are identified in the document.

Recommendation:

Staff recommends adoption of the 2023 Strategic Plan.

Action:

Motion to adopt Resolution #23-133 Adopting the 2023 Strategic Plan.

Attachments

Resolution #23-133

2023 Strategic Plan

2023 Strategic Plan Summary

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/08/2023 08:53 AM
Form Started By: Brian Hagen		Started On: 06/07/2023 12:59 PM
Final Approval Date: 06/08/2023		

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

RESOLUTION #23-133

RESOLUTION ADOPTING 2023 STRATEGIC PLAN.

WHEREAS, the City Council met on April 24, June 6 and June 13, 2022, to update the City Council's existing Strategic Action Plan to guide key policy, planning and capital projects for the next 12 months; and

WHEREAS, by consensus recommendation, the City Council directed Staff to bring forward a final draft of the 2023 Strategic Action Plan for adoption

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

1) The City of Ramsey adopts the 2023 Strategic Action Plan.

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
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

2023 Strategic Plan

Values

- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communications
- Excellence and Quality in the Delivery of Service
- Serving People with Respect and Fairness
- Adaptability and Continuous Learning

Vision

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural, and natural environments.

Mission

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

Objectives

- Citizen Focused Government
- Financial Stability
- A Balance of Rural Character and Suburban Growth
- An Active, Connected and Engaged Community
- An Effective and Efficient Organization
- High Quality Services

STRATEGIES

- Address infrastructure needs.
- Identify and implement operational efficiencies, cost savings and additional funding sources.
- 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, Trails and Recreational Programming.
- Strengthen and enhance our identity, brand and image.
- Enhance City's communication through transparency and accountability.
- Strive for high organizational morale and employee retention.

ACTION PLAN

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
Strategy: Address infrastructure needs.				
1. Identify infrastructure maintenance needs	Ongoing	Budget Impact – High	Identify needs in the Capital Improvement Plan to maintain or improve ratings quality • Adjust plan accordingly based on pavement conditions A. Determine short term annual pavement maintenance needs • Pothole patching • Spray patching • Review cost/benefit of contracted services Conduct necessary routine pavement maintenance • Crack sealing and pavement rejuvenator B. Water, sanitary sewer and stormwater infrastructure • Conduct routine maintenance • Inspect prior to major projects to determine need for replacement C. Parks and Trails • Follow playground replacement policy • Maintain and replace trail system • Monitor Funding Sources	Streets, Parks & Engineering • Bruce Westby • Mark Riverblood
Strategy: Identify and implement operational efficiencies, cost savings and additional funding sources.				
2. Analyze ground maintenance on City owned properties.	Ongoing	Budget Impact - Low	Determine return on investment by changing turf improvements • Mowed turf grass with regular maintenance versus native plantings with minimal annual maintenance. Significantly reduced time and expense of maintaining City turf. • Additional opportunities (2023-24) exist for removing more park acreage from unnecessary mowing.	Parks • Mark Riverblood

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
3. Review and Solicit options for Future Happy Days	Q3 2023	Budget Impact – Low	Determine best use of funds of planning the event in house versus hiring a third-party event planning consultant. Identify additional funding opportunities to reduce general tax levy obligations.	Parks • Mark Riverblood
4. Review efficiency and effectiveness of advisory boards.	Q4 2023	Budget Impact – Low to Medium	Includes existing or potential new ones	Administration • Brian Hagen
5. Analyze operations.	Q1 2024	Budget Impact – Medium to High, depending on use of third-party consultant.	Identifying and create strategy to: • Eliminate inefficiencies • Streamline processes and procedures for improved customer service and use of staff time • Find best pricing for equipment and materials • Organizational staffing growth needs	Administration • Brian Hagen
Strategy: Promote economic growth and development.				

6. Continue Business Retention and Expansion efforts for retail and industrial.	Ongoing	Budget Impact - Low	Stable base of local employers, representing the largest opportunity for future growth of jobs and tax base.
			• Conduct business retention visits
			  ○ 30 in person business visits in 2022
			  ○ many informal visits in 2022
			• Improve the quality and attendance at EDA events such as the Business Network, Business Appreciation Day, and the Business Expo.
			  ○ Full registration at Business Appreciation Event (144 Golfers)
			  ○ Increase Ramsey Business attendance at Biz Expo
			  ▪ 2021 66% Ramsey Biz
			  ▪ 2022 65% Ramsey Biz
			  ▪ 2023 80% Ramsey Biz
			  ○ Consistent or increased Business Network Meeting attendance
			  ▪ 2022 127 registered
			  ▪ 2023 119 registered
			• 5,000 square feet of new retail space per year on average.
			• 50,000 square feet of new industrial per year on average.
				Economic Dev.
				• Sean Sullivan
				• EDA

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party

7. Consider strategic infrastructure investments to prepare more shovel ready parcels.	Q4 2023	Budget Impact - High	West Armstrong Retail and Industrial Redevelopment Area.
			• Construct improvements in area West of Armstrong 2023.
			
			COR – City owned parcels
			• Complete 2023 improvement projects
			  ○ Clear/grub trees on parcels 46 & 48
			  ○ Excavate/construct Waterfront Stormwater Pond
			  ○ Place/compact fill on parcels 46 & 48
			  ○ Design future roadways/utilities
			  ▪ Center St., Zeolite St., West Ramsey Parkway
			
			2024 Improvements
			• Determine funding feasibility
			• Construct roadways designed in 2023
				Engineering
				• Bruce Westby
				• Joe Feriancek
				
				Comm. Dev.
				• Stephanie Hanson
				• Sean Sullivan
				
				Finance
				• Diana Lund

8. Complete a Comprehensive City Code Audit and Update	Q4 2024	Budget Impact - Low	Reduce redundant regulations and regulations that conflict with City's vision or otherwise detract from City's economic development goals. Continue to address code sections. • Zoning Code • COR Framework • Subdivision Regulation • Sign Ordinance • Nuisance Code	Comm. Dev. • Todd Larson • Stephanie Hanson
9. Implement QR Codes	Q3 2023	Budget Impact – Low	Install QR Codes for information on what the development is.	Comm. Dev. • Stephanie Hanson
Strategy: Create a positive image for residential neighborhoods, business districts and key corridors.				
10. Consider a Proactive Multifamily Property Management Program	Q4 2024	Budget Impact - Medium	Ensure that multifamily properties maintain high quality and free of nuisance. Consider a coalition of multifamily property managers to ensure property managers hold each other accountable and provide adequate long-term maintenance. Licensing inspection program implementation January 2024 • Additional staff is necessary in Code Enforcement	Comm. Dev. • Craig Swalchick • Stephanie Hanson

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
11. Create a Crime Free Multifamily Housing Program	Q4 2023	Budget impact - Low	Ensure that multifamily properties maintain high quality and free of nuisance. Consider a Crime Prevention Multifamily Program. Note: The Crime Free Multi-Family Housing Program is approved by the MN Crime Prevention Association. Nearby cities with CFMH programs https://www.coonrapidsmn.gov/262/Crime-Free-Multi-Housing https://www.anokaminnesota.com/278/Crime-Free-Multi-Housing-Program Program implementation January 2024. • Received Council support for allocating staff resources to a crime-free crime prevention-type program. Review of current and needed city ordinances in progress. PD will be allocating 1 officer full-time initially for coordination of this program. Staffing needs will be continually assessed. This program will work in concert with the rental licensing program and city ordinance adoption/creation.	Police • Jeff Katers
Strategy: Improve the safety and mobility of transportation corridors.				
12. Advance the Ramsey Gateway Plan.	Ongoing	Existing Staff/Resources Budget Impact = High RCP Report	Project to commence in 2023 and conclude spring 2026. • City lead project to extend utilities in Riverdale Dr. summer 2023. • Temporary pavement widening on Hwy 10 and paving of Riverdale Dr. fall 2023. • Sunfish Lake Blvd. Interchange 2024 • Ramsey Blvd. Interchange 2025. • Final turf establishment and corrections spring 2026.	Engineering • Bruce Westby
13. Update Priority Street Light Program and Pedestrian Safety Plan.	Ongoing	Existing Staff/Resources Budget Impact = Medium	Improved pedestrian and vehicle safety at critical intersections. Improvements are identified and implemented during PMP projects, private developments, and in response to public requests.	Engineering • Bruce Westby • Public Works Committee

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
Strategy: Connect the community through Parks, Trails and Recreational Programming.				

14. Complete Parks Capital Improvements.	Ongoing	Budget Impact - Medium	Adequate parks, trails and public spaces, both future and existing.
			• Unique recreation destinations.
			• Implement the local park improvement plan.
			  ○ Monitor funding availability
			  ▪ Park Dedication Fees
			  ▪ Grants
				Parks
				• Mark Riverblood
				• Park and Recreation Commission

15. Connected trail system	Q3 2023	Budget Impact – Low	Identify trail system deficiencies • Determine where gaps in the trail system can feasibly be connected to prevent users from having to use insufficient road shoulders. • Determine where trails dead end and prevent users from fully enjoying trails throughout natural areas. Identify funding plan to complete identified connections • Trail Fees from developments	Parks • Mark Riverblood • Park and Recreation Commission • PWC
16. Provide community recreational programing	Ongoing	Budget Impact - Low	Increased awareness of recreational opportunities. Maintain existing programing levels while reviewing the cost/benefit of the opportunities.	Parks • Mark Riverblood • Park and Recreation Commission
17. Implement QR Codes	Q3 2023	Budget Impact – Low	Install QR Codes as a way finding measure or informational amenity for public use. • Trail System • Park History	Parks • Mark Riverblood
Strategy: Strengthen and enhance our identity, brand and image.				
18. Secure Ramsey ZIP Code.	Ongoing	Budget Impact - Low	ZIP Code will identify itself as Ramsey. Provide regular updates. • USPS indicated the following: *"It is not necessary to provide population or economic growth. The data we use is based upon delivery points (number of addresses) vs population. We monitor specific data regarding the need for a new ZIP Code." 2026 is when a formal request may be submitted again to the District Manager of the MN-ND District.*	Administration • Brian Hagen

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
19. Support and recognize community volunteers	Q3 2023	Budget Impact - Low	Better community ownership of community events and community cleanup efforts. • Create "Volunteer Recognition Award" to be presented at City Council meeting. • Invite outside groups to lead Pledge at Council meetings • Spotlight existing community cleanup efforts on social media	Parks & Rec. • Mark Riverblood Administration • Brian Hagen
Strategy: Enhance City's communication through transparency and accountability.				
20. Proactive and time-relevant communication.	Ongoing	Budget Impact - Low	Explore new avenues to tell the story of Ramsey and market the community to prospective residents and businesses. Stay relevant by harnessing new technologies and social media platforms to evolve with the ever-changing media landscape. Informational communications report added to council work sessions. Meet with Council to discuss new initiatives.	Communications • Pat Johnson
21. Analyze City Policies	Ongoing	Budget Impact – Low	Review and update policies • Establish webpage for policies to viewed publicly ○ Not all policies are public facing (i.e. PD, Personnel, etc.)	All Departments
22. Conduct Community Survey	Bi-Annually	Budget Impact – Medium	Establish baseline metric of community satisfaction Surveys were most recently completed in 2014, 2016, 2018, 2020	Administration • Brian Hagen
23. Identify and advertise a cost savings measure	Annually	Budget Impact – Low	Communicate to the public at least one cost saving measure implemented or approved during the year via Ramsey Resident	Administration • Brian Hagen
Strategy: Improve and sustain high organizational morale.				
24. Establish Employee Events to strengthen relationships.	Ongoing	Budget Impact - Low	Improved organizational morale. • Annual Employee Recognition event to include Council and advisory board members • Ice cream social with the City Administrator • Wellness-related programs – staff resources permitting • Monthly birthday event during afternoon breaktime	Human Res. • Colleen Lasher

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
25. Communication with employees about City business	Q3 2023	Budget Impact – Low	Reestablish internal staff update (previously Ramsey Communicator) • Provide general updates about what the city is working on and approvals that City Council has made • Optional sign-up per employees communication preference	Administration • Brian Hagen
26. Conduct Employee Survey	Bi-Annually	Budget Impact - Low	Establish baseline metric of existing organizational morale. • Last survey completed Q1 2023 • Survey questions/results reviewed by the Labor Management Committee. • Survey results released to employees. • Results will be analyzed prior to 2024 budget planning.	Human Res. • Colleen Lasher
27. Work place safety	Q2 2024	Budget Impact – Medium	Prepare conceptual physical safety improvements and budget estimate in necessary facilities. Review ergonomics of work stations	Bldg. Maintenance Administration Human Res.

Budget Impact Key; Low = Existing Staff/thousands of dollars; Medium = Additional Staff/Consultants/tens of thousands of dollars; High = capital improvement/hundreds of thousands of dollars.

RCP Report = Partnership with the University of Minnesota completed in 2018. This partnership created a library of resources and policy alternatives. A full list of completed reports can be found online at rcp.umn.edu/ramsey-projects.

PARKING LOT LIST/FUTURE PROJECTS

Action	Strategy
Improve background data provided in conjunction with establishing Rates and Charges, especially for Development Impact Fees. .	Identify and implement operational efficiencies, cost savings and additional funding sources.
Complete Organization Staffing Plan.	Improve and sustain high organizational morale.
Complete Streetscape Plan for Key Corridors.	Create a positive image for residential neighborhoods, business districts and key corridors.
Complete a Highway 47 Plan *(after current Bunker/47 intersection improvements)*	Improve the safety and mobility of transportation corridors.
Consider Local Open Space Preservation Funding, if initiated by Ballot Referendum	Spotlight sustainability and efficiency through public facilities and infrastructure investments

The above are important topics but are not the highest priority of the Council and will only be worked on if not interfering with approved Action Items and as time/resources allow.

CULTURE

- Utilize the Strategic Plan to prioritize budget requests.
- Leverage additional funding sources.
- Seek grants to do high-priority projects.
- Seek public and private partnerships.
- Improve Park and Recreation revenue through user fees and sponsorships.
- Provide adequate public safety staffing based upon common metrics (i.e., calls for service, time of day caseload, land use and population, and citizen expectations).
- Continue Staff Recognition Programs.
- Increase awareness of various employee resources.
- Enhance Community Engagement in policy decision-making processes.
- Enhance customer service through process improvement.
- Strive to reflect the demographics of the community.

STRATEGIC PLAN 2023

City of RAMSEY

MISSION

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

VISION

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural, and natural environments.

VALUES

- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communications
- Excellence and Quality in the Delivery of Service
- Serving People with Respect and Fairness
- Adaptability and Continuous Learning

OBJECTIVES

- Citizen Focused Government
- Financial Stability
- A Balance of Rural Character and Suburban Growth
- An Active, Connected and Engaged Community
- An Effective and Efficient Organization
- High Quality Services

STRATEGIES

- Address infrastructure needs.
- Identify and implement operational efficiencies, cost savings and additional funding sources.
- 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, trails and recreational programming.
- Strengthen and enhance our identity, brand and image.
- Enhance City's communication through transparency and accountability.
- Strive for high organizational morale and employee retention.

7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-1410
www.cityorramsey.com

CC Regular Session **6. 1.**

Meeting Date: 06/13/2023

By: Diana Lund, Finance

Information

Title:

PUBLIC HEARING: Adopt Ordinance #23-13 Amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges

Purpose/Background:

Ordinance #22-28 adopting the 2023 Schedule of Rates, Fees and Charges was officially adopted on November 22, 2022, after a public hearing was held. Any revised rates went into effect January 2, 2023.

At the time of adoption, the water treatment plant (WTP) project had not been awarded and sewer and water utility rates were held constant with 2022 rates until more finalized construction numbers were received. The WTP was officially awarded on March 28, 2023 and the respective trunk watermain improvements are proposed to be bid in spring of next year. The total of the projects is estimated at $42.5M with the funding to come from current water and sewer utility funds and the issuance of a revenue bond whose debt service will be paid by the utility users via utility bill collections.

Sewer charges have also greatly increased in the city for 2023. Met Council increased its monthly fee it charges the city by 15% (from $82,458 to $94,908/month) and it is proposed to increase another 11% in 2024.

With the respective funding needs for Water and Sewer, staff is proposing a 10% increase for each utility. This would bring the minimum usage water fee from $43.20 per quarter to $47.52 per quarter and the fixed residential sewer charge from $75.89 per quarter to $83.48 per quarter.

The proposed rate increases would be implemented on the utility bill distributed for third quarter which is October 25, 2023.. With the later implementation date, the true rate increases for the year will be 5% (half the year at the 2022 rates and half the year at the proposed 10% rate increase).

A summary of neighboring communities and their respective rates for water and sewer is attached to show where the city of Ramsey's proposed utility increases compare.

Lastly, with the implementation of police body cameras in the spring of 2023, the police department would like to implement A $35.00 per half hour with a minimum of $35.00 for a copy of any body worn camera footage that they need to provide. This would help to offset the administrative costs of producing that footage.

Notification:

The proposed rate increases were presented and reviewed at the City Council worksession of May 23, 2023. This ordinance was introduced by the City Council at their regular meeting of May 23, 2023.

The public hearing notice was published in the Union/Herald on June 2, 2023.

Time Frame/Observations/Alternatives:

1. Adopt the proposed rates

2. Hold rates constant with 2022 rates

3. Recommend changes that arise from input at the public hearing

Recommendation:
Staff recommends Option #1.

Outcome/Action:
Motion to waive the City Charter requirement that the Ordinance be read aloud and adopt Ordinance #23-13 Amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges.

Attachments

Ord. #23-13 Amend Rates & Fees Schedule

2023 Amended Schedule of Rates, Fees and Charges

Utility Rate Comparisons

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:37 PM
Form Started By: Diana Lund		Started On: 05/30/2023 07:41 AM
Final Approval Date: 06/07/2023		

ORDINANCE #23-13
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING ORDINANCE #22-28 ESTABLISHING PERMIT FEES, SERVICE CHARGES, AND VARIOUS OTHER FEES TO BE COLLECTED BY THE CITY OF RAMSEY.

The City of Ramsey ordains:

SECTION 1. AMENDMENTS

This ordinance amends Ordinance #22-28 adopted November 22, 2022. In addition to the previously adopted, the following amendments have been made: A Body Warn Camera Footage Charge has been added and Utility rates for all municipal sewer and water customers will be increased as noted on the amended schedule.

SECTION 2. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Charter of the City of Ramsey.

SECTION 3. PURPOSE

Per S701.10 (Fees) the purpose of this Ordinance is to amend the established Permit Fees, service Charges, and Other Fees that will be collected by the City in year 2023. This is known as the Schedule of Rates, Fees and Charges.

SECTION 4. SCHEDULE

The attached permit fees and service charges are hereby established for the year 2023.

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 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: May 23, 2023
Adoption date:
Publication date
Effective date:

Proposed Amendment

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
Administrative Hearings/Citations/Abatements		
Abatement: Administration Fee		25% of cost of abatement or 750.00, whichever is less
Administrative Citation: Violations of 10 - Animals		25.00
Administrative Citation: Violations of 26 - Rental Property		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 30 - Public Nuisance	1st offense after failure to abate within 14 days	75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 42 - Dump Garbage/Refuse		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 54 - Prohibited Parking		25.00
Administrative Citation: Violations of 54 - Recreational Vehicles		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 54 - Time Zone Parking		25.00
Administrative Citation: Violations of 105 - Construction		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 105 - Exterior Completion		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 105 - No Permit		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 105 - Property Identification		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 113 - Sewage		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 117 - Off Street Parking		25.00
Administrative Citation: Violations of 117 - Signs		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: Violations of 117 - Landscaping		75.00
	2nd offense w/in 12months	250.00
	3rd offense w/in 12 months	500.00
Administrative Citation: 1st Violation within 12 Months (Zoning Code Violations)		75.00
Administrative Hearing: Filing Fee		250.00
Alcoholic Beverages		
3.2 beer off-sale		100.00
3.2 beer on Sale		200.00
Change of Name-Liquor Establishment		50.00
Liquor license investigation fee	Corporate	500.00
	Partnership	500.00

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
	Sole-Proprietor	500.00
Liquor off-sale		380.00
	Tiered Payment System:	
	License Reduced by:	
	$100-Meet State Statutes Conditions	
	$100-Purchase/Utility ID Technology	
Liquor on-sale		5,000.00
Liquor on-sale Sunday		200.00
Wine license investigation fee	Corporate	500.00
	Partnership	500.00
	Sole-Proprietor	500.00
Wine on-sale		1,000.00
2 a.m. closing (optional)		300.00
Amusement & Commercial Recreation		
Temporary Amusement Center (Carnivals, Circus)		250.00
Lawful gambling investigation fee - New applicant only	Limit $100.00	100.00
Lawful gambling investigation fee - Single Events		50.00
Fire Works Sales-Business selling only fireworks	Ordinance Adopted 6/11/02	350.00
Fire Works Sales-Retail Sellers		100.00
Parade Permit		100.00
Special Events - Ex: Music festival, performing arts, parades, carnivals, 5K Runs	Including Clean Up Fees, Electrical Inspection Fees etc.	50.00 Application fee +License Fee to be
		determined per event by CC + Staff Time @ 2.30*wage/hour
All Other Misc. Permit/Licenses		50.00/Admin fee + Staff time @ 2.30/*wage/hr. if needed
Building Construction		
Administrative Fee-Process Returned Bldg. Permits		25.00
Basement Finish	Cover 3 trips	158.00
Building permit		Based on February 2017 ICC building valuation data & 1997 Uniform Building Code Table No 1-A Building Permit Fees (attached at end of schedule)
Electronic Plan Review-Application Fee	Building Permit only	20.00
Electronic Plan Review-Application Fee	All Other Permits: Fire, Mechanical, Plumbing, Septic, Zoni	25.00
Building plan check - Residential		65% of Bldg. Permit Fee
Plan Review fee for Similar Plans		25% of Bldg. Permit Fee
Plan Check Fee for Accessory Structures	Garages, Remodels, Additions, etc.	65% of Bldg. Permit Fee
Plan Check Fee for changes, additions, or revisions to plans		53.00/hr./Minimum 1 hr. (Non-Refundable)
Plan Check Fee for Commercial, Industrial & Apartments		65% of Bldg. Permit Fee
Plan Check Fee (Outside Contracted)	All administrative and Overhead Costs	Actual Costs (Non-Refundable)
Air Conditioner Replacement		50.00
Air Conditioner & Furnace Replacement (Combination)		50.00
Deck Permit		105.00
Demo Permit		200.00

Proposed Amendment

Proposed Amendment

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
Driveway Escrow		2,000.00
Water Heater Replacement		50.00
Electrical Permit Fee	Per Tokle Contract	Electrical Permit Fee Schedule
Erosion Control Escrow - Home Improvement	Returned when complete	Min $100/Max $1,000
Erosion Control Escrow - New Construction	Returned when complete	1,500.00
Fence Permit	Over 7 feet in height	City of Ramsey Valuation Fee Schedule
Fence Permit	Less than 7 feet in height	25.00
Fireplace Permit	Cover 2 trips	50.00
Furnace Replacement		50.00
Inspections-After Hours/Weekend	1.5 times hourly rate	80.00/hr./minimum 2 hr.
Investigation Fee	Work Started Without a Permit	Equal to Permit Fee
Gas Line (Residential)		50.00
Landscape Escrow		5,000.00
Lawn Irrigation-Residential	Cover 1 trip	50.00
Lawn Irrigation-Commercial (Multi)		50.00
Mechanical Permit-Residential	New Construction	150.00
	Remodel/Addition	100.00
Mechanical permit-Commercial	New Construction	1% of Job Value/Minimum 250.00
	Remodel/Addition	1% of Job Value/Minimum 125.00
Plan Check fee (65% of commercial mechanical permit)		65% of Bldg Permit fee (Non-Refundable)
Moving Structure Permit		105.00
Moving Structure Permit Site Inspection		105.00
Mobile Home Tie Down		75.00
Mobile Home Water Hookup	1.25 hours	50.00
Plumbing permit- Residential/Single Family	New Construction	150.00
	Remodel/Addition	100.00
Plumbing permit- Commercial	New Construction	1% of Job Value/Minimum 250.00
	Remodel/Addition	1% of Job Value/Minimum 125.00
Plan Check Fee - Commercial Plumbing Permits		50% of Commercial Plumbing Permit - 5 or fewer fixtures
Public Sidewalk Panels-Broken		Min $1,000/Max $3,000
ReInspection Fees		80.00 per trip
Re-Roofing/Shingling Permit-Residential	Cover 2 trips	105.00
Re-Roofing/Shingling Permit-Commercial/Multi-Family		City of Ramsey Valuation Fee Schedule
Re-Siding Permit	Cover 2 trips	105.00
Replacement Windows (Residential)	City Required pre-inspection	105.00
Septic System Permit-Residential		175.00
Septic System Permit-Commercial		250.00
Septic System Repair -Residential/Commercial		100.00
Septic Tank Installation Permit-Residential		175.00
Service Availability Charge (SAC)	[current MCES rates]	2,485.00
Septic Tank Pumping Permit		15.00
Sewer permit (Utility Connection)-Residential		50.00

Proposed Amendment

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
Sewer permit (Utility Connection)-Commercial		2% of Job Value/Minimum 258.00
Site Evaluation Fee		80.00
State Surcharge	Applies to all permit types	1.00
	Per State of Minnesota Fee Schedule	
Swimming pool permit		105.00
Vacuum Breaker Verification for Irrigation System (RPZ)-Residential		50.00
Vacuum Breaker Verification for Irrigation System (RPZ)-Commercial	1.25 Hours	50.00
Water Availability Charge (WAC) - per address	based on national/local construction cost index 6/22 3.3%	1,481.00
Water Softener Permit-Residential		50.00
Water permit (Utility Connection)-Residential		50.00
Water permit (Utility Connection)-Commercial		2% of Job Value/Minimum 258.00
Business		
Administrative Fee - Process Returned Business Permits		25.00
Business Registration Certificate (BRC)	Original Application	30.00
Contractor License	All Contractors	50.00
Garbage & refuse hauler		50.00
License Late Fee		15% of license fee/month
Massage Establishment		100.00/annual
Massage Establishment Owner/Manager Background Check Fee		50.00
Massage Therapist		50.00/annual
Massage Therapist Background Check Fee		35.00
Mobile Food Unit (Food Truck) - 90 Day License		80.00
Mobile Food Unit (Food Truck) - Annual License	Thru December 31 of calendar year	100.00
Pawn broker/Precious Metals		4,000.00
APS Automated Pawn Rate/Fee		2879.00
Pawn broker investigation fee	in-state investigation	500.00
	out-of-state investigation	1,500.00
Residential Rental - Multifamily	3-Year License	400.00/building
Residential Rental - Single Family/Townhome	3-Year License	25.00/unit
Second Hand Dealer		2,000.00
Second Hand Dealer investigation fee	in-state investigation	500.00
	out-of-state investigation	1,500.00
Transient merchant/peddler/solicitor		100 + 35 per person backgrounded
City Financing		
Interest rate charge - non-bonded programs		US Treas. rate + 2 points
[bonded projects will be dependent upon interest rates being paid]		Bond Int rate + 2 points
Equipment Chargeback		
All Equipment Rental		Per FEMA Schedule + Staffing
Public Works Maintenance Worker		2.30 x wage/hr.
Portable Toilet		Actual Cost
Facility Use		
Antenna Lease - City Owned Property [PCS towers]	Per Individual Agreement	Per Individual Agreement
Concession stand/pavilion/shelter- per day/event- residents		See Facility Use & Rental Policy
Concession stand pavilion/shelter- per day/event - non-res.		See Facility Use & Rental Policy
Softball/baseball field maintenance - youth teams		40.00/game
Football field maintenance - youth teams		
Large Fields		75.00/week
Soccer & Lacrosse field maintenance - youth teams		
Full Size (Large Field)		75.00/week
1/2 Size (Medium Field)		60.00/week

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
Small Field		40.00/week
Field Layout Field-Soccer, Football, Lacrosse		300.00
Tennis court - non-residents		20.00
Lighted ballfield Deposit Fee		100.00/individual
Lighted ballfield - residents		45.00/Per 3 hours and then 15.00/Each Additional hour
Lighted ballfield - non-residents		60.00/Per 3 hours minimum and then 20.00/Each Additional hour + 25.00 for lights
Light - Used By ARAA		Actual Cost
General Field Use - Residents (football, soccer, softball,baseball)		45.00/Per 3 hours minimum and then 15.00/Each Additional hour
General Field Use - Non-Residents (football, soccer, softball,baseball)		105.00/Per 3 hours minimum and then 20.00/Each Additional hour
Athletic Field Marking Paint - ARAA		Actual Cost
Pact School Field Maintenance @ The Draw	Annual General Maintenance Fee	630.00
Pact School Field Maintenance @ Central Park	Annual General Maintenance Fee	630.00
Municipal Center Room Rental - Refer to Facility Use and Rental Policy	See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule	See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule
Coffee for Meetings		5.00/pot
Park Facilities - Refer to Facility Use and Rental Policy	See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule	See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule
Miscellaneous		
Cemetery Plot (Trott Brook Cemetery)		900.00
Cemetery Plot Perpetual Care		400.00
Comp Plan CD		10.00
City Information-CD Format		10.00/disc
Kennel License (Administrative)	4th Dog on Property	200.00
Non-Traditional Animal License		200.00
Maps - City (28X 24)		5.00
Maps - Zoning (28 X 34)		15.00
Maps - Zoning/Address (34 X 44)		25.00
Maps-Zoning or Comp Plan (11 X 17)		6.00
Maps - Plat		10.00
Maps - Topo aerials per half section		20.00
Maps- Parks & Trails 11 X 17)		6.00
Maps - Parks & Trails (36 X 24)		15.00
Maps-Large Ward/Precinct	With Addresses	25.00
Notary Fee	State Statute	5.00
Photo copies - one-sided/duplexed	Up to 100 pages; over 100 pages plus staff time	0.25
Political office filing fee	State Statute	5.00
Public hearing publications		At City Cost
Returned check		35.00
Reissued Check Fee		15.00
Special assessment search		30.00

Proposed Amendment

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
Planning and Zoning		
Comp Plan Escrow		1,000.00
Conditional use escrow minimum		1,000.00
Dock permit		25.00
Easement Encroachment Agreements		500.00
Environmental Assessment (EAW, EIS, AUAR) Escrow		3000.00
Grading Permit		200.00
Home Occupation Permit		250.00
Home Occupation Permit Escrow		1000.00
Industrial Revenue Bond - application		200.00
Industrial Revenue Bond - escrow		1,000.00
Interim Use Permit Escrow - Minimum		600.00
Land Use Application Fee		500.00
Park Dedication - Cash Contribution: Residential Unit	Including Townhomes & Apartment Units	4,500.00/dwelling unit
Park Dedication - Cash Contribution: Residential Unit	Exceed 12+ units per acre	7.5% Discount/$4,163.00
Park Dedication - Cash Contribution: Residential Unit	Exceed 20+ units per acre	15% Discount/$3,825.00
Park Dedication - Cash Contribution: Commercial/Assisted Living Facilities		5,100.00/acre
Park Dedication - Cash Contribution: Industrial		4,375.00/acre
Park Dedication - Land Contribution: Residential	0 - 3.0 dwelling units per acre	10% of land
	3.1 - 5.0 dwelling units per acre	15% of land
	5.1 + dwelling units per acre	Add .5% for each over 5
Park Dedication - Land Contribution: Commercial/Industrial/Assisted Living Facilities		5% gross land area
Park Dedication - Land Contribution: Planned Unit Developments	(public open space/rec. uses-not including wetlands)	10% gross land area
		2,800.00/dwelling unit
Trail Development Fee - Cash Contribution: Residential Unit		1,500.00/dwelling unit
Trail Development Fee - Commercial/Industrial/Assisted Living Facilities		1,300.00/acre
Approval/Recording of Deeds:		
Abstract Property		County Fee+10.00/staff Time
Torrens Property		County Fee+10.00/staff Time
Rezoning escrow		1000.00
Sign permit - permanent		100.00
Sign permit - temporary		25.00
Site plan review escrow		1000.00
Special Council, HRA or Commission meeting fee		350.00
Temporary Structure escrow	(not construction trailers, not hoop tents)	2000.00
TIF/Conduit Debt Application Fee		4,000.00/+legal fee deposit
Vacation of easement escrow		1000.00
Variance escrow		500.00
Zoning Letter		100.00
Zoning Permit		25.00
Zoning Verification Signature for State Licensing (dealer's license)		25.00
Platting or Subdividing		
Address Charge		175.00
Administrative (interior lot lines) escrow		500.00
Major Subdivision escrow		2,000.00
Minor subdivision escrow		2000.00
Registered land survey escrow		2000.00
Professional Services		
Administrative Fee (Project Related Activity-Staff admin)	Consultants hired for project: Ex: Hakanson Anderson	contractor bill + 3%
Attorney - municipal		At City cost
Attorney - non-municipal		At City cost

Proposed Amendment

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted	Proposed Amendment
City Staff Services		2.30 x wage/hr.	
Plan Review - Anoka County Highway Improvement Projects		150.00	
Police Officer	$93/Avg Wage & Gas, Car, Liab	107.00/hr	
Other professional /staff services		2.30 x wage/hr.	
Public Safety			
Alarms: False (3rd offense)	In a Calendar Year	75.00	
Alarms: False (4th offense)	In a Calendar Year	150.00	
Alarms: False (5th offense)	In a Calendar Year	225.00	
Alarms: False (6th offense)	In a Calendar Year	300.00	
ATV/Golf Cart Permit		10.00	
Body Warn Camera Footage			35.00 per half hour/minimum $35.00
Car Seat Check -Non-Resident only		25.00	
Clandenstine Drug Labs Remediation	Recovery of Public Costs	125% of Recovery Costs (Recovery Cost + 25% admin Fee)	
Copies: Audio/Video CD/DVD		20.00	
Copies: Incident/Investigative Reports	Per statute Ch163 sec 8 adopted 8/1/05	.25/page	
Copies: Statistical Summary Reports		5.00	
Dangerous Dog License		500.00	
Dog Impoundment fee		125.00+board	
Dog Impoundment fee - If Non Licensed		145.00 +board	
Dog Impoundment fee (2nd offense)	w/in 12 months (+50.00 each addtl w/in 12 mo)	175.00 +board	
Fire Prevention:			
Fire Suppression Fees:			
Permit		Valuation based/1997 UBC Fee Table 1-A	
		Minimum of 23.50	
Plan Review		65% of permit fee	
		5.00 Minimum State Surcharge	
Fire Alarm Fees:			
Permit		Valuation based/1997 UBC Fee Table 1-A	
		Minimum of 23.50	
Plan Review		65% of permit fee	
		5.00 Minimum State Surcharge	
Temporary Assembly/Tent Permit(Greater than 100 sq. ft.)		50.00/per tent	
Aboveground Tank Storage		100.00/per tank	
Underground Tank Storage		100.00/per tank	
Fuel Tank Storage Removal		100.00/per tank	
Daycare Inspection Fee		50.00	
Permit Re-Inspection Fee		50.00	
Fireworks/Pyrotechnic Display Permit		200.00	
Fireworks -Retail Sale Permit - Retailer only selling fireworks		350.00	
Fireworks-Retail Sale Permit-All other retailers		100.00	
Double Permit Fee		2 x normal permit fee	
Lock Box Fee:			
Surface Mount		Per Vendor Pricing	
Recessed Box		Per Vendor Pricing	
All Others		Actual cost + 10% Admin fee	
Fire Code Re-Inspection Fee		140.00	
Gas Line Hit By Contractors	Effective 4-1-10	300.00	
Open Burn Permits:			
Open burn permit application	Residential	25.00	
Open burn permit fire suppression escrow		500.00	
Open burn permit fire suppression services		300.00/hr. - min 300.00	

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted	Proposed Amendment
Illegal Burning	Effective 4-1-10	200.00	
Subsequent Site Evaluations		45.00/visit	
Fire Service Fee:			
Disaster Assistance		300.00/hr. per truck	
Ordinance Violations		300.00/hr.	
Victim Service Fee		300.00/hr. per truck	
Letter of Good Standing		10.00	
Photo CD		20.00/cd	
Photo Electronical Transfers		10.00/transmission	
Photo Reprints		5.00 min chg + 1.00/print	
Vehicle Lockout		20.00	
Vehicle Storage		10.00/day	
Reimbursements			
Mileage/personal vehicle (IRS allowable rate)	Always follow IRS adopted rate	.625/mile	
Right-of-Way			
Permit Fee - Boring/Open Trench		95.00+15.00/Driveway, 20.00/Road Closing	
		+ $10,000 Bond per mile	
Boulevard Tree Replacement		900.00/Tree	
Permit Fee - Overhead		95.00\+.05/linear foot	
Street and Traffic Charges			
Developer contribution:			
street and/or traffic signs (each)	City Installed	245.00	
Bituminous Paving/Patching		38.00/sq yard	
Culverts		Price + Tax	
Road Improvement Assessment	Per Special Assessment Policy	Per Policy	
Sidewalk Panel Removal and Replacement Escrow		2500.00	
Street Sweeping: Equipment Only:	Per FEMA Schedule of Equipment Rates	FEMA Rates	
Traffic Sign Replacement (each)		245.00	
Tobacco			
Cigarette Sales (vending and over-the counter)		250.00	
Cigarette Sales with age verification technology		150.00	
E-Cigarette Sales		250.00	
E-Cigarette Sales with age verification technology		150.00	
UTILITY RATES			
Assessment Charge for Unpaid Items Assessed	Administration fee	35.00/account	
Interest Rate on Unpaid Items Assessed	Based on 1-Year Treasury + 2 Points	6.00%	
Penalty/late payment	Past due on current billing	10%	
Recycling Rates			
Residential Curb-side Program fee/qtr	Per Ace Contract	11.94/qtr	
Sewer Rates			
Residential/Single dwelling usage fee/qtr	Per 2016 Comprehensive Sewer Study	75.89	83.48
Multi-family(apt) & commercial usage fee/qtr		75.89+3.16/1000 gal.	83.48+3.48/1000 gal.
		in excess of 20,000 gal.	in excess of 20,000 gal.
Connection charge/res. equivalent	based on national/local construction cost index 6/22 3.3%	1,349.00	
Connection charge/acre comm./ind.	based on national/local construction cost index 6/22 3.3%	4,063.00	
Lateral Benefit Charges: Residential	based on national/local construction cost index 6/22 3.3%	5,418.00	
Lateral Benefit Charges: Commercial	based on national/local construction cost index 6/22 3.3%	8,920.00	
Street Lights			

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted	Proposed Amendment
Developer contribution:			
installation of Cobra street light		Per Connexus Energy Fee Schedule	
traditionaire subdivision street light (w/100 ft of wire)		Developer Installed	
New ROW COR Lights		Per Connexus Energy Fee Schedule	
street light O & M 3 year @ $98/year		294/light	
Residential billing:			
urban subdivision street light rate per lot (>7/92)		9.01/qtr	
rural subdivision street light rate per lot		14.85/qtr	
priority street light rate per residential/apartment/ lot		1.37/qtr	
Storm Water Management Rates			
Residential		15.95/qtr	
Commercial		63.80/REU/qtr	
Trunk charge/res. equivalent	based on national/local construction cost index 6/22 3.3%	534.00	
Trunk charge/acre comm./ind.	based on national/local construction cost index 6/22 3.3%	5,321.00	
Water Rates			
Minimum usage fee/qtr	Per 2012 & 2017 Comprehensive Water System Study	43.20	
Quarterly Rate Structure			
	Conservation Rates	$43.20 Minimum	$47.52 Minimum
		$2.96 per 1,000 for 15,001-25,000	$3.26 per 1,000 for 15,001-25,000
		$3.05 per 1,000 for 25,001-40,000	$3.36 per 1,000 for 25,001-40,000
		$3.27 per 1,000 for 40,001-60,000	$3.60 per 1,000 for 40,001-60,000
		$3.50 per 1,000 for 60,001-99,000	$3.85 per 1,000 for 60,001-99,000
		$3.87 per 1,000 for 99,001-201,000	$4.26 per 1,000 for 99,001-201,000
		$4.62 per 1,000 for 201,001 and above	$5.09 per 1,000 for 201,001 and above
Odd/Even Sprinkling Violations:	Effective day after Memorial Day thru Day after Labor Day		
	No Sprinkling between 10 am-8:00 pm		
First Violation		Written Warning & Registered Letter	
Second Violation		50.00	
Third Violation		100.00	
Fourth Violation		150.00	
Meter Replacement Admin Fee for Non-Compliance		100.00/qtr	
Installation of meter w/remote (Res & Commercial)		150.00	
5/8" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	305.00	
1" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	510.00	
1 1/2" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	1,005.00	
1 1/2" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	1,090.00	
2" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	1,250.00	
2" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	1,310.00	
2" Compound Domestic Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	2,670.00	

SERVICE OR LICENSE	SPECIAL NOTES	2023 Adopted
3" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	3,500.00
3" Compound Domestic Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	3,750.00
4" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	4,700.00
4" Compound Domestic Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	4,900.00
Other than Meters Noted Above		Cost plus 5%
Water shut off at Curbstop		100.00
Water shut off at Curbstop	Winter Period of November 1 - April 1	150.00
Townhouse Irrigation Meter Winterization		150.00
Broken Hydrant Replacement - Summer		600.00
Broken Hydrant Replacement - Winter		850.00
Connection charge/res. equivalent	based on national/local construction cost index 6/22 3.3%	2,009.00
Connection charge/acre comm./ind.	based on national/local construction cost index 6/22 3.3%	7,343.00
Lateral Benefit Charges: Residential	based on national/local construction cost index 6/22 3.3%	6,954.00
Lateral Benefit Charges: Commercial	based on national/local construction cost index 6/22 3.3%	7,781.00

Proposed Amendment

Utility Rate Comparison

Water-18,000 Gallons/Quarterly	Andover	Champlin	Coon Rapids (effective 5/1/23)	Elk River	Ramsey Proposed	Adopted 2022	Avg 2023
	$ 61.42	$ 46.52	$ 62.43	$ 60.65	$ 57.30	$ 52.08	$ 54.69

Sewer/quarterly	Andover	Champlin	Coon Rapids (effective 5/1/23)	Elk River	Ramsey Proposed	Adopted 2022	Avg 2023
	$ 65.52 Fixed Rate	$ 111.94 Based on 18K gallons Bill based on water usage	$ 82.20 Based on 18K gallons Bill based on water usage	$ 132.24 (2022 rate)	$ 83.48	75.89	$ 79.69

Total S&W/Quarter	$ 126.94	$ 158.46	$ 144.63	$ 192.89	$ 140.78	

CC Regular Session **6. 2.**

Meeting Date: 06/13/2023

By: Sean Sullivan, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan; case of Ramsey Properties, LLC

Purpose/Background:

The purpose of this case is to consider adoption of Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan for the Ramsey Properties Hilton Home 2 project.

Tax Increment Financing Agreement / Public Hearing

A Public Hearing is required for the requested business subsidy of $434,511 for the up front land cost write-down and $550,000 on Pay-Go TIF for the reimbursement of site improvements for the project ($984,511 total). Part of the TIF Business Subsidy process involves the authorization of an inter-fund loan which allows the City to reimburse itself through TIF for the land cost write-down ($434,511) and project legal and administrative costs (up to $25,000) plus 5% interest. Approval for the Business Subsidy, the TIF Agreement and Inter-fund Loan are all included in Resolution #23-126.

Notification:

The Public Hearing notice was published on May 26, 2023 in the Anoka County Herald

Observations/Alternatives:

Observations:

The request for a Business Subsidy in the form of a land write-down of $434,511 (reduced sales price) and request for $550,000 in Site Improvement reimbursement triggers the need for business subsidy analysis which is highlighted below from information provided by Ehlers. This information has been previously shared with the City Council and EDA. Items specific to the requirements of the business subsidy included in the TIF Agreement and other benefits to the community include but are not necessarily limited to the following:

- **General Project Description and Business Subsidy Requirements**

- 98 unit, Four Story Hilton Home 2 Hotel with hot breakfast and indoor pool; a Certificate of Occupancy 16 months after Closing. If this is not done, the City may exercise the Right of Re-Entry.
- Estimated Tax Assessed Value 7.14M (Minimum Assessment Agreement required)
- Estimated Taxes - $202,000 annually
- 11 new jobs to be created paying at least $14.75 / hr.
- Requirement to operate at location for 5 years
- Catalyst project (provides more trips to COR and encourages investment in restaurants/retail)
- Strong presence at the entrance to COR and along Sunwood Drive NW
- Hotel brand with positive reputation

Project Analysis - Public Hearing - Need for Subsidy - TIF Development Agreement

As with any Business Assistance project, both Staff and Ehlers have completed analysis determined if the amount

of assistance provided is appropriate. A summary of this analysis is below and attached in a Memo put together by Jason Aarsvold from Ehlers:

The project's average cash on cash return (annual cash flow / equity) without any assistance is 5.2% in year three and increases to 7.7% by year 10. Hotel developer / owners would like to see a cash-on-cash return of 8% to 10%.

In summary, the lower than average projected return on investment means the project does demonstrate a need for assistance. Providing the requested land write-down and PAYGO note will help facilitate development of the hotel without unduly enriching the developer.

We estimate the project will generate approximately $129,435 annually (at full build-out) in tax increment within the COR TIF district. Some of that increment can be directed to repay the City's land write-down through an inter-fund loan, and some can be used to repay the PAYGO TIF note. We propose using 40% of the increment generated to repay the City's inter-fund loan for $434,511 with the remaining 60% directed to the PAYGO note payments for the $550,000 in Site Improvement reimbursement.

Based on this structure, we estimate the PAYGO note could be repaid with 10 years of payments, assuming an interest rate on the note of 5%. This, coupled with the land write-down, would push the project's average cash on cash return to 9.9% by year 11 (at which point the TIF payments would stop). Repayment of the City's land though an interfund loan would take an estimated 12.5 years assuming the City charges the maximum interfund land interest rate of 5%.

Interfund Loan
The City is required to adopt an inter fund loan resolution allows the city to reimburse eligible costs with TIF revenue. The eligible costs include $434,511 (land cost write-down) and $25,000 (Administrative and legal costs) and they are included in the attached resolution for Council consideration.

Alternatives Include:
1) Adopt Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan (as presented); subject to TIF Attorney Review
2) Adopt Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan (with changes); subject to TIF Attorney Review
3) Something Else

Funding Source:
This case is being handled as part of normal Staff duties. If financial assistance is provided, TIF District 14 will also be a funding source.

Recommendation:
The EDA has formally recommended approval of the proposed Business Subsidy included in the proposed TIF Development Agreement at the January 12, 2023 EDA meeting. The EDA Minutes are attached to the case.

Action:
Motion to adopt Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan (as presented); subject to TIF Attorney Review

---

Attachments

Site Location Map
ACTION - Resolution #23-126
ACTION - TIF Agreement - Ramsey Properties
Reference- Ehlers TIF Analysis
Reference- Public Hearing Notice
Reference - January 12 2023 EDA minutes

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	06/07/2023 12:04 PM
Brian Hagen	Brian Hagen	06/07/2023 12:48 PM
Form Started By: Sean Sullivan		Started On: 06/02/2023 04:20 PM
Final Approval Date: 06/07/2023		

Site Location Map Hilton 2



Parcel Information:
28-32-25-22-0058

RAMSEY
MN 55303
Plat: COR TWO

Approx. Acres: 2.85
Commissioner: MATT LOOK

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

Sean Sullivan	1:2,400	Date: 1/5/2023

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 its adoption:

RESOLUTION # 23-126

APPROVING A BUSINESS SUBSIDY AND AUTHORIZING EXECUTION OF A TAX INCREMENT FINANCING (TIF) AGREEMENT AND APPROVING TERMS OF AN INTERFUND LOAN

WHEREAS, Ramsey Properties, LLC (the "Developer") has requested the City of Ramsey, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of an approximately 65,672 square foot 98-unit hotel and related facilities to be located in the City (the "Project").

WHEREAS, the Developer and the City have determined to enter into a Tax Increment Financing (TIF) Agreement providing for the City's assistance for the Project (the "TIF Agreement").

WHEREAS, the proposed assistance by the City to the Developer and the sale of certain real property by the City to the Developer at below market value as contemplated by the TIF Agreement is considered a business subsidy (the "Business Subsidy") pursuant to Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsides Act").

WHEREAS, a public hearing, pursuant to the Business Subsidy Act, was held on the date hereof.

WHEREAS, the City heretofore established Tax Increment Financing (Redevelopment) District No. 14 (the "TIF District") and adopted a Tax Increment Financing Plan (the "TIF Plan") therefor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA, AS FOLLOWS:

1. TIF Agreement. The City Council hereby approves the TIF Agreement in substantially the form submitted, and the Mayor and City Administrator are hereby authorized and directed to execute the TIF Agreement on behalf of the City. The approval hereby given to the TIF Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the TIF Agreement. The execution of the TIF Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the TIF Agreement in accordance with the terms hereof.

2. Business Subsidy. The City Council hereby approves the granting of the Business Subsidy as described in the TIF Agreement.

3. Interfund Loan. The City has determined that it may pay for certain costs (the

"Qualified Costs") identified in the TIF Plan which costs may be financed on a temporary basis from the City's general fund or any other fund from which such advances may be legally made

(the "Fund"). Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the Fund in order to finance the Qualified Costs. The City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from tax increments derived from the TIF District in accordance with the following terms (which terms are referred to collectively as the "Interfund Loan"):

(i) The City shall repay to the Fund from which the Qualified Costs are initially paid, the principal amount of $434,511 for land write-down costs and $25,000 for other City costs related to the Project (or, if less, the amount actually paid from such fund) together with interest at 5.00% per annum (which is not more than the greater of (i) the rate specified under Minnesota Statutes, Section 270C.40, or (ii) the rate specified under Minnesota Statutes, Section 549.09) from the date of the payment.

(ii) Principal and interest on the Interfund Loan ("Payments") shall be paid semi-annually on each February 1 and August 1 commencing with the first February 1 or August 1 occurring after the date the tax increments from the TIF District are available and not otherwise pledged to and including the earlier of (a) the date the principal and accrued interest of the Interfund Loan is paid in full, or (b) the date of last receipt of tax increment from the TIF District ("Payment Dates") which Payments will be made in the amount and only to the extent of available tax increments. Payments shall be applied first to accrued interest, and then to unpaid principal.

(iii) Payments on the Interfund Loan are payable solely from the tax increment generated in the preceding six (6) months with respect to the TIF District and remitted to the City by Anoka County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, as amended. Payments on this Interfund Loan are subordinate to any outstanding or future bonds, notes or contracts secured in whole or in part with tax increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with tax increments.

(iv) The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

(v) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from tax increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof

shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of tax increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the termination of the TIF District.

(vi) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

TAX INCREMENT FINANCING (TIF) AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

RAMSEY PROPERTIES, LLC

This document drafted by:

TAFT STETTINIUS & HOLLISTER LLP
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

Table of Contents

Page

ARTICLE I DEFINITIONS 2

Section 1.1. Definitions 2

ARTICLE II REPRESENTATIONS AND WARRANTIES 5

Section 2.1. Representations and Warranties of the City 5
Section 2.2. Representations and Warranties of the Developer 5

ARTICLE III UNDERTAKINGS BY DEVELOPER AND CITY 7

Section 3.1. Project, Site Improvements and Legal and Administrative Expenses 7
Section 3.2. Limitations on Undertaking of the City 7
Section 3.3. Reimbursement: TIF Note 7
Section 3.4. Business Subsidies Act 8
Section 3.5. Real Property Taxes 9
Section 3.6. Prohibition Against Transfer of Project and Assignment of Agreement 10
Section 3.7. Execution of Assessment Agreement 10

ARTICLE IV EVENTS OF DEFAULT 12

Section 4.1. Events of Default Defined 12
Section 4.2. Remedies on Default 12
Section 4.3. No Remedy Exclusive 13
Section 4.4. No Implied Waiver 13
Section 4.5. Agreement to Pay Attorney's Fees and Expenses 13
Section 4.6. Indemnification of City 13

ARTICLE V DEVELOPER'S OPTION TO TERMINATE AGREEMENT 15

Section 5.1. The Developer's Option to Terminate 15
Section 5.2. Action to Terminate 15
Section 5.3. Effect of Termination 15

ARTICLE VI ADDITIONAL PROVISIONS 16

Section 6.1. Restrictions on Use 16
Section 6.2. Conflicts of Interest 16
Section 6.3. Titles of Articles and Sections 16
Section 6.4. Notices and Demands 16
Section 6.5. Counterparts 17
Section 6.6. Law Governing 17
Section 6.7. Expiration 17
Section 6.8. Provisions Surviving Rescission or Expiration 17
Section 6.9. Assignability of TIF Note 18

EXHIBIT A Description of Development Property A-1

EXHIBIT B Form of TIF Note B-1

Table of Contents
(continued)

Page

EXHIBIT C Site Improvements C-1
EXHIBIT D Form of Assessment Agreement D-1

TAX INCREMENT FINANCING (TIF) AGREEMENT

THIS AGREEMENT, made as of the ____ day of _____, 2023, by and between the City of Ramsey, Minnesota (the "City"), a municipal corporation existing under the laws of the State of Minnesota, and Ramsey Properties, LLC, a Minnesota limited liability company (the "Developer").

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 and Minnesota Laws 2021, Chapter 14, Article 9, Section 10 (collectively, "Special Legislation") and the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing (Redevelopment) District No. 14 (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, apply to this Agreement; and

WHEREAS, the City has adopted criteria for awarding business subsidies that comply with the Business Subsidy Law, after a public hearing for which notice was published; and

WHEREAS, the Council has approved this Agreement as a subsidy agreement under the Business Subsidy Law;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Assessment Agreement means the agreement, in substantially the form of the agreement contained in Exhibit D attached hereto and hereby made a part of this Agreement, among the Developer, the City and the Assessor for the County, entered into pursuant to Article III of this Agreement;

Assessor's Minimum Market Value means the agreed minimum market value of the Development Property and Project and for calculation of real property taxes as determined by the Assessor for the County pursuant to the Assessment Agreement;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota, its successors and assigns;

City Development Agreement means, the Development Agreement for _____by and between the City and _____ dated as of _____, 2023, as the same may be from time to time modified;

County means Anoka County, Minnesota;

Developer means Ramsey Properties, LLC, a Minnesota limited liability company, its successors and assigns;

Development District means Development District No. 1, including the real property described in the Development Program;

Development Program means the development program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Legal and Administrative Expenses means the fees and expenses actually incurred by the City in connection with the review and analysis of the development proposed under this Agreement, the adoption and administration of the Tax Increment Financing Plan and establishment of the Tax Increment District, the preparation of this Agreement and the issuance of

the TIF Note and the recording of the Assessment Agreement including, but not limited to, attorney and municipal advisor fees and expenses;

Note Payment Date means August 1, 2025, and each February 1 and August 1 of each year thereafter to and including February 1, 2038; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Prime Rate means the rate of interest from time to time publicly announced by U.S. Bank National Association in Minneapolis, Minnesota, as its "prime rate" or "reference rate" or any successor rate, which rate shall change as and when that rate or successor rate changes;

Project means the construction of a 98-unit, four-story hotel facility by the Developer on the Development Property to be used for a Hilton Home 2 Hotel;

Site Improvements means the site improvements undertaken or to be undertaken on the Development Property, more particularly described on Exhibit C attached hereto.

State means the State of Minnesota;

Tax Increments means 60% of the tax increments derived from the Development Property as calculated by the City in its sole discretion and which have been received and retained by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing (Redevelopment) District No. 14 located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a redevelopment district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on December 14, 2010, and any amendments thereto;

Termination Date means the earlier of (i) February 1, 2038, (ii) the date the TIF Note is paid as provided in the TIF Note, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms;

TIF Note means the Tax Increment Revenue Note (Ramsey Properties, LLC Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic (including the current pandemic known as COVID-19), epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the City.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "redevelopment district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10, and was created, adopted and approved in accordance with the terms of the Special Legislation.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for a portion of the costs of certain Site Improvements incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either express or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Minnesota limited liability company and has the power and authority to enter into this Agreement and to perform its obligations hereunder and doing so will not violate its articles of organization, member control agreement or operating agreement, if any, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, the City Development Agreement, and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) The Developer will obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all

applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The Developer will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(7) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(8) The construction of the Project shall commence no later than August 1, 2023, and barring Unavoidable Delays will be substantially completed by December 31, 2024.

(9) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the construction and installation of the Site Improvements as provided in Article III.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Project, Site Improvements and Legal and Administrative Expenses.

(1) The parties agree that the Site Improvements are essential to the successful completion of the Project. The costs of the Site Improvements and the Project shall be paid by the Developer. The City shall reimburse the Developer the lesser of (a) $550,000 or (b) the costs of the Site Improvements incurred and paid by the Developer (the "TIF Amount"), as further provided in Section 3.3 hereof.

(2) The Site Improvements to be reimbursed by the City must be completed and paid for by the Developer by November 28, 2023.

(3) The Developer shall pay all Legal and Administrative Expenses incurred by the City.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the Developer under Section 3.1 for costs of the Developer's construction and installation of the Site Improvements through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the Developer has (i) completed the Project and (ii) the Developer incurred and paid the costs of the Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of the Site Improvements in an amount not less than the TIF Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 5.0% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note and Section 3.5, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and interest on the TIF Note. If, on any TIF Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future TIF Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement beyond any applicable notice and/or cure period and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.3, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Business Subsidies Act.

(1) In order to satisfy the provisions of Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidies Act"), the Developer acknowledges and agrees that the amount of the "Business Subsidy" granted to the Developer under this Agreement is $984,511, which is comprised of (a) the value of the Development Property ($434,511) sold to the Developer for $1.00, and (b) the cost of the Site Improvements of ($550,000) and that the Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy. The Tax Increment District is a redevelopment district and the public purpose of the Business Subsidy is to create high-quality job growth in the City. The Developer agrees that it will cause the tenants of the Project to meet the following goals (the "Goals") in connection with the development of the Development Property: it shall create at least eleven (11) full time jobs in the City at an average hourly wage totaling of at least $14.75 per hour, excluding benefits, within two years from the "Benefit Date," which is the earlier of the date the Developer completes the construction of the Project or the Developer occupies the Project.

(2) If the Goals are not met within two years of the Benefit Date, the Developer agrees to repay all of the Business Subsidy to the City, plus interest ("Interest") set at the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2, accruing from and after the Benefit Date, compounded semiannually. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy (plus Interest) determined by multiplying the Business Subsidy by a fraction, the numerator of which is the number of jobs in the Goals which were not created at the wage level set forth above and the denominator of which is eleven (11) (i.e. number of jobs set forth in the Goals).

(3) The Developer agrees to (i) report its progress on achieving the Goals to the City until the later of the date the Goals are met or two years from the Benefit Date, or, if the Goals are not met, until the date the Business Subsidy is repaid, (ii) include in the report the information required in Minnesota Statutes, Section 116J.994, Subdivision 7 on forms developed by the Minnesota Department of Employment and Economic Development, and (iii) send completed reports to the City. The Developer agrees to file these reports no later than March 1 of each year commencing March 1, 2025, and within 30 days after the deadline for meeting the Goals. The City agrees that if it does not receive the reports, it will mail the Developer a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the City a penalty of $100 for each subsequent day until the report is filed up to a maximum of $1,000.

(4) The Developer agrees to continue operations within the City for at least five (5) years after the Benefit Date.

(5) There are no other state or local government agencies providing financial assistance for the Project.

(6) There is no parent corporation of the Developer.

(7) The Developer certifies that it does not appear on the Minnesota Department of Employment and Economic Development's list of recipients that have failed to meet the terms of a business subsidy agreement.

Section 3.5. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal

law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) The Developer may seek through petition or other means to have the market value of the Development Property and the Project reduced, provided however, that the Developer shall not seek a reduction of such market value below the Assessor's Minimum Market Value. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer to the City indicating its intention to do so. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result of any reduction in market value of the Development Property and the Project. During the period that the payments are subject to suspension the City may make partial payments on the TIF Note if it determines, in its sole and absolute discretion that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

Section 3.6. Prohibition Against Transfer of Project and Assignment of Agreement. The Developer represents and agrees that prior to the termination date of this Agreement the Developer shall not transfer the Project or any part thereof or any interest therein, without the prior written approval of the City. The City shall be entitled to require as conditions to any such approval that:

(1) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer.

(2) Any proposed transferee, by instrument in writing satisfactory to the City shall, for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to all the conditions and restrictions to which the Developer is subject.

(3) There shall be submitted to the City for review and prior written approval all instruments and other legal documents involved in effecting the transfer of any interest in this Agreement or the Project.

(4) Notwithstanding the provisions of this Section 3.6, the Developer may assign this Agreement to a 1031 exchange company to facilitate the Developer’s use of proceeds derived from the sale of other property for the construction of the Project, without the consent of the City, provided the documentation creating the exchange are provided to the City.

Section 3.7. Execution of Assessment Agreement. Simultaneously with the execution of this Agreement, the Developer and the City shall execute an Assessment Agreement pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for the Development Property and the Project for calculation of real property taxes. Specifically, the Developer shall agree to a market value for the Development Property and the Project which will result in a market value as of January 2, 2025 of not less than $7,141,000 until December 31, 2040 (such minimum market value at the time applicable is herein

referred to as the "Assessor's Minimum Market Value"). Nothing in the Assessment Agreement shall limit the discretion of the Assessor to assign a market value to the property in excess of such Assessor's Minimum Market Value. The Assessment Agreement shall remain in effect until December 31, 2040. The Assessment Agreement shall be certified by the Assessor for the County as provided in Minnesota Statutes, Section 469.177, Subdivision 8, upon a finding by the Assessor that the Assessor's Minimum Market Value represents a reasonable estimate based upon the plans and specifications for the Project to be constructed on the Development Property and the market value previously assigned to the Development Property. Pursuant to Minnesota Statutes, Section 469.177, Subdivision 8, the Assessment Agreement shall be filed for record in the office of the county recorder or registrar of titles of the County, and such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property (or part thereof), whether voluntary or involuntary, and such Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage recorded against the Development Property.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes and special assessments levied against the Development Property and all public utility or other City payments due and owing with respect to the Development Property when due and payable.

(2) Failure of the Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement and the City Development Agreement.

(3) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(4) If the Developer shall:

file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

make an assignment for the benefit of its creditors; or

admit in writing its inability to pay its debts generally as they become due; or

be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer, but only if the Event of Default has not been cured within said thirty (30) days:

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement;

(2) The City may cancel and rescind the Agreement and the TIF Note; or

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, within thirty (30) days' demand therefor, pay to the City the fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement but shall, in any event and without regard to any fault on the part of the City, apply to any pecuniary loss or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the City at a rate equal to the Prime Rate) as a result of the Project causing the Tax Increment District to not qualify or cease to qualify as a "redevelopment district" under

Section 469.174, Subdivision 10, of the Act and Section 469.176, Subdivision 4j, or to violate limitations as to the use of Tax Increments as set forth in Section 469.176, Subdivision 4j.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

DEVELOPER'S OPTION TO TERMINATE AGREEMENT

Section 5.1. The Developer's Option to Terminate. (a) This Agreement may be terminated by the Developer, if (i) the Developer is in compliance with all material terms of this Agreement, including satisfaction of the requirements of Section 3.3, and no Event of Default has occurred; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within ninety (90) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within ninety (90) days, of receipt of such notice, the City has not provided assurances, reasonably satisfactory to the Developer, that such noncompliance will be cured as soon as reasonably possible.

(b) At any time upon ten (10) days written notice to the City, the Developer may elect to terminate this Agreement upon the Developer's repayment in full of all portions of the TIF Amount previously paid to the Developer by the City.

Section 5.2. Action to Terminate. Termination of this Agreement pursuant to Section 5.1 must be accomplished by written notification by the Developer to the City within sixty (60) days after the date when such option to terminate may first be exercised. A failure by the Developer to terminate this Agreement within such period constitutes a waiver by the Developer of its rights to terminate this Agreement due to such occurrence or event.

Section 5.3. Effect of Termination. If this Agreement is terminated pursuant to this Article V, this Agreement, including without limitation any representations or covenants made herein or obligations hereunder, shall be from such date forward null and void and of no further effect; provided, however, the termination of this Agreement shall not affect the rights of either party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by the other party in each case, or to recover amounts which had accrued and become due and payable prior to the date of such termination. Upon termination of this Agreement pursuant to this Article V, the Developer shall be free to proceed with the Project at its own expense and without regard to the provisions of this Agreement; provided, however, that the City shall have no further obligations to the Developer with respect to reimbursement of the expenses set forth in Section 3.3.

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until termination of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as hotel facilities and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City (each, a "City Party") shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested; provided, however, that neither of the foregoing prohibitions shall be applicable to the holding of a non-controlling interest by any City Party in any publicly traded entity. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(1) in the case of the Developer is addressed to or delivered personally to:

c/o Ramsey Properties, LLC
8445 Bunker Lake Blvd. NW
Ramsey, MN 55303
Attn: Emily Allegra
Email: Emily@schieboutfa.com

with a copy to:
Messerli / Kramer
Attention: Carrie L Bazella
1400 Fifth Street Towers
100 South Fifth Street
Minneapolis, MN 55402

(2) in the case of the City is addressed to or delivered personally to the City at:
City of Ramsey, Minnesota
Attention: City Administrator
Ramsey City Hall
7550 Sunwood Drive NW
Ramsey, MN 55303

with a copy to:
Taft Stettinius & Hollister LLP
Attention: Mary Ippel
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the Termination Date.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of TIF Note. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By_____
Mark E. Kuzma
Its Mayor

By_____
Brian Hagen
Its City Administrator

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota, and Ramsey Properties, LLC.

RAMSEY PROPERTIES, LLC

By _____
Emily Allegra
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota, and Ramsey Properties, LLC.

EXHIBIT A

Description of Development Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following legal description and parcel identification number:

Lot 1, Block 1, Ramsey Properties Addition

Part of Property Tax Identification number: 28-32-25-22-0058

EXHIBIT B

Form of TIF Note

No. R-1 $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(HILTON HOME 2 HOTEL PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Ramsey Properties, LLC, a Minnesota limited liability company (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed $550,000 as provided in that certain Tax Increment Financing Agreement, dated as of _____, 2023, as the same may be amended from time to time (the "TIF Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of five percent (5.0%) per annum. Interest shall be computed on the basis of a 360-day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2025, and on each February 1 and August 1 thereafter to and including February 1, 2038, or, if the first should not be a Business Day (as defined in the TIF Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date, subject to the provisions of Section 3.5 of the TIF Agreement, the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

This Note is subject to prepayment on any date at the option of the City, in whole or in part and without penalty.

The Payment Amounts due hereon shall be payable solely from 60% of tax increments (the "Tax Increments") from the Development Property (as defined in the TIF Agreement) within the City's Tax Increment Financing (Redevelopment) District No. 14 (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 and Minnesota Laws 2021, Chapter

14, Article 9, Section 10 (collectively, the "Special Law") and the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Tax Increment Act") . This Note shall terminate and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the TIF Agreement under Section 4.2(2) thereof or the Developer shall have terminated the TIF Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all amounts payable hereunder shall have been paid in full, whichever occurs earliest.

The Tax Increment District includes properties other than the Development Property and Anoka County remits Tax Increment to the City on the basis of the captured tax capacity of the entire Tax Increment District. For purposes of this Tax Increment Revenue Note, the City will determine Tax Increment generated from the Development Property and improvements thereon in its sole discretion.

The City makes no representation or covenant, express or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the TIF Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the TIF Agreement the City elects to cancel and rescind the TIF Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Agreement, including without limitation Article III thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Special Law and the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld, conditioned or delayed. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be dated as of _____, 20___.

_____	_____
City Administrator	Mayor

DO NOT EXECUTE UNTIL PAID INVOICES FOR THE SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Ramsey Properties, LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNER	DATE OF REGISTRATION	SIGNATURE OF CITY ADMINISTRATOR
Ramsey Properties, LLC 8445 Bunker Lake Blvd. NW Ramsey, MN 55303		

EXHIBIT C

Site Improvements

Engineering
Environmental Testing
Foundations and Footings
Grading/earthwork
Landscaping, including irrigation
Onsite Utilities
Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements
Outdoor Lighting
Parking
Site Preparation
Site Utilities
Soil Testing & Boring
Storm Water/Ponding
Survey

EXHIBIT D

Form of Assessment Agreement

THIS AGREEMENT, dated as of this ___ day of _____, 2023 (the "Agreement"), is by and among the City of Ramsey, Minnesota (the "City") and Ramsey Properties, LLC, a Minnesota limited liability company (the "Developer").

WITNESSETH

WHEREAS, the City and the Developer have entered into a Tax Increment Financing (TIF) Agreement dated as of _____, 2023 (the "TIF Agreement") regarding certain real property located in the City (the "Development Property") which property is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, it is contemplated that pursuant to the TIF Agreement, the Developer will construct a Project on the Development Property as described in the Development Agreement.

WHEREAS, the City and the Developer desire to establish a minimum market value for the Development Property and the improvements constructed or to be constructed thereon, pursuant to Minnesota Statutes, Section 469.177, Subdivision 8.

WHEREAS, the Developer has acquired the Development Property.

WHEREAS, the Developer has submitted the plans and specifications for the improvements to be constructed pursuant to the Development Agreement to the Anoka County Assessor (the "Assessor").

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each to the other, do hereby agree as follows:

1. As of January 2, 2025 through and thereafter until December 31, 2040, the minimum market value which shall be assessed for the Project (as defined in the TIF Agreement) shall be not less than $7,141,000.

The minimum market value herein established for the Project shall be of no further force and effect and this Agreement shall terminate on December 31, 2040.

3. This Agreement shall be recorded by the City with the County Recorder of Anoka County, Minnesota. The Developer shall pay all costs of recording.

4. Neither the preamble nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the TIF Agreement between the City and the Developer.

5. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the City, the Developer and the Assessor have caused this Agreement to be executed in their names and on their behalf all as of the date set forth above.

CITY OF RAMSEY, MINNESOTA

(SEAL)

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 ___ day of _____, 2023, by Mark E. Kuzma, the Mayor, and Brian Hagen, the City Administrator of the City of Ramsey on behalf of said City.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota and Ramsey Properties, LLC.

RAMSEY PROPERTIES, LLC

By _____
Emily Allegra
Its _____

STATE OF_____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Emily Allegra, the _____of Ramsey Properties, LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota and Ramsey Properties, LLC.

CERTIFICATION BY COUNTY ASSESSOR

The undersigned Assessor, having reviewed the plans and specifications for the improvements to be constructed, pursuant to that certain Assessment Agreement, by and between the City of Ramsey, Minnesota, and Ramsey Properties, LLC, dated _____, 2023, on the property legally described as follows:

and being legally responsible for the assessment of such property, hereby certifies that the market values assigned to such land and improvements are reasonable.

_____
County Assessor for Anoka County

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____, 2023, by _____, the County Assessor of Anoka County.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota and Ramsey Properties, LLC.

CONSENT TO ASSESSMENT AGREEMENT

_____, _____, of _____, _____, _____ (the "Bank"), does hereby consent to all terms, conditions and provisions of the foregoing Assessment Agreement and agrees that, in the event it purchases the Development Property at a foreclosure sale or acquires the Development Property through a deed in lieu of foreclosure or otherwise in satisfaction of the indebtedness owed by the Developer, it and its respective successors and assigns, shall be bound by all terms and conditions of the Assessment Agreement, including but not limited to the provision which requires that the minimum market value of the Development Property and the Project shall be not less than the amounts set forth in the Assessment Agreement.

IN WITNESS WHEREOF, we have caused this Consent to Assessment Agreement to be executed in its name and on its behalf as of this ____ day of _____, 2023.

_____

By _____

Its _____

STATE OF_____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by _____, the_____ of _____, a _____ banking corporation on behalf of the corporation.

_____
Notary Public

EXHIBIT A TO ASSESSMENT AGREEMENT

LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY

Property located in the City of Ramsey, Anoka County, Minnesota with the following legal description and parcel identification number:

Lot 1, Block 1, Ramsey Properties Addition

Part of Property Tax Identification number: 28-32-25-22-0058

Memo

To: Sean Sullivan, Economic Development Manager

From: Jason Aarsvold, Ehlers

Date: 1-4-2023

Subject: Home2 Suites – Request for Assistance

The City of Ramsey received a request for assistance to construct a 98 room Home2 Suites within the COR area on City-owned land. The developer is requesting the City write-down the cost of the land to $1 and provide a pay-as-you-go (PAYGO) TIF note in the amount of $550,000 to make the project financially feasible.

You requested that Ehlers review the developer's proposal to determine whether the request is reasonable and within industry standards. Ehlers conducted a thorough review of the developer's budget and operating pro forma to ensure all development costs, anticipated revenues, and expenditures were represented appropriately. The table below depicts the sources and uses of funds for the project as proposed by the developer.

SOURCES	Amount	Pct.	Per Room
First Mortgage	12,145,250	66.5%	123,931
TIF PAYGO Note	550,000	3.0%	5,612
Developer Equity	5,555,239	30.4%	56,686
TOTAL SOURCES	**18,250,489**	**100%**	**186,229**

USES	Amount	Pct.	Per Room
Acquisition Costs	1	0.0%	0
Construction Costs	14,023,063	76.8%	143,092
Permits/Fees	88,200	0.5%	900
Furniture, Fixtures, & Equipment	2,187,360	12.0%	22,320
Professional Services	497,500	2.7%	5,077
Financing Costs	536,209	2.9%	5,472
Developer Fee	373,698	2.0%	3,813
Cash Accounts/Escrows	544,458	3.0%	5,556
TOTAL USES	**18,250,489**	**100%**	**186,229**

Analysis

Generally, this project meets the expectations of a limited service, or upper midscale, hotel project as it relates to the financing structure, projected revenues, developer fee, and on-going operational costs. Following are our findings from the analysis completed for the project:

- The Developer proposes to finance the entire hotel project with a combination of equity and debt. The proposed financing includes 30.4% equity and 69.5% debt in the form a first mortgage and the PAYGO portion of the developer loan. For a project of this nature, we would expect to see an equity contribution of at least 25%. The developer indicates the first mortgage would include a 25-year term with 6.75% interest. While these terms are within industry standards and are used for the analysis, we were not given an actual lending commitment to review.

- The total development cost (TDC) for this project is $18.25 million or $186,229 per room, assuming no payment for the land. Based on our experience with similar projects, we would expect total development costs to range between $175,000 and $200,000 per room with a payment for land. The development costs are within an acceptable range, but we did not receive a detailed breakdown for review.

- The developer fee of $373,698 is 2.0% of total development costs. For a project of this nature, we would expect to see a developer fee of no more than 5%. The proposed fee is acceptable.

- The developer proposes an Average Daily Rate (ADR) of $130 in year one with a 61% percent occupancy assumption. This increases to an ADR of $138 by year three with a 68% occupancy assumption. The projected ADR is consistent with a third-party market analysis prepared for the project and is, therefore, an acceptable assumption for this project.

- The total operating costs are projected at just over $20,626 per room (at stabilization) and represent 58% of effective gross income. The proposed operating costs are within industry standards.

- The project's *average* cash on cash return (annual cash flow / equity) without any assistance is 5.2% in year three and increases to 7.7% by year 10. Hotel developer/ owners would like to see a cash-on-cash return of 8% to 10%.

Recommendations

In summary, the lower than average projected return on investment means the project does demonstrate a need for assistance. Providing the requested land write-down and PAYGO note will help facilitate development of the hotel without unduly enriching the developer.

We estimate the project will generate approximately $129,435 annually (at full build-out) in tax increment within the COR TIF district. Some of that increment can be directed to repay the City's land write-down through and inter-fund loan, and some can be used to repay the PAYGO TIF note. We propose using 40% of the increment generated to repay the City's inter-fund loan with the remaining 60% directed to the PAYGO note payments.

Based on this structure, we estimate the PAYGO note could be repaid with 10 years of payments, assuming an interest rate on the note of 5%. This, coupled with the land write-down, would push the project's average cash on cash return to 9.9% by year 11 (at which point the TIF payments would stop). Repayment of the City's land though an interfund loan would take an estimated 12.5 years assuming the City charges the maximum interfund land interest rate of 5%.

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

NOTICE OF PUBLIC HEARING ON GRANTING OF A BUSINESS SUBSIDY

Notice is hereby given that the City Council of the City of Ramsey will hold a public hearing on Tuesday, June 13, 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 regarding a proposed business subsidy to be granted by the City to Ramsey Properties, LLC, (the "Recipient") under Minnesota Statutes, Sections 116J.993 through 116J.995. The proposed subsidy involves the sale of City land to the Recipient and will facilitate development by the Recipient of a 65,672 square foot 98-unit hotel and related facilities to be located in the City (the "Project") and will result in an increase of the tax base of the City, the creation of 11 jobs paying at least a minimum wage of $14.75 per hour and the requirement to operate a hotel at this location for five years is a goal of the business subsidy.

Any person with residence in or the owner of taxable property in the granting jurisdiction may file a written complaint with the City if the City fails to comply with sections 116J.993 to 116J.995, and that no action may be filed against the City for the failure to comply unless a written complaint is filed.

Information about the proposed business subsidy, including a summary of the terms of the subsidy are available for inspection at City Hall during regular business hours. After the public hearing the City Council will consider granting the business subsidy.

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 Wendy Schlueter at 763-427-1410 by noon on Wednesday, June 7, 2023.

All interested persons may present their views orally and are invited to join the Public Hearing remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to ssullivan@cityoframsey.com or addressed to the Ramsey City Council, 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 June 13, 2023. For any other inquiries relating to this project contact Sean Sullivan at 763-433-9868 or ssullivan@cityoframsey.com.

Date: May 26, 2023
BY ORDER OF THE RAMSEY CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA
/s/ Brian Hagen
City Administrator

Published in the
Anoka County UnionHerald
May 26, 2023
1317829

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, January 12, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson William MacLennan Member Chelsee Howell Member Chris Riley Member Shanna Stewart Member Scott Wiyninger
Members Absent:	Member Rachal Johnson
Also Present:	Sean Sullivan, Economic Development Manager Stephanie Hanson, Community Development Director

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated December 8, 2022

Motion by Member Wiyninger, seconded by Member Stewart, to approve the December 8, 2022, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Business Assistance Application and First Amendment to Purchase Agreement for Ramsey Properties, LLC (A portion of this meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Wiyninger asked if the City would be responsible for any site improvements.

Economic Development Manager Sullivan replied that the site improvements and related costs would be the responsibility of the developer. He provided additional details on the pay-go TIF format for the reimbursement of site improvement and development costs to the developer.

Chairperson MacLennan invited the applicant to address the EDA.

Emily Allegra, applicant, commented that she believes that the change of site to the larger lot would be wise and would provide the opportunity to operate the hotel in a more efficient manner as recommended by Hilton. She stated that if the City is willing to partner with them and work through this, they are willing to take the risk.

Member Wiyninger asked for details on the expansion component.

Ms. Allegra replied that is typically a 30-to-40-unit increase. She stated that it would be a similar mix of rooms and they could potentially add a meeting room or other space as well.

Chairperson MacLennan asked if the hotel would have a pool.

Ms. Allegra replied that the hotel would have a pool, fitness center, onsite laundry and would serve hot breakfast. She stated that they would also have outdoor patio seating with fire pits.

Member Riley recognized that this change is driven by the hotel chain to make it more profitable and provide a better product to Ramsey.

Economic Development Manager Sullivan commented that the financial analysis completed for the new 98-unit project had similar results to the previous 82-unit project on the site across the street, confirming the need for the level of assistance, satisfying the "but-for test" and not unduly enriching he developer.

Jason Aarsvold, Ehlers, provided details on the analysis that was done to ensure the recommended assistance would not go above what is needed to get the project done. He commented that they found that the assistance is necessary and would not unduly enrich the project. He recognized that the numbers requested are bigger, as is the building, which provides the same projected return on investment.

Economic Development Manager Sullivan asked for Ehlers to provide more information on the concept of minimum assessment agreement as part of the project.

Mr. Aarsvold stated that within the TIF Agreement they can have another agreement called an Assessment Agreement that sets the minimum baseline value for the duration of the assistance payback. He noted that would ensure they would generate the revenue necessary for the TIF.

Member Stewart referenced the extended inspection period and asked for details.

Economic Development Manager Sullivan replied that there are 180 days in the standard purchase agreement which allows the applicant to conduct due diligence for the condition of the of the site and to start working through the site plan and platting processes. He stated that because they have moved to a new site, he felt it appropriate to provide additional inspection time. He noted that the applicant does not have to fully utilize that time if it is not needed.

Member Howell stated that she is excited about the project but is nervous about the additional assistance needed from the City. She stated that her concern is not that it would unduly enrich the project but that the additional funds that it would require to reach the return on investment, and therefore she will deny the request.

Chairperson MacLennan asked for additional details on the cost to the City Member Howell is speaking of.

Member Howell stated that her issue is with the assistance requested to result in only a 7.7 percent return on investment with the assistance, which is a risk and not a very high rate of return. She commented that maybe it's just not the right time for a hotel.

Member Riley commented that if they do not move forward that would mean nothing would happen. He stated that this is an appropriate use of TIF. He stated that overall, there is an increase of $367,000 in assistance. He stated that the new land is not shovel ready and would require $350,000 in fill, therefore it would seem the increase would be related to moving to the new site.

Member Stewart commented that she likes this project.

Chairperson MacLennan commented that he likes that this project is moving forward on an undeveloped site, which could be a catalyst for other development to come.

Motion by Member Stewart, seconded by Member Wiyninger, to recommend to the City Council to approve the First Amendment to Purchase Agreement, Business Assistance and a TIF Agreement in the form of $434,511 in TIF Land Cost Write Down and $550,000 in Pay-Go TIF for Site Development/Improvements as presented, subject to City Attorney Review.

Total TIF Business Assistance Package of $984,511 for Ramsey Properties LLC and to Draft a TIF Agreement.

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

Member Wiyninger asked if there is a request for the City Council to provide input to the applicant in regards to their support of the project and support of the proposed assistance.

Economic Development Manager Sullivan replied that he will speak with the City Attorney to determine the proper format to do so.

4.02: Consider Extension of CBRE Real Estate Listing Agreement for City Owned Land in COR

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, commented on the unique market at this time. He stated that there is no demand for traditional office and many of those uses are converting to retail or flex industrial. He stated that industrial continues to be hot. He noted that residential was very hot but has cooled a bit with increased interest rates. He stated that in terms of retail, every user seems to wants a drive-thru and much of the demand is for single tenant or small strip retail. He recognized the hard work the City has done to increase city population and the overall demographics of the City that will draw attention from retailers. He commented that they have recently been receiving inquiries from national retailers that they would not have in the past. He agreed that the hotel would help to draw more attention as well.

Chairperson MacLennan asked whether the highway project would have impact on development.

Mr. Pankratz replied that project timelines are typically 18 to 36 months from start to open. He stated that while there will be some impact from the project, the completed project will be a huge benefit for Ramsey. He also noted that Armstrong Boulevard interchange is complete and access will not be impacted.

Member Wiyninger asked for details on the percentage of deals brought from CBRE and City staff.

Economic Development Manager Sullivan replied that typically CBRE brings in more leads but noted that some more recent developments have been generated by the City as well. He noted that City generated leads have a lesser commission rate and those users may have seen the CBRE listings as well. He recognized that there was not much general interest during COVID and believed that the ratio would soon return to more CBRE generated leads. He believed that CBRE brings value, and the City would not receive the same level of national user attention without CBRE.

Mr. Pankratz commented on the cross selling that they do when they receive interest from a potential user. He used the example of someone calling for a site in another community and then potentially being shown opportunities in Ramsey.

Member Wiyninger asked if there are things the City could do differently to assist CBRE in moving properties.

Mr. Pankratz replied that some of the signs are old, noting that with the contract extension they would put up new signs. He stated that each year they update the brochures with the new demographics and highlight new developments in the area. He stated that from a City standpoint, much of the work has been done using the example of survey work to determine what would be needed to develop a site. He commented that City staff is also responsive when he reaches out about potential leads and interest.

Motion by Member Stewart, seconded by Member Wiyninger, to recommend to City Council approval of the Listing Agreement with CBRE from February 1, 2023 – January 31, 2024.

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

4.03: Receive 2022 Business Retention and Expansion Presentation

Economic Development Manager Sullivan presented the staff report.

Member Stewart referenced the desire for more community involvement and asked for more details on what those businesses would be looking for.

Economic Development Manager Sullivan replied that the businesses think the City does a great job with community events and simply want more, using the example of the summer concert series, Happy Days, and EDA events. He did not think it to be a negative but more of wanting more of a good thing.

Member Stewart asked if the businesses eluded as to how they would like to be promoted better.

Economic Development Manager Sullivan replied that the City Facebook page and newsletter were mentioned. He stated that although at times they spotlight a business, the City does not want to cross the line of advertising for specific businesses. He noted that businesses can advertise within the newsletter. He stated that there are other opportunities such as BNI and the Chamber of Commerce.

Member Riley asked if the electronic billboard would help to meet that want.

Economic Development Manager Sullivan confirmed that it would be another avenue for businesses to promote themselves, but it would be up to the business to choose to advertise on that source. The City negotiated reduced rates for Ramsey based businesses

Member Wiyninger mentioned the comment that it can be difficult to schedule meetings with business leaders. He also stated that perhaps there is a way to cross advertise, noting recent businesses that staff met with and encouraging other businesses to reach out.

Economic Development Manager Sullivan commented that he would be concerned that a social media post could spiral in the comments section, as that cannot be controlled.

Chairperson MacLennan stated that perhaps a posting could be made on the City website as that would not allow commenting.

Economic Development Manager Sullivan confirmed that could be done under the EDA news section of the website. He stated that they could also do something more generic, just mentioning the number of businesses staff met with. He explained that the businesses share some level of confidential information with him during those visits and he would not want to unintentionally expose those businesses. He did like the idea of mentioning the number of businesses that staff met with, as that could generate interest from additional businesses.

Chairperson MacLennan commended Economic Development Manager Sullivan for his continued excellent work. He liked the idea of meeting with businesses along the Highway 10 corridor to gather input on the anticipated impacts from the coming project.

Member Wiyninger commented that he was able to attend one of the visits with staff and appreciated that opportunity. He thanked Economic Development Manager Sullivan for the great work.

Motion by Member Wiyninger, seconded by Member Stewart, to accept 2022 Business Retention Report and adopt the plan for 2023 as outline in the staff report.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan highlighted upcoming events and provided an update on recent development activity and interest.

Chairperson MacLennan asked if there is any idea on the tenants that will go into the building across from Coborn's.

Economic Development Manager Sullivan replied that at this point the developer is not willing to acknowledge any confirmed tenants.

Chairperson MacLennan noted that his only concern with the retail project in Northstar Marketplace would be with the potential backup that could occur from a drive-thru.

Economic Development Manager Sullivan replied that a stacking area was created for vehicles within the site plan to mitigate backup into that parking lot or roadway.

Community Development Director Stephanie Hanson introduced herself to the group.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:53 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **6. 3.**

Meeting Date: 06/13/2023

Submitted For: Craig Swalchick, Community Development

By: Craig Swalchick, Community Development

Information

Title:

Public Hearing for a Private Kennel License located at 7230 152nd Ave NW.

Purpose/Background:

A Private Kennel License for the keeping of six dogs is being requested by the property owner of 7230 152nd Ave NW. This request was initiated as a result of a complaint received in July of 2021.

In July of 2021, police received the first anonymous complaint about too many dogs located on the property and that those dogs would run up and down the fence barking at passers. Subsequently, in October of 2022, the police received an anonymous complaint about a barking dog. Upon inspection, the Community Service Officer noted several other code violations and forwarded the case to the Community Development Department. After receiving the case, the Community Development Department has been working with the property owners to bring the property into compliance. As part of the compliance, the property owners are required to obtain a Private Kennel License. They also must remove or correct the remaining nuisance code violations. In May, there was a third complaint to the police department regarding a dog being at large.

On June 7th, an inspection was conducted of the property to verify that the property is suitable for multiple animals. During this inspection, Code Enforcement staff met with the property owner and went over the expectations of animal safety and welfare. During the inspection, the animals behaved pleasantly. The home appeared to be clean and overall orderly. There appeared to be plenty of food, water, and kenneling for the pets.

The exterior of the home still had existing code violations such as junk vehicles. The homeowners provided a plan to correct those violations with the removal of one junk car, new plates and tabs on two other vehicles and picking up some smaller items.

Conditions outside for the pets were acceptable, however, with six animals, staff would ask for assurances that pet waste will not accumulate in the yard. The fence does have some minor damage and should be brought into repair to ensure that the dogs will not get out. Staff discussed options that could potentially work to ensure there was no risk of dogs at large.

The property owners were agreeable to making the corrections as finances allow.

Notification:

Provided notification through mailings 350 feet from property identified, placed notification in Anoka County Union Herald.

Time Frame/Observations/Alternatives:

Request Code compliance by September 1, 2023.

Funding Source:

Normal Staff Time

Recommendation:

Staff recommends the City Council approve the private kennel license with conditions to repair and maintain appropriate fencing, correct exterior nuisance violations, and ensure the yard is maintained free from large quantities of excrement. Finally, failing to comply with any of these requests could result in the revocation of the Private Kennel License.

Outcome/Action:

Adopting Resolution #23-134 approving a Private Kennel License to Jami Lynn Bennwitz at 7230 152nd Ave NW.

Attachments

ACTION - Resolution #23-134

Letter from Neighbor

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/08/2023 11:42 AM
Form Started By: Craig Swalchick		Started On: 06/08/2023 08:03 AM
Final Approval Date: 06/08/2023		

RESOLUTION #23-134

RESOLUTION GRANTING PRIVATE KENNEL LICENSE TO JAMI LYNN BENNWITZ AT 7230 152nd AVE. NW.

WHEREAS, Jami Lynn Bennewitz, hereafter referred to as "Applicant," properly applied for Private Kennel License approval for the following described property located in the City of Ramsey:

> The East 200 feet of the West 2400 feet of the South 220 feet of the North 880 feet of the Southeast quarter of Section 21, Township 32, Range 25, Anoka County, Minnesota, subject to road easement over the North 33 feet thereof.
>
> (the 'Subject Property'); and

WHEREAS, the Subject Property is owned by the Applicant; and

WHEREAS, Inspection Staff conducted an inspection of the property to verify habitability and safety for the dogs and occupants of the home; and

WHEREAS, Staff believes the property is suitable for the Private Kennel License with appropriate maintenance of property, including but not limited to the exterior fencing; and

WHEREAS, agrees to maintain compliance with all applicable State Laws and Local Ordinances pertaining to the keeping of six dogs on the subject property.

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 for the private kennel license in accordance with relevant City Codes, subject to the following conditions:

    a) By September 1, 2023, the fence must be repaired and thereafter maintained;
    b) By September 1, 2023, correct existing exterior nuisance code violations and maintain the property free from such violations;
    c) Maintain the yard free from excrement; and
    d) Ensure dogs are current on all vaccinations.

2) That the applicant, Jami Lynn Bennwitz, as the property owner and resident, is the sole holder of the Private Kennel License. The license is not transferrable to any other property or owner.

Craig Swalchick

From: Craig Swalchick
Sent: Thursday, June 1, 2023 9:50 AM
To: Todd Larson
Subject: FW: Public Hearing for Dog Kennel license

From: BILL & AMANDA WHITE <[redacted]>
Sent: Thursday, June 1, 2023 9:46 AM
To: Craig Swalchick <cswalchick@ci.ramsey.mn.us>
Subject: Public Hearing for Dog Kennel license

Craig,

My name is Bill White. I live at 7231 151St Lane NW Ramsey. I am writing this in response to the notice we received about our neighbor asking for a Kennel License for the 6 dogs they currently have.

I will not to be able to attend this meeting as I will be out out of the country that week. I decided to send this letter for comments on the subject.

I personally have no issues with people having multiple dogs. I do how ever have issues with not controlling your dogs. Care for and keeping your dogs safe is a big issue with me.

If you check the police records I have made three complaints involved with this neighbors 6 dogs.

Once for excessive barking during a time they use to leave all 6 dogs out at once. This barking was more than dog barking it was aggressively trying to get at me and my dog.

Once because their white dog with a curly tail came into my yard and tried attacking my elderly dog. After making sure my dog was safe, I went to speak with the neighbor about the dog in my yard. The owner never came to the door, just came out and got the dog out of my yard when he heard me yelling.

Then this past Monday the dogs tried coming through a broken part of the privacy fence they have that is falling apart. The past neighbor put up a privacy fence within a foot of my chain link fence, so the dog was between fences trying to get into my yard again. I have pictures of this last incident.

You should know that during the time they knew they could not have more than 3 dogs they were only letting 3 out at a time. If they have a 6 dog license, will they be able to control all the dogs at once? They are a pack at that point and go after any dog that is out near them.

Please understand I am not the kind of neighbor who is complaining just because. I have spoken to the owners several times. I have offered to help with making the fence better as in buying materials and they install it kind of thing. I have been patient up until now. I am willing to work with them but they do not come to apologize or talk about this situation.

Again taking care of the dogs and making sure everyone is safe is a big issue for me. I think IF they are going to be allowed to have multiple dogs, they should be controlling them and taking care of them in general. Someone should be monitoring this for a while to make sure they are complying with control and care.

If you knew me you would know I love dogs. I can understand having dogs you love. They have a couple of very sweet dogs. As I said I have one very old dog right now myself and have had to put down a couple so I know what they must be going through thinking they may not be able to keep them all. I feel bad even writing this letter. if they are going to apply for a license to keep all these dogs you should know all the information to make an informed decision.

You can contact me at any time. This is my personal email and my number is below.

Bill White
612-581-2525

CC Regular Session **6. 4.**

Meeting Date: 06/13/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Easement Vacations in HY-10 RAMSEY

Purpose/Background:

As a component of the upcoming Ferret Street/147th Avenue NW reconstruction project, some excess platted easements will be vacated and replaced with other easements (the proposed easements are a separate action item for the Council). City Charter and City Code require a public hearing when vacating the public's interest in properties.

Currently, Ferret Street NW ends in a cul-de-sac. The street will be extended to the north out to Bunker Lake Boulevard NW. The "bulb" of the cul-de-sac is no longer needed.

Notification:

Public Hearing notification was published in the May 26, 2023, Anoka Union Hearld Newspaper. Utility companies were notified via email.

A third property was notified in the public hearing, Lot 1, Block 1, HY-10 Ramsey 2nd Addition, though that vacation will wait until that property is replatted in the future.

Staff received comments from Centerpoint Energy that there are no concerns with this action.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the vacations as presented.
2. Approve modifications as the Council sees appropriate.
3. Deny the vacations keeping the existing rights-of-way and easements in place.

Funding Source:

This work is being done as a part of staff's normal duties.

Recommendation:

Staff recommends approval of Resolutions #23-120 and #23-121 vacating the rights-of-way and easements.

Outcome/Action:

Motion to adopt Resolutions #23-120 and #23-121 Vacating the Rights-of-Way and Easements along Ferret Street NW.

Attachments

ACTION - Resolution #23-120

ACTION - Resolution #23-121

Public Hearing Notice

Location Map

Proposed Roadway Improvements

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:46 PM
Form Started By: Todd Larson		Started On: 05/31/2023 08:46 AM
Final Approval Date: 06/07/2023		

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

RESOLUTION #23-120

RESOLUTION APPROVING A VACATION OF DRAINAGE AND UTILITY EASEMENTS IN HY-10 RAMSEY 4TH ADDITION

RECITALS

1. The City of Ramsey is proposing a vacation of certain platted street right-of-way and drainage and utility easements (the "Easements") on and adjacent to the property generally north of 147th Avenue NW at Ferret Street NW and legally described as follows:

   Lot 2, Block 1, HY-10 RAMSEY 4TH ADDITION, Anoka County, Minnesota

   (the "Subject Property")

2. That the Subject Property is owned by **PSD LLC**.

3. That the City Council held a public hearing pursuant to Section 117-56 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter on June 13, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

4. That these Easement are no longer necessary for the public's use with the anticipated reconstruction of Ferret Street NW.

FINDINGS OF FACT

1. That the Easement vacation will not violate the intent and purpose of the Comprehensive Plan.

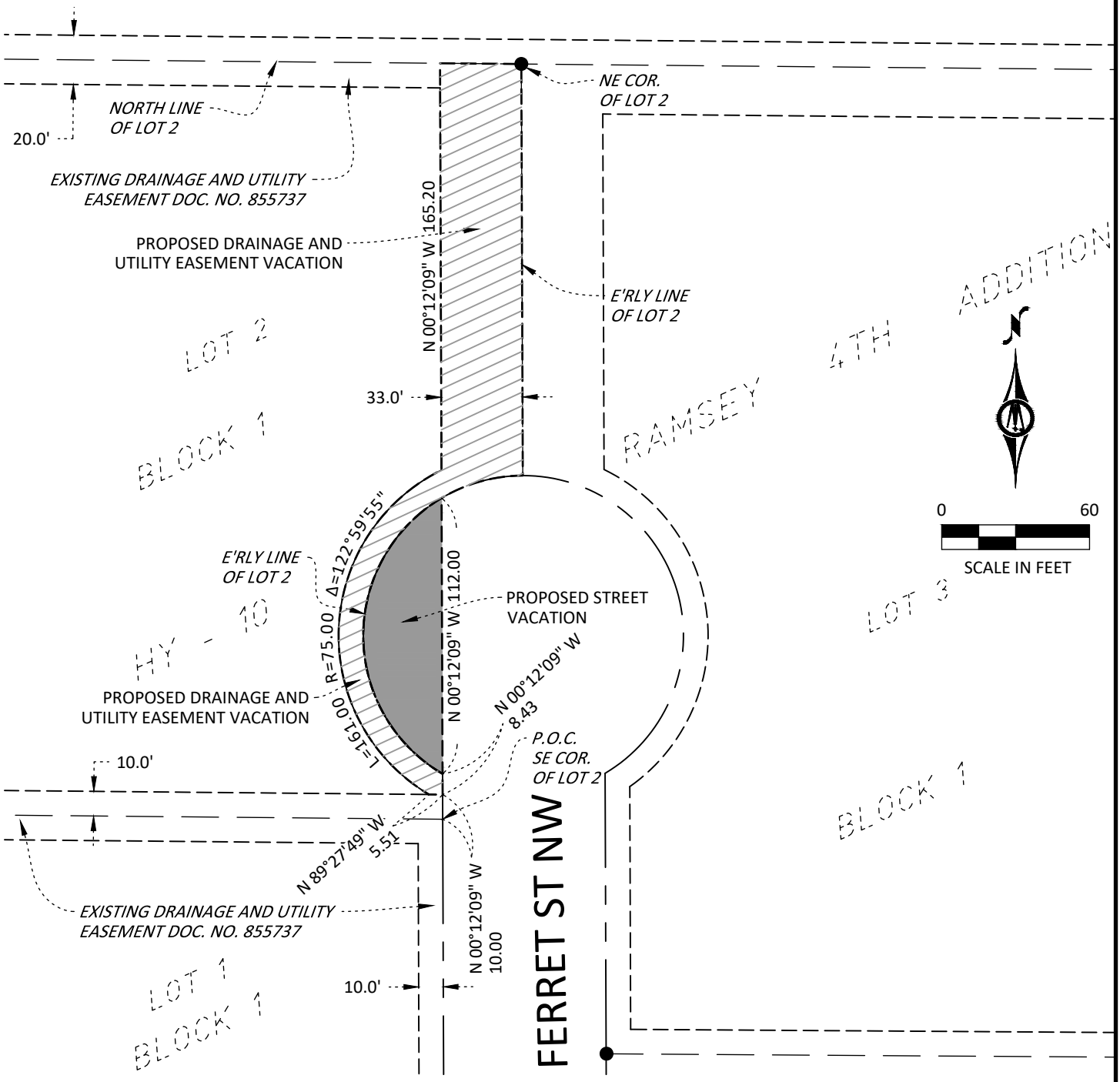
2. That the Easement vacation is necessary to accomplish the City's intended purpose for reconstructing Ferret Street NW.

3. That new roadway and drainage and utility easements will be dedicated by a separate document for the northerly extension of Ferret Street NW.

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

That the Ramsey City Council hereby grants approval of a vacation of the **Easements** on and adjacent to the **Subject Property**, as shown on Exhibit A.

EXHIBIT A
SHEET 1 OF 2



Drainage and Utility Esmt Vacation = 7,121 Sq. Ft.
Street Vacation Area = 2,539 Sq. Ft.
Premises Tax PID = 29-32-25-11-0010

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VACATION EXHIBIT
RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

LOT 2, BLOCK 1
HY-10 RAMSEY 4TH ADDITION
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

JOB NUMBER: 0R1.128082 FIELD BOOK: DRAWN BY: SMT

EXHIBIT A
SHEET 2 OF 2

STREET VACATION DESCRIPTION

That part of Ferret Street Northwest as dedicated and delineated on the plat of HY-10 RAMSEY 4TH ADDITION, on file and of record in the office of the Recorder, Anoka County, Minnesota, lying westerly of the following described line:

Commencing at the southeast corner of Lot 2, Block 1, said HY-10 RAMSEY 4TH ADDITION; thence on an assumed bearing of North 00 degrees 12 minutes 09 seconds West along the easterly line of said Lot 2, a distance of 18.43 feet to the point of beginning of the line to be described; thence continuing North 00 degrees 12 minutes 09 seconds West a distance of 112.00 feet to a point on the northerly line of said Ferret Street Northwest and said line there terminating.

DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION

That part of Lot 2, Block 1, HY-10 RAMSEY 4TH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Anoka County, Minnesota, lying northerly and easterly of the following described line:

Commencing at the southeast corner of said Lot 2; thence on an assumed bearing of North 00 degrees 12 minutes 09 seconds West, a distance of 10.00 feet to the point of beginning of the line to be described; thence North 89 degrees 27 minutes 49 seconds West, a distance of 5.51 feet; thence northerly on a non-tangential curve concave to the east, having a radius of 75.00 feet, a central angle of 122 degrees 59 minutes 55 seconds (chord bearing of North 02 degrees 11 minutes 31 seconds East) for an arc distance of 161.00 feet to a point on a line 33.00 feet west of, as measured at a right angle to and parallel with the easterly line of said Lot 2; thence North 00 degrees 12 minutes 09 seconds West along said parallel line for a distance of 165.20 feet to the north line of said Lot 2 and said line there terminating.

SURVEYOR'S CERTIFICATION

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.

_____ 03/13/2023

Andrew Hill — Date

License Number 57632

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VACATION EXHIBIT
RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

LOT 2, BLOCK 1
HY-10 RAMSEY 4TH ADDITION
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

JOB NUMBER: 0R1.128082 FIELD BOOK: DRAWN BY: SMT

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

RESOLUTION #23-121

RESOLUTION APPROVING A VACATION OF DRAINAGE AND UTILITY EASEMENTS IN HY-10 RAMSEY 4TH ADDITION

RECITALS

1. The City of Ramsey is proposing a vacation of certain platted street right-of-way and drainage and utility easements (the "Easements") on and adjacent to the property generally north of 147th Avenue NW at Ferret Street NW and legally described as follows:

   Lot 3, Block 1, HY-10 RAMSEY 4TH ADDITION, Anoka County, Minnesota.

   (the "Subject Property")

2. That the Subject Property is owned by **National Growth LLC**.

3. That the City Council held a public hearing pursuant to Section 117-56 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter on June 13, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

4. That these Easement are no longer necessary for the public's use with the anticipated reconstruction of Ferret Street NW.

FINDINGS OF FACT

1. That the Easement vacation will not violate the intent and purpose of the Comprehensive Plan.

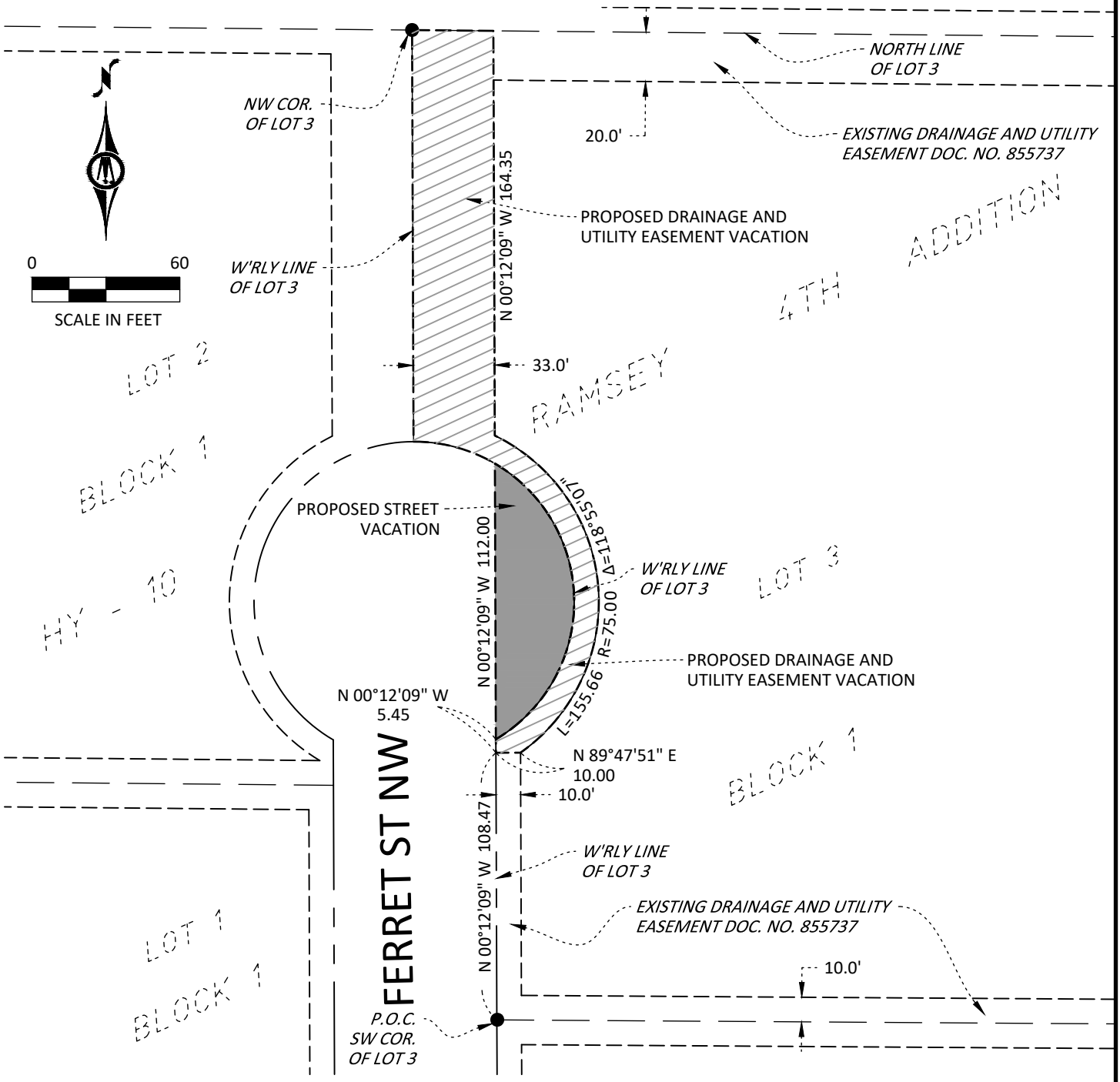
2. That the Easement vacation is necessary to accomplish the City's intended purpose for reconstructing Ferret Street NW.

3. That new roadway and drainage and utility easements will be dedicated by a separate document for the northerly extension of Ferret Street NW.

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

That the Ramsey City Council hereby grants approval of a vacation of the **Easements** on and adjacent to the **Subject Property**, as shown on Exhibit A.

EXHIBIT A
SHEET 1 OF 2



Drainage and Utility Esmt Vacation = 8,170 Sq. Ft.
Street Vacation Area = 2,539 Sq. Ft.
Premises Tax PID = 29-32-25-11-0011

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VACATION EXHIBIT
RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

LOT 3, BLOCK 1
HY-10 RAMSEY 4TH ADDITION
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

JOB NUMBER: 0R1.128082 FIELD BOOK: DRAWN BY: SMT

EXHIBIT A
SHEET 2 OF 2

STREET VACATION DESCRIPTION

That part of Ferret Street Northwest as dedicated and delineated on the plat of HY-10 RAMSEY 4TH ADDITION, on file and of record in the office of the Recorder, Anoka County, Minnesota, lying easterly of the following described line:

Commencing at the southwest corner of Lot 3, Block 1, said HY-10 RAMSEY 4TH ADDITION; thence on an assumed bearing of North 00 degrees 12 minutes 09 seconds West along the westerly line of said Lot 3, a distance of 113.92 feet to the point of beginning of the line to be described; thence continuing North 00 degrees 12 minutes 09 seconds West a distance of 112.00 feet to a point on the northerly line of said Ferret Street Northwest and said line there terminating.

DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION

That part of Lot 3, Block 1, HY-10 RAMSEY 4TH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Anoka County, Minnesota, lying northerly and westerly of the following described line:

Commencing at the southwest corner of said Lot 3; thence on an assumed bearing of North 00 degrees 12 minutes 09 seconds West along the westerly line of said Lot 3, a distance of 108.47 feet to the point of beginning of the line to be described; thence North 89 degrees 47 minutes 51 seconds East, a distance of 10.00 feet; thence northerly on a non-tangential curve concave to the west, having a radius of 75.00 feet, a central angle of 118 degrees 55 minutes 07 seconds (chord bearing of North 04 degrees 38 minutes 30 seconds West) for an arc distance of 155.66 feet to a point on a line 33.00 feet east of, as measured at a right angle to and parallel with the westerly line of said Lot 3; thence North 00 degrees 12 minutes 09 seconds West along said parallel line for a distance of 164.35 feet to the north line of said Lot 3 and said line there terminating.

SURVEYOR'S CERTIFICATION

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.



Andrew Hill
License Number 57632

03/13/2023
Date

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VACATION EXHIBIT
RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

LOT 3, BLOCK 1
HY-10 RAMSEY 4TH ADDITION
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

JOB NUMBER: 0R1.128082 FIELD BOOK: DRAWN BY: SMT

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City of RAMSEY

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

NOTICE OF PUBLIC HEARING
FERRET ST NW/147th AVE ROAD CONSTRUCTION
EASEMENT VACATION

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Ramsey will hold a public hearing on Tuesday, June 13, 2023 at 7:00 pm at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing is to consider a request for an Easement Vacation to vacate all platted drainage and utility easements and portions of Ferret St NW right-of-way in the following parcels, generally located and legally described as:

Lot 1, Block 1, Hy-10 Ramsey 2nd Addition
Lot 2, Block 1, Hy-10 Ramsey 4th Addition
Lot 3, Block 1, Hy-10 Ramsey 4th Addition
Anoka County, Minnesota

The intention is to re-establish easements and rights-of-way.

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 Tuesday, June 6, 2023.

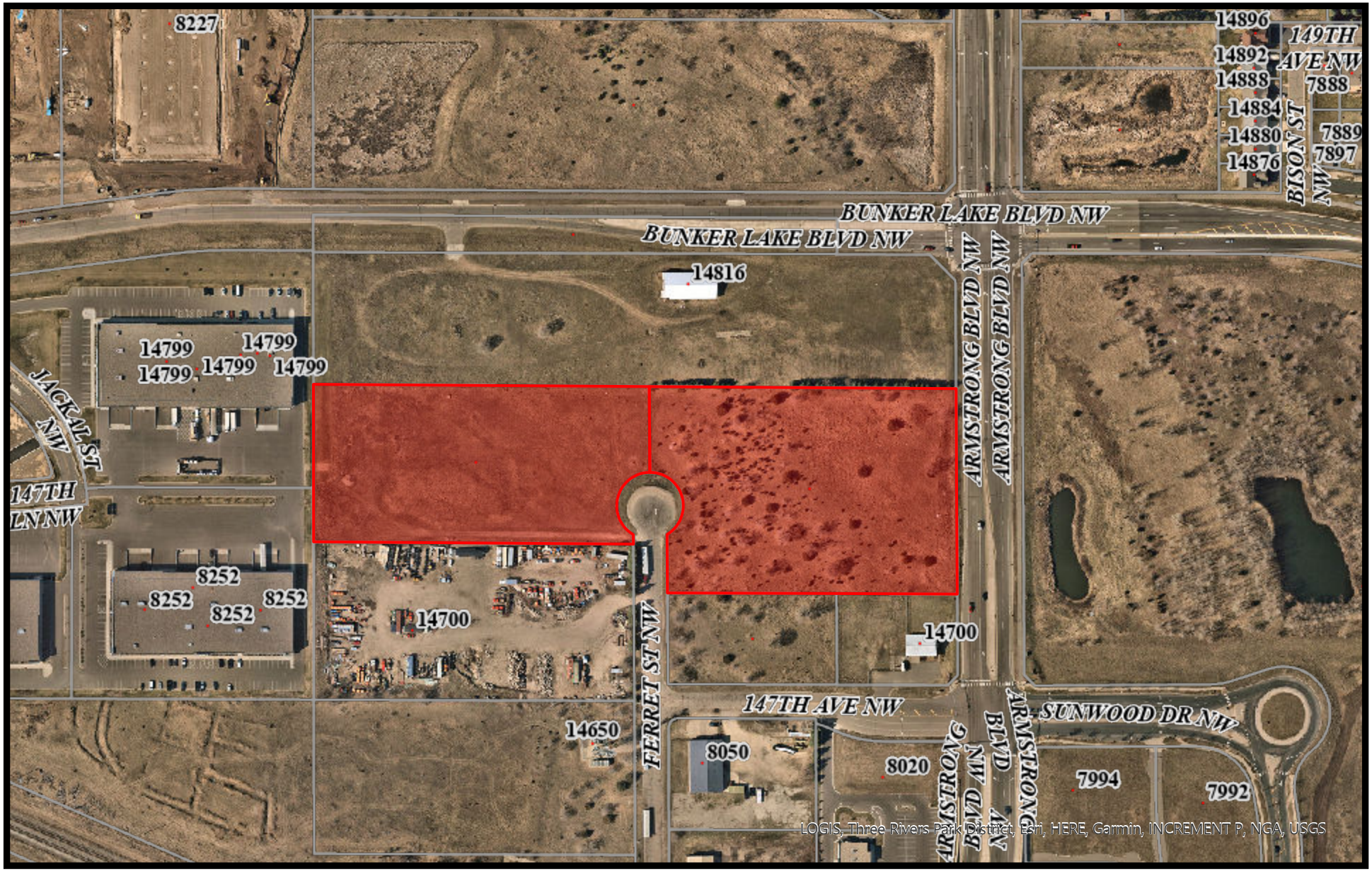
All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

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 June 13, 2023. For any other inquiries relating to this project contact Todd Larson at 763-433-9821 or tlarson@cityofframsey.com.

Planning Manager
Todd Larson

Date: May 23, 2023

Location Map



Print Date: June 2, 2023

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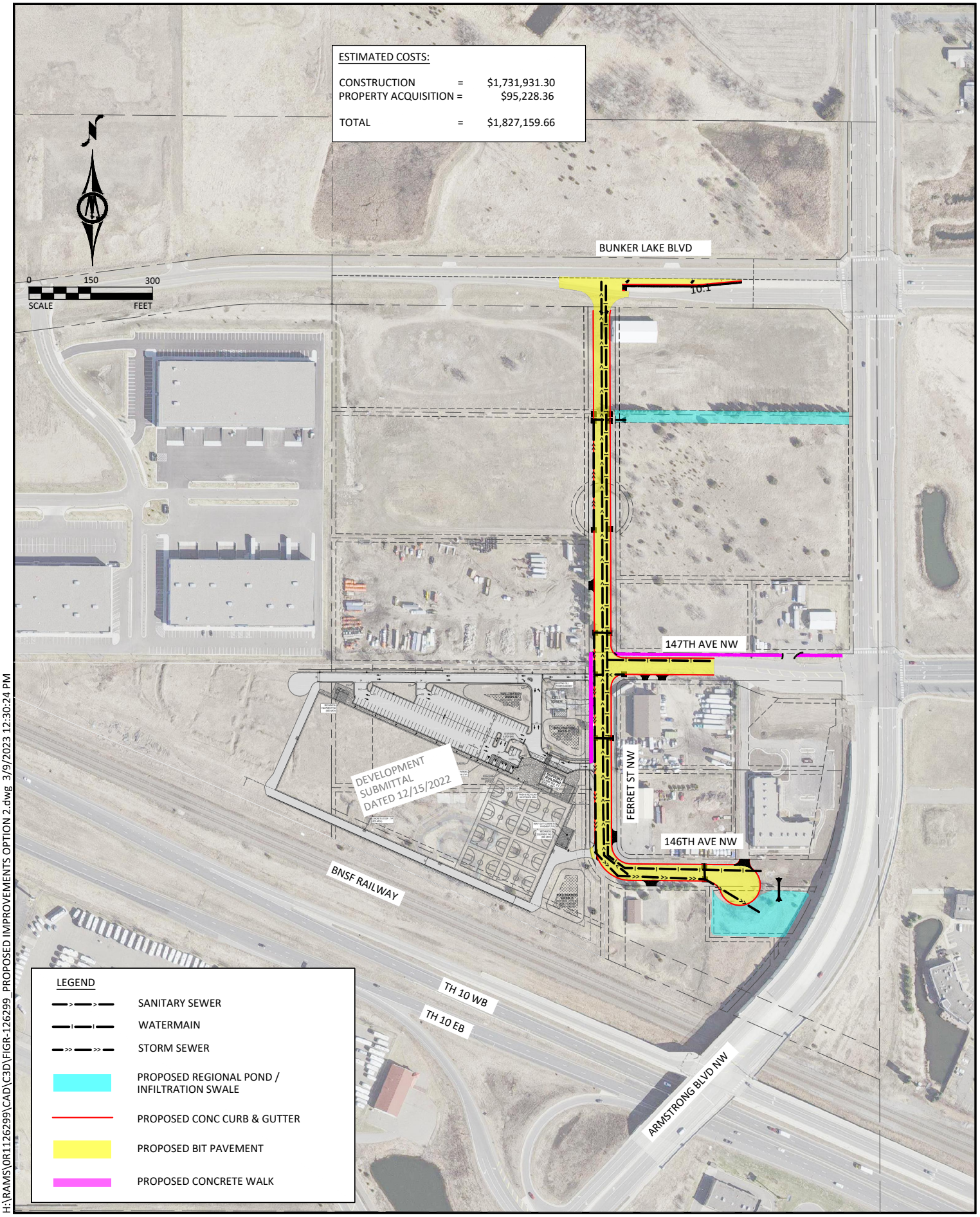
HY-10 Ramsey Improvements

City of Ramsey

Proposed Improvements - Option 2

March 2023

BOLTON & MENK



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Meeting Date: 06/13/2023

By: Todd Larson, Community Development

Information

Title:

CorTrust Bank - Rezoning and Plat at the northeast corner of Sunwood Drive and Zeolite Street NW.

Purpose/Background:

The applicant, CorTrust Bank, has been working with the City's Economic Development staff on the purchase of a 1.24-acre site at the northeast corner of Sunwood Drive and Zeolite Street NW for the construction of a new bank branch. The site will be subdivided from the existing 11.72-acre parcel. The site is zoned COR-2a. The proposed bank will have two drive-thru lanes. The COR-2a district limits uses to one drive-thru lane, so a re-zoning to the COR-2b district, where two drive-thru lanes are allowed, is proposed. A Site Plan Review is required for the site.

The Planning Commission unanimously recommended approval of the project at its meeting on May 25. The City Council will consider this project over two meetings--the first will be the preliminary plat and the introduction of the rezoning ordinance. The second meeting will consist of the adoption of the rezoning ordinance, final plat, the site plan review, cross-access and maintenance agreement, and development agreement. Though the site plan needs the second reading of the rezoning ordinance approved, the Council can review and provide feedback on the site plan.

Notification:

Properties within 700 feet of the existing parcel were mailed public hearing notices. A public hearing notice was published in the May 12, 2023, Anoka Union Hearld Newspaper. A notice of land use application sign was placed at the northeast corner of Sunwood Drive and Zeolite Street.

Observations/Alternatives:

Building Design

The one-story brick building will have several large windows on the prominent entryway at the southeast corner of the building. Several other windows will be located on the south, east, and west sides of the building. A drive-thru canopy is located on the north side of the building. The canopy is integrated into the hip roof of the building. The entryway in the southeast portion of the building will have architectural metal panels, brick, and glass with the upper portion being spandrel glass.

COR-2 has a requirement that the building has at least 40 percent of the lot frontage. The lot has 173.50 feet of frontage along Sunwood Drive. The building will have 60 feet of frontage (34.6 percent). A decorative screen wall, similar to other walls along Sunwood Drive, will be 28 feet in width screening the parking lot drive aisle. Between the building and the screen wall, 50.7 percent of the lot will have a hardscape frontage.

An discrepancy in the plans was discovered late in the review cycle. The architectural plans show two drive-thru lanes under the canopy and one outside of the canopy while the civil plans show only one lane under the canopy. Since COR use restrictions limit this to two, the plans will need to be updated showing only two lanes. An ATM lane is considered a drive-thru lane since the activities and effects of the ATM and a traditional teller lane are essentially the same.

Access and Parking

Vehicular access to the site, initially, will be from Zeolite Street along the north side of the site via a shared access drive directly across from the approved location for the Home2Sutes driveway. This access drive is being set up

to be extended eastward to provide shared access to the sites to the east and north. This shared private roadway is likely to have a connection to Sunwood Drive midway between Yolite Street and Zeolite Street and possibly to Yolite Street and/or future Ramsey Parkway. A cross-access and maintenance agreement is required, will be prepared by the City Attorney, and recorded with the plat.

For a building this size, 17 parking spaces are required at the rate of one space per 300 square feet of building area. Twenty spaces are provided in the lot which is adequate for the bank's needs based on the bank's other locations. It is anticipated that staff and some customers will use the parking lot while many customers will find the on-street parking available on Sunwood Drive very convenient. About six parallel parking spaces are adjacent to the site. The Fire Department has requested a "no parking here to corner" sign be placed near the intersection to provide adequate sight lines and turning radius for the fire trucks.

The drive-thru lanes on the immediate north side of the building will have an exit-only driveway to Zeolite Street.

Zeolite Street

Zeolite Street is currently constructed as a temporary roadway. It will be reconstructed in 2024 to urban standards with sidewalks, curbing, and boulevard trees. The design of the roadway is not completed, though it is anticipated that the roadway will be raised slightly to accommodate storm water drainage. The placement of the driveways will accommodate changes in elevation easily. In the meantime, the Engineering Department noted that temporary culverts may be necessary under both driveways.

Pedestrian Connections

The building is being constructed with a front door in a corner vestibule onto Sunwood Drive. The vestibule will also have a door facing east to the parking lot. A direct sidewalk connection is provided to the sidewalk along Sunwood Drive. The applicant will construct its portion of the Sunwood Drive sidewalk and streetscape with construction of the building. Due to the building having its elevation 1.5 feet above the street elevation, a couple steps are needed. An ADA-compliant ramp will be located just to the east, closer to the parking lot. The landscaped planting beds along Sunwood Drive are being designed to line up with the building's walkways.

Landscaping and Screening

The applicant provided a landscape plan that generally meets the landscape requirements. The Environmental Policy Board (EPB) reviewed the plans at its meeting on May 15. The plans do include a tree inventory. There are 27 trees on the roughly 1.25 acres that the bank would be constructed. There are two red cedars, one box elder, and the rest are Siberian elms, which are an invasive species. All trees within this 1.24-acre site are proposed to be removed. As the vast majority of them are invasive, they would be excluded from the removal threshold. Thus, based on the proposed landscaping, the project will satisfy the tree preservation standards via reforestation on site. Staff has requested a bit more information regarding the tree inventory and preservation plan, but nothing of any great significance.

The Landscape Plan is generally acceptable with the corrections noted on the plan sheets. Staff is working with the Applicant to lengthen the eastern most planter bed along Sunwood Drive so it matches the beds east of Zeolite Street (south side of Sunwood Drive). Additionally, Zeolite Street will be reconstructed (a City project) in 2024, so it does not make sense to have boulevard trees installed until after the road project is complete. Based on the linear footage along Zeolite Street (about 270 feet), eight boulevard trees would be required (spaced at 35 feet on center). Similar to the hotel project, which is just across Zeolite Street from the Subject Property, Staff is recommending collecting a boulevard tree fee through the Development Agreement that can be used to purchase and install these trees in accordance with the COR Design Framework as part of the City's road construction project. There are other minor corrections needed on the Landscape Plan as noted on the attached plan sheets.

Lighting

The applicant provided a lighting plan with photometrics showing adequate amounts of light over the parking lot and pedestrian areas. The plan shows 25-foot poles. It is recommended that the poles be reduced to 15- to 20-feet in height to be in line with the proposed lighting standards of the Zoning Code update and to be more proportional with the 28-foot building height. The lights under the drive-thru canopy appear to have a dropped lens. Current

Code prohibits off-site views of light sources therefore a side shield may be necessary.

Utilities
Municipal water and sanitary sewer are available to the site. Storm water management is provided through a regional basin in the southeast corner of the COR. The applicant will contribute the equivalent cost of constructing its own basin to the regional basin.

Waste Management
The bank does not anticipate creating a lot of waste. Trash receptacles will be placed within the mechanical enclosure along the east side of the building or within the building.

Rezoning
The site is Zoned COR-2a which allows for this use and only one drive-thru lane. COR-2b is located across the street to the west (the Home2Suites site) where two drive-thru lanes are allowed. The applicant is requesting that the boundary between the two subdistricts be shifted to accommodate this site design.

Plat
The proposed plat of Affinity at the COR 2nd Addition creates one buildable parcel for the bank and the balance of the site as an outlots reserved for future re-platting as other developments are identified. Standard development fees and park dedication are required on the new lot.

Alternatives
1. Approval of the proposal as recommended by staff and the Planning Commission.
2. Approval of the proposal with any modifications that the City Council sees appropriate.
3. Deny the proposal based on certain findings.

Funding Source:
All costs associated with this project are the responsibility of the applicant. Standard park dedication and development fees will be collected with the plat.

Recommendation:
The Planning Commission recommended approval of the project as recommended by staff.

Action:
Motion to adopt Resolution #23-111 Approving Preliminary Plat of Affinity at the COR 2nd Addition;

and

Motion to introduce Ordinance #23-12 rezoning property at the northeast corner of Sunwood Drive and Zeolite Street NW from COR-2a to COR-2b.

Attachments

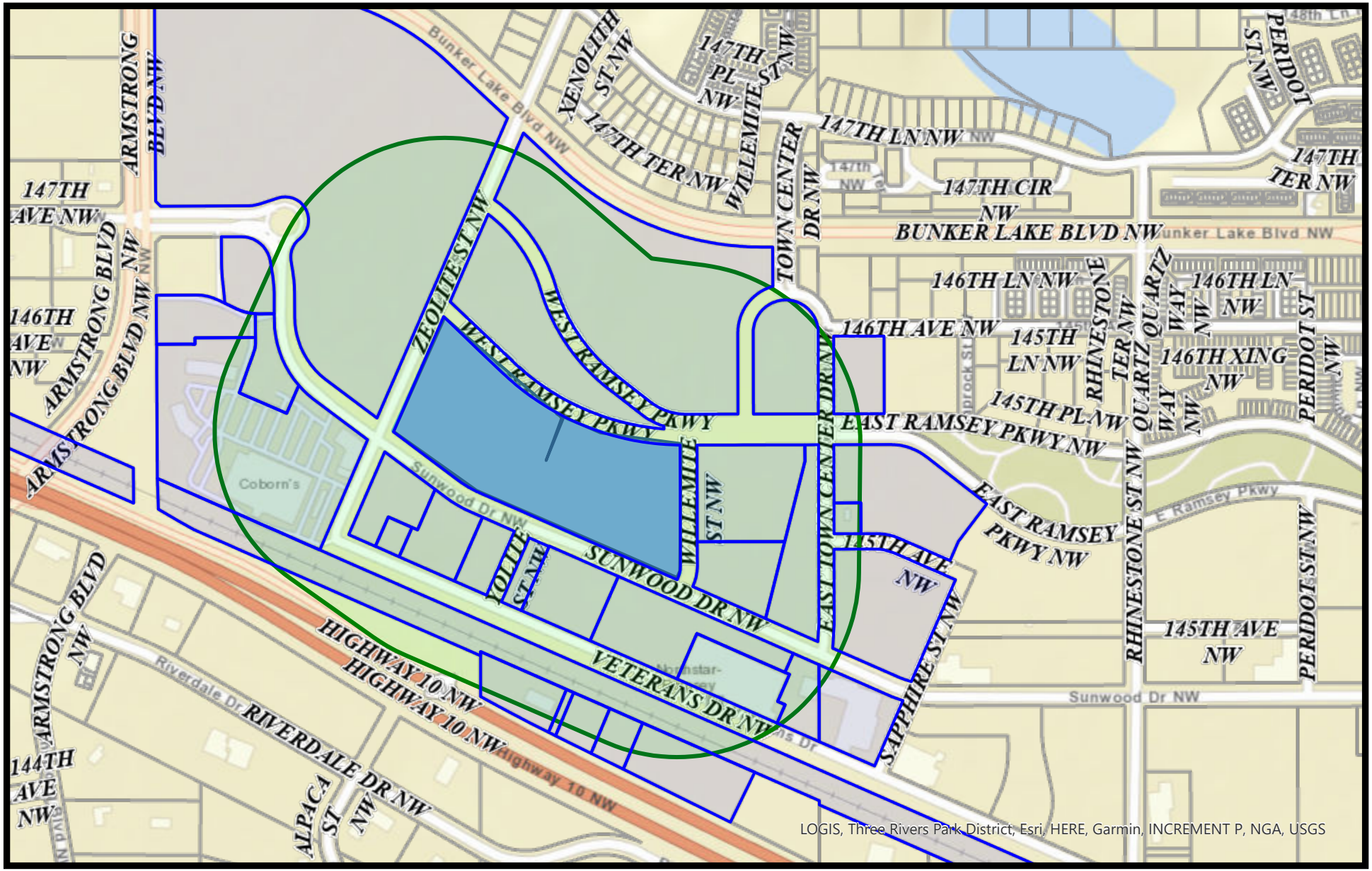
Location Map
Architectrual Plans
Civil Plans
Landscape Plans
ACTION - Resolution #23-111 Preliminary Plat
ACTION - Ordinance #23-12

Unresolved Changemarks
COR Framework Subareas

Form Review

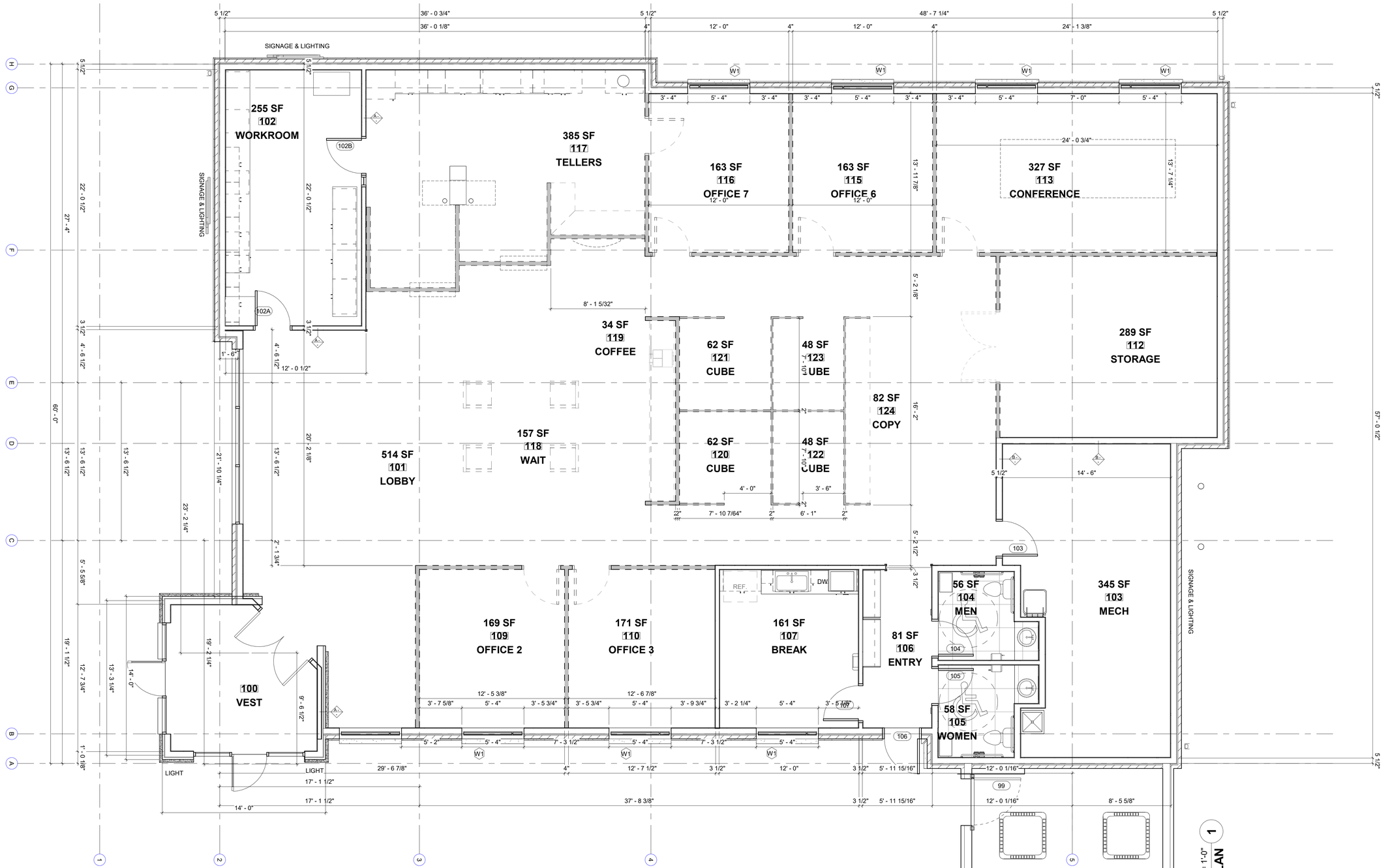
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/07/2023 12:45 PM
Form Started By: Todd Larson		Started On: 05/30/2023 12:47 PM
Final Approval Date: 06/07/2023		

CorTrust



Print Date: April 17, 2023

0 0.040.07 0.15 0.22 0.3 mi



1/4" = 1'-0"

FLOOR PLAN 1

PLAN TRUE

GENERAL FLOOR PLAN NOTES

A. INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
B. SEE SHEET A7.1 FOR WALL TYPE LEGEND
C. SEE SHEET A7.1 FOR DOOR SCHEDULE

PUETZ
DESIGN+BUILD

CITY OF RAMSEY
SUBMITTAL

CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
RAMSEY, MN

FLOOR PLAN

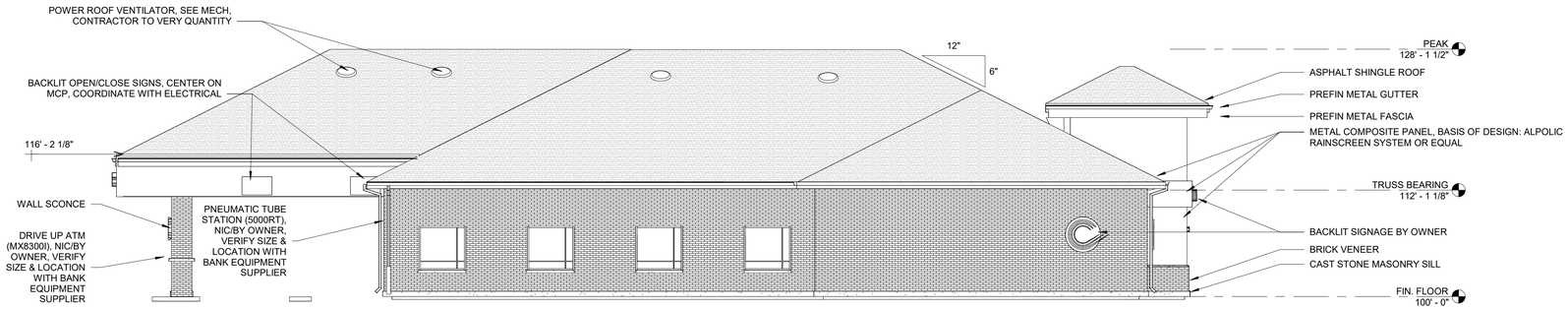
Revision Schedule

No.	Description	Date

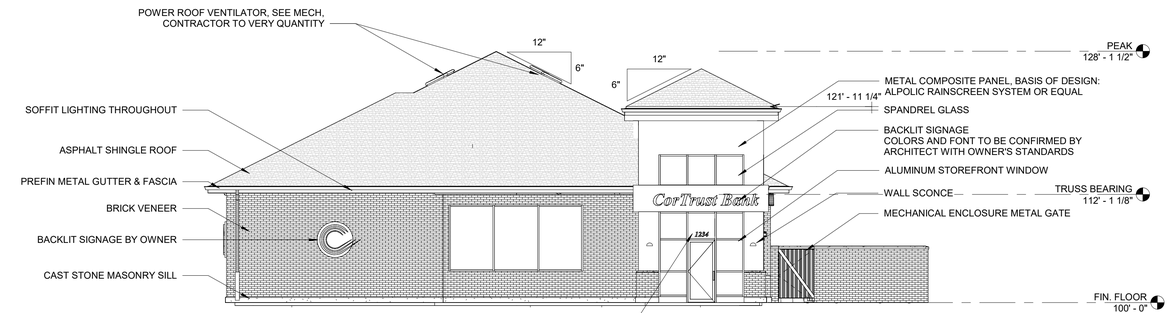
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A2.0

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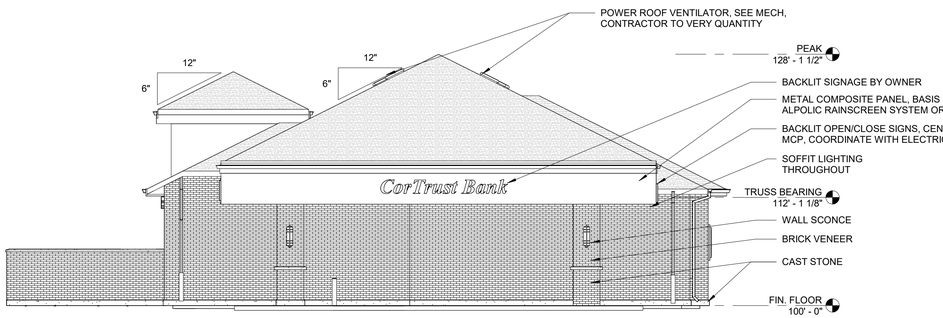
1 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"

DIGITAL USERS:
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EXTERIOR ELEVATIONS

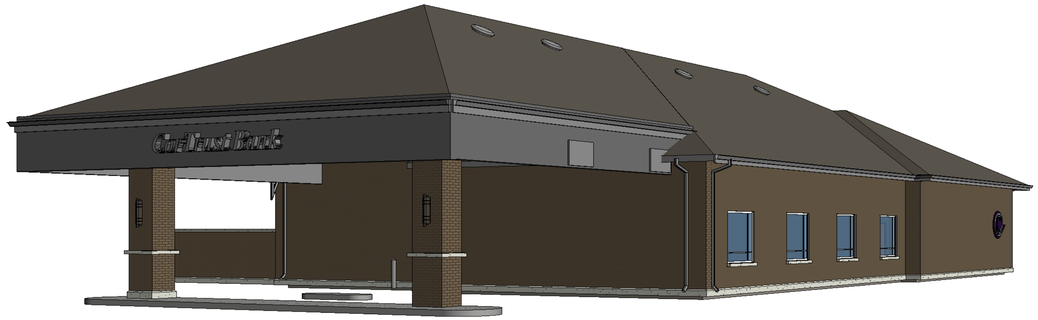
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1 3D VIEW



2 3D VIEW



3 3D VIEW

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3D EXTERIOR

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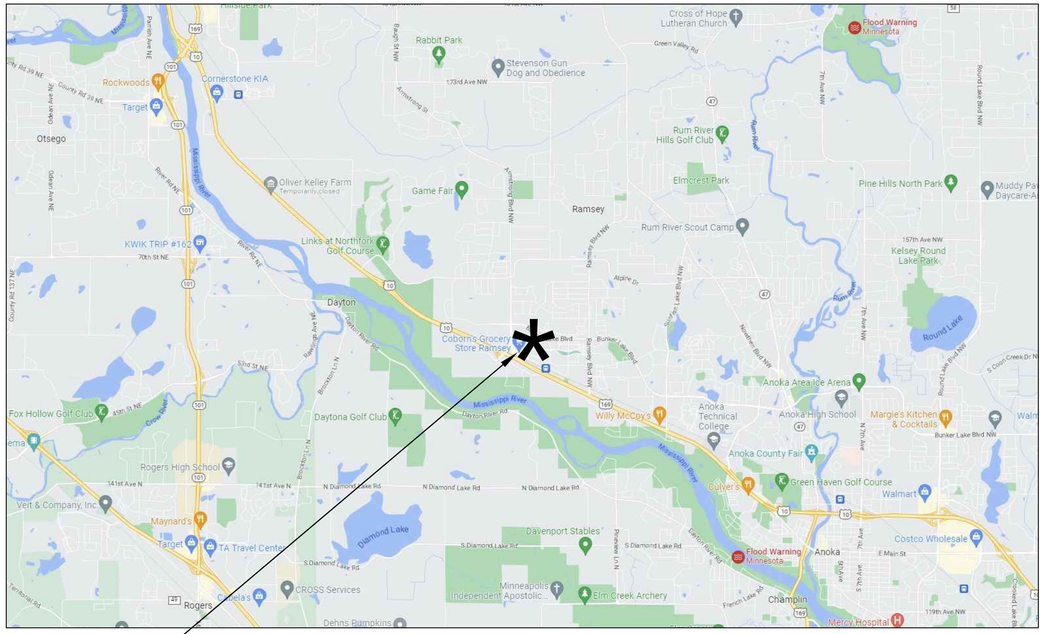
RAMSEY, MN

NOTE:
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SHEET INDEX

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

VICINITY MAP



DESIGN CONSULTANTS

CIVIL ENGINEER
LOUCKS, INC.
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MINNESOTA 55369
TREVOR GRUYS
TEL: 763-424-5505
FAX: 763-424-5822

LANDSCAPE ARCHITECT
LOUCKS, INC.
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MINNESOTA 55369
DANIEL REBOK
TEL: 763-424-5505
FAX: 763-424-5822

CORTRUST BANK
RAMSEY, MINNESOTA

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

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SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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.

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
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TOLL FREE: 1-800-252-1166

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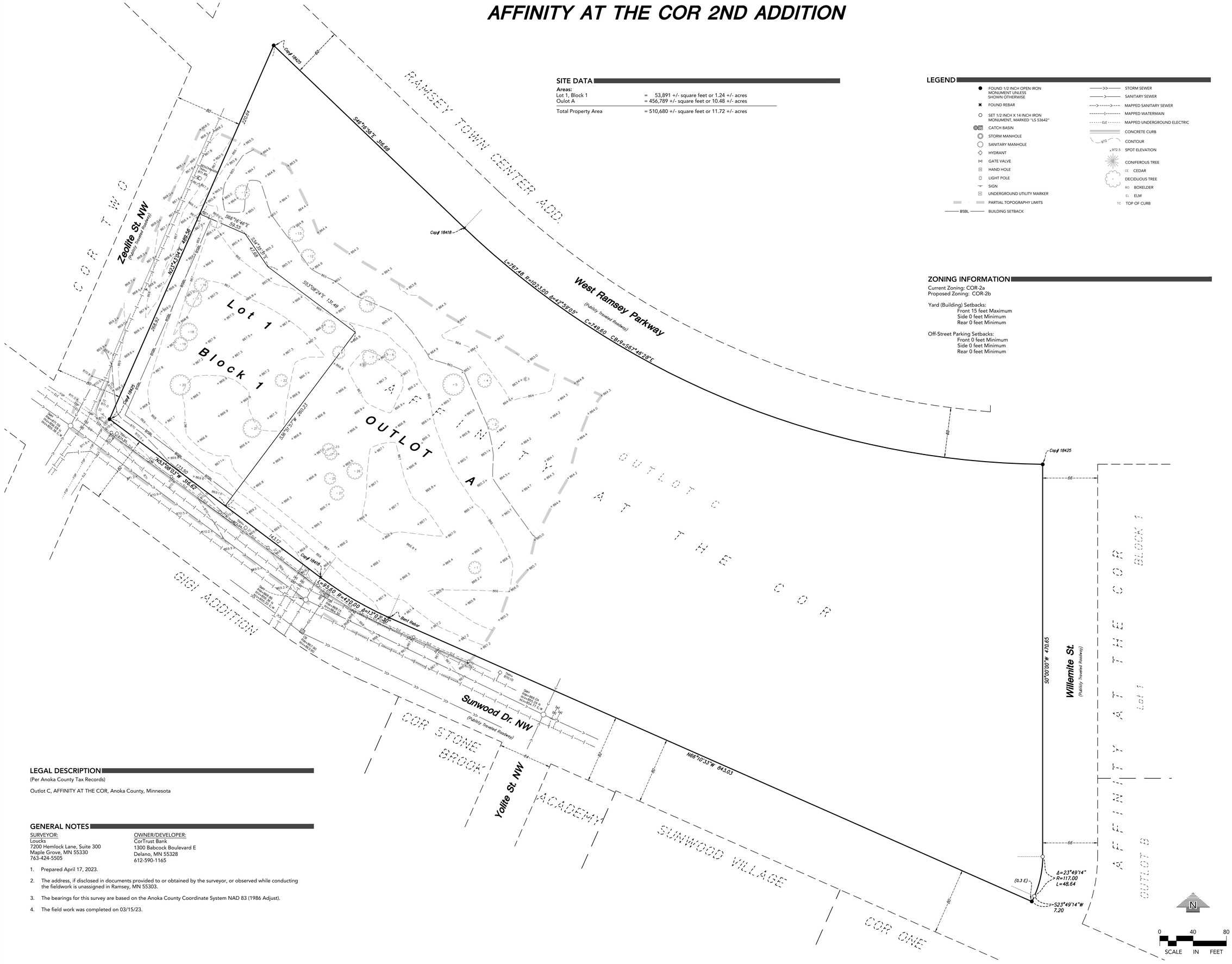
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COVER SHEET
C1.0

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AFFINITY AT THE COR 2ND ADDITION



SITE DATA

Areas:

Lot 1, Block 1	= 53,891 +/- square feet or 1.24 +/- acres
Outlot A	= 456,789 +/- square feet or 10.48 +/- acres
Total Property Area	= 510,680 +/- square feet or 11.72 +/- acres

LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- HAND HOLE
- LIGHT POLE
- SIGN
- UNDERGROUND UTILITY MARKER
- PARTIAL TOPOGRAPHY LIMITS
- BSBL BUILDING SETBACK
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- ELE MAPPED UNDERGROUND ELECTRIC
- CONCRETE CURB
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- CONIFEROUS TREE
- CE CEDAR
- DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC TOP OF CURB

ZONING INFORMATION

Current Zoning: COR-2a
Proposed Zoning: COR-2b

Yard (Building) Setbacks:
- Front 15 feet Maximum
- Side 0 feet Minimum
- Rear 0 feet Minimum

Off-Street Parking Setbacks:
- Front 0 feet Minimum
- Side 0 feet Minimum
- Rear 0 feet Minimum

LEGAL DESCRIPTION

(Per Anoka County Tax Records)

Outlot C, AFFINITY AT THE COR, Anoka County, Minnesota

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
CorTrust Bank
1300 Babcock Boulevard E
Delano, MN 55328
612-590-1165

1. Prepared April 17, 2023.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is unassigned in Ramsey, MN 55303.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
4. The field work was completed on 03/15/23.

CORTRUST BANK
RAMSEY, MN

CORTRUST BANK
1300 BABCOCK BLVD E
DELANO, MN 55328

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SUBMITTAL/REVISIONS

05/10/23 ..... PLAT ISSUED

PROFESSIONAL SIGNATURE

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.

Jared J. Averbeck - PLS
License No. 53642
Date 05/10/23

QUALITY CONTROL

Loucks Project No.	23024A
Project Lead	JJA
Drawn By	SEK
Checked By	JJA
Field Crew	DJP

VICINITY MAP



PRELIMINARY PLAT
1 OF 1

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0 20 40
SCALE IN FEET

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- TOPOGRAPHIC LIMITS

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Trevor D. Gruys - PE

License No. 53706

Date

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Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
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C3.2	SWPPP
C3.3	SWPPP NOTES
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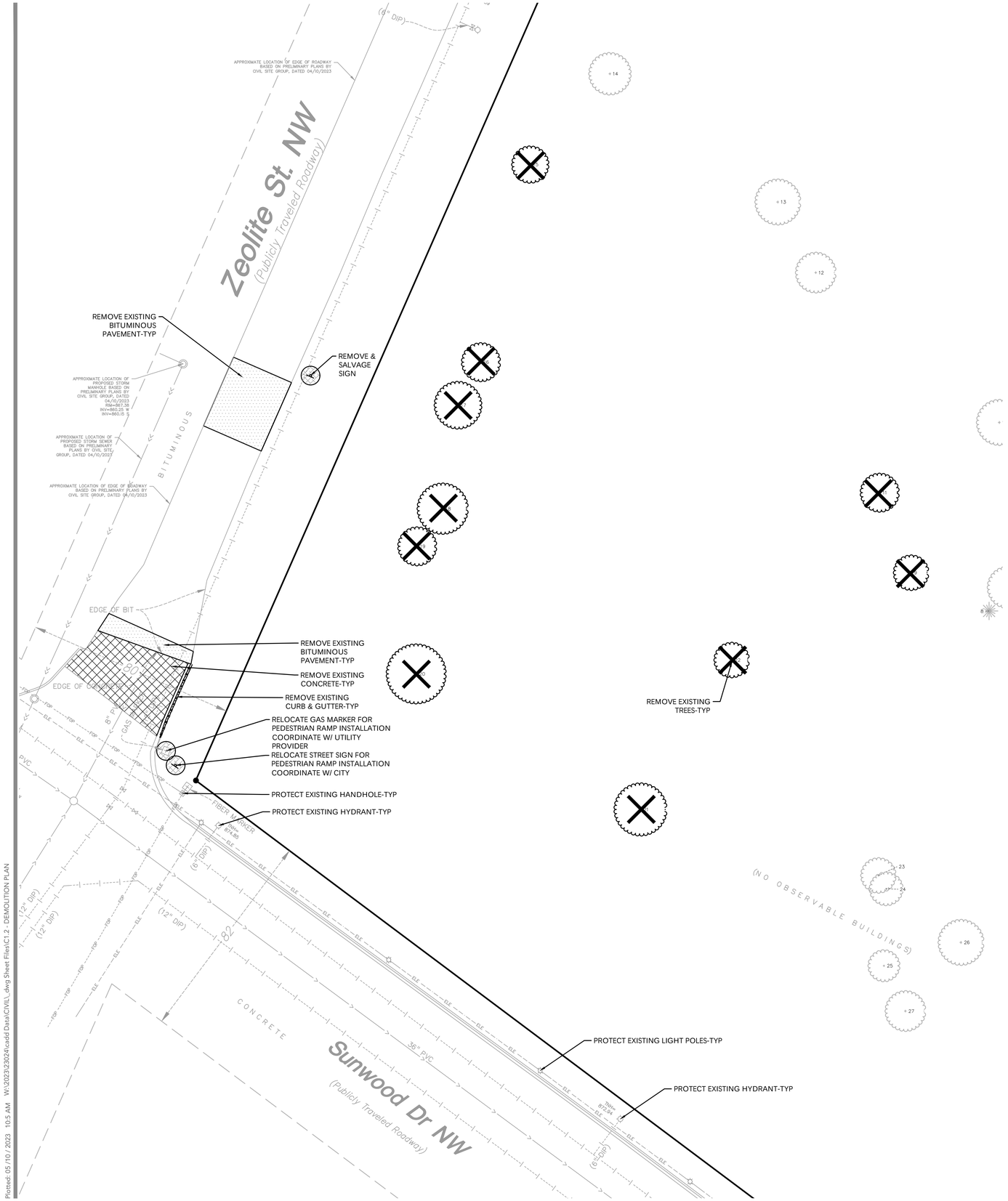
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EXISTING CONDITIONS
C1.1

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0 20 40
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- DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC TOP OF CURB

DEMOLITION LEGEND

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
11. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
12. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
13. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

CALL BEFORE YOU DIG!
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CITY SUBMITTAL	4/17/2023
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Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

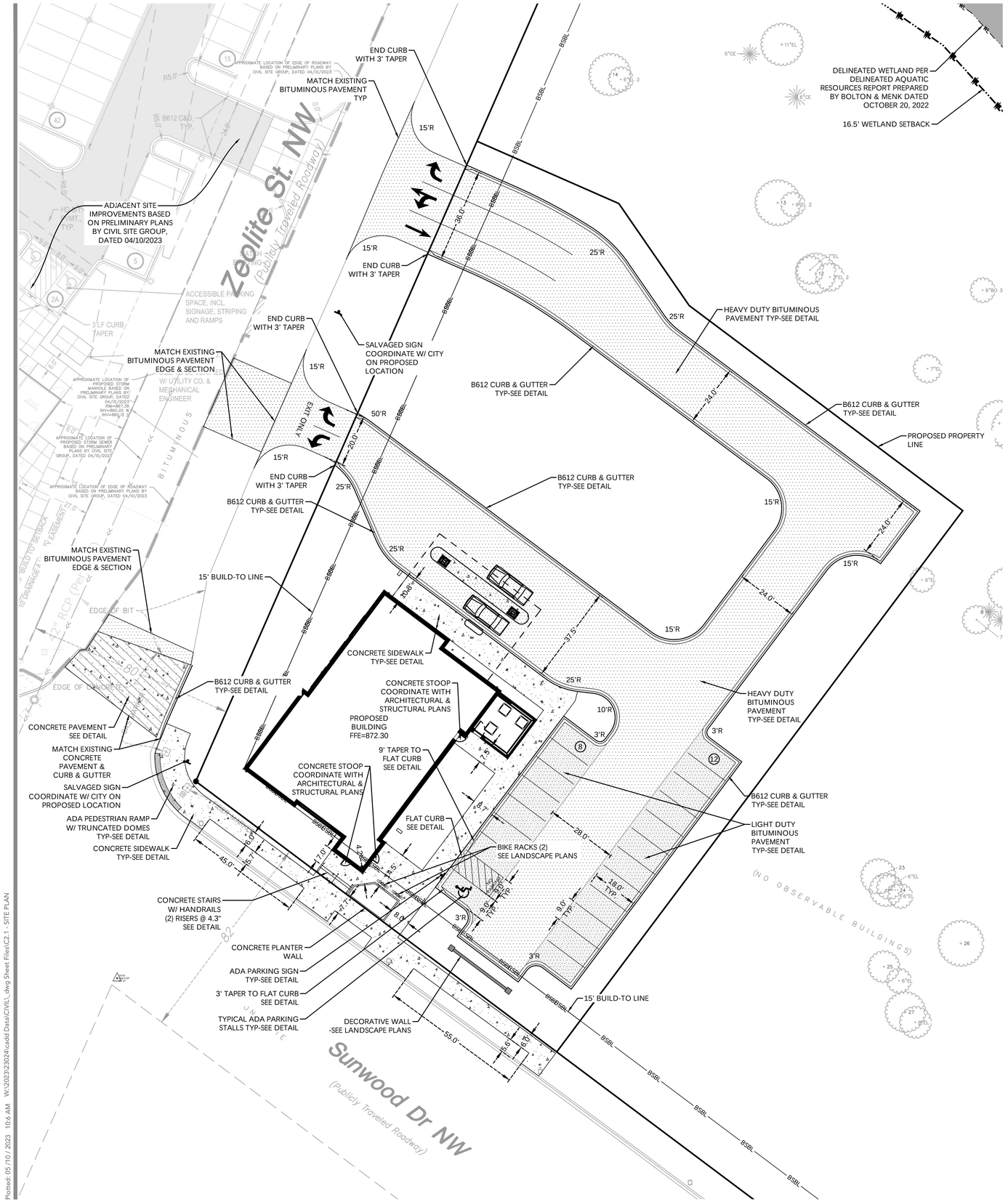
SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

DEMOLITION PLAN

C1.2

w:\2023\23024\cadd data\CIVIL_dwg sheet files\C1.2 - DEMOLITION PLAN.dwg, 5/10/2023 10:05:51 AM, _DWG To PDF - Merge.pc3



SITE DATA

CURRENT ZONING: COR-2a
PROPOSED ZONING: COR-2b

CURRENT PROPERTY AREA (OUTLOT C): 11.72 ± AC
PROPOSED PROPERTY AREA (LOT 1, BLOCK 1): 1.24 ± AC
PROPOSED OUTLOT AREA (OUTLOT A): 10.48 ± AC

DISTURBED AREA: 1.51 ± AC
EXISTING IMPERVIOUS AREA: 0.00 ± AC (0.0%)*
PROPOSED IMPERVIOUS AREA: 0.66 ± AC (43.9%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
FRONT 15 FT MAXIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

OFF-STREET PARKING SETBACKS:
FRONT 0 FT MINIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9 FT
PARKING SPACE LENGTH = 18 FT
DRIVE LANE WIDTH = 24 FT

STREET FRONTAGE (SUNWOOD DR):
REQUIRED (173.5' x 0.40) = 69.4 FT
TOTAL PROPOSED = 89.8 FT
BUILDING = 60.5 FT
DECORATIVE WALL = 29.3 FT

PARKING CALCULATIONS

APPLICABLE PARKING REQUIREMENT: OFFICES - 1 STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA

BANK : 5,020 SF
TOTAL: 5,020 SF @ 1 STALL PER 300 SF = 17 STALLS

TOTAL PARKING REQUIRED = 17 STALLS

PROPOSED OFF-STREET PARKING = 19 STALLS
PROPOSED ADA PARKING = 1 STALLS
TOTAL OFF-STREET PARKING PROVIDED = 20 STALLS

PROPOSED STREET PARKING: = 6 STALLS
TOTAL PARKING PROVIDED = 26 STALLS

ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING: 1 STALLS**

PROPOSED ACCESSIBLE PARKING: 1 STALLS

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

0 20 40
SCALE IN FEET

NOTE:
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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
PIV	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
SS	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
W	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

PAVEMENT TYPES

CONCRETE SIDEWALK
CONCRETE PAVEMENT
LIGHT DUTY BITUMINOUS PAVEMENT
HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

B612 CURB & GUTTER (STANDARD)
B612 CURB & GUTTER (TIP OUT)
FLAT CURB & GUTTER (STANDARD)
FLAT CURB & GUTTER (TIP OUT)
SURMOUNTABLE CURB & GUTTER (STANDARD)
SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEETS C8.1

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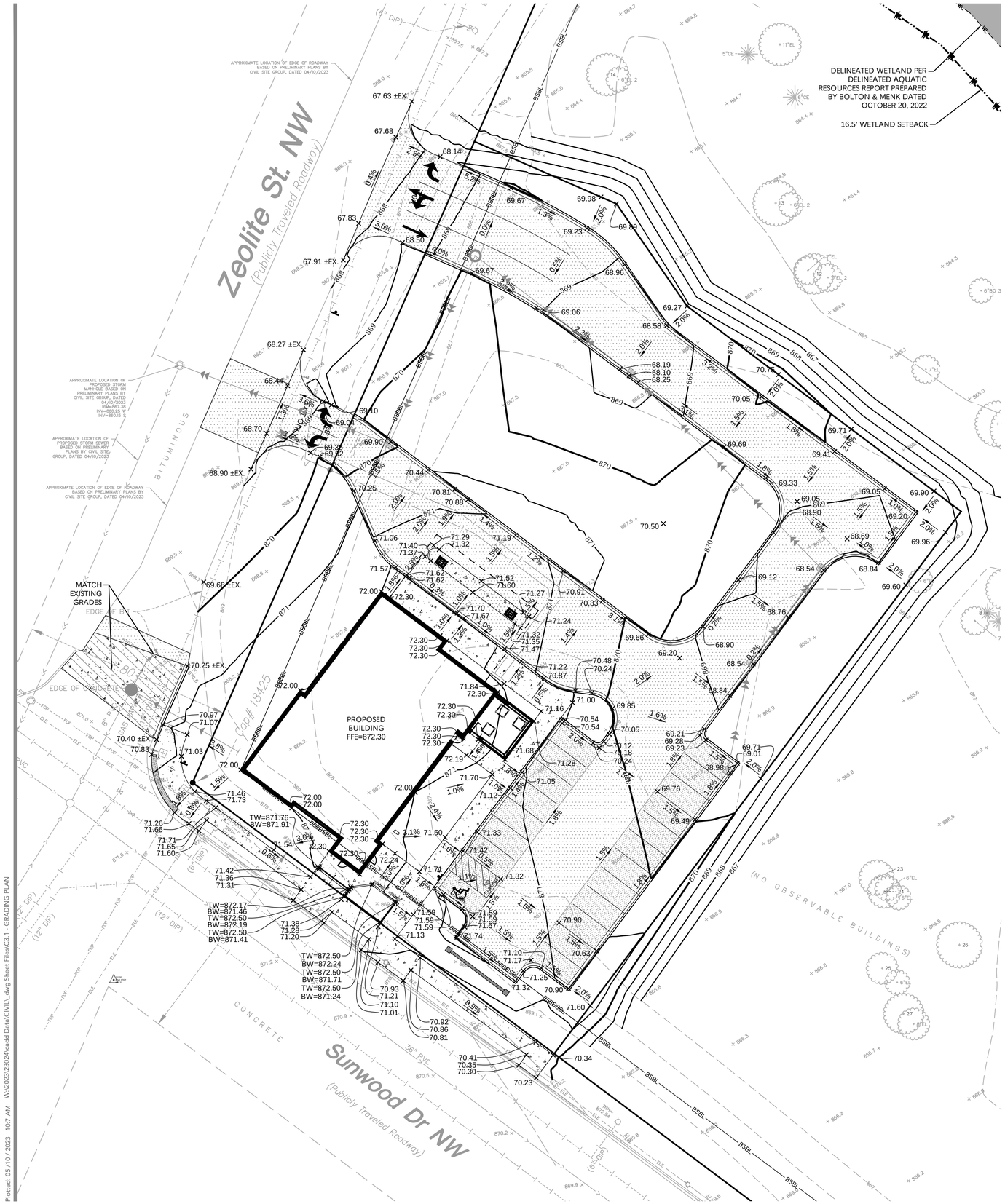
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C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

SITE PLAN
C2.1

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GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
   - A. REUSE OF ON-SITE SOILS
   - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - C. SITE GRADING AND SUBGRADE PREPARATION.
   - D. PAVEMENTS AND EXTERIOR SLABS.
   - E. TRENCH EXCAVATION AND BACKFILL.
   - F. EXTERIOR UTILITY SUPPORTS.
   - G. FROST PROTECTION.
7. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
8. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
9. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
10. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
11. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
12. DUST MUST BE ADEQUATELY CONTROLLED.
13. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
14. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
15. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
16. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
17. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
18. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
19. PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
20. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

0 20 40
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	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
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	TREE LINE	
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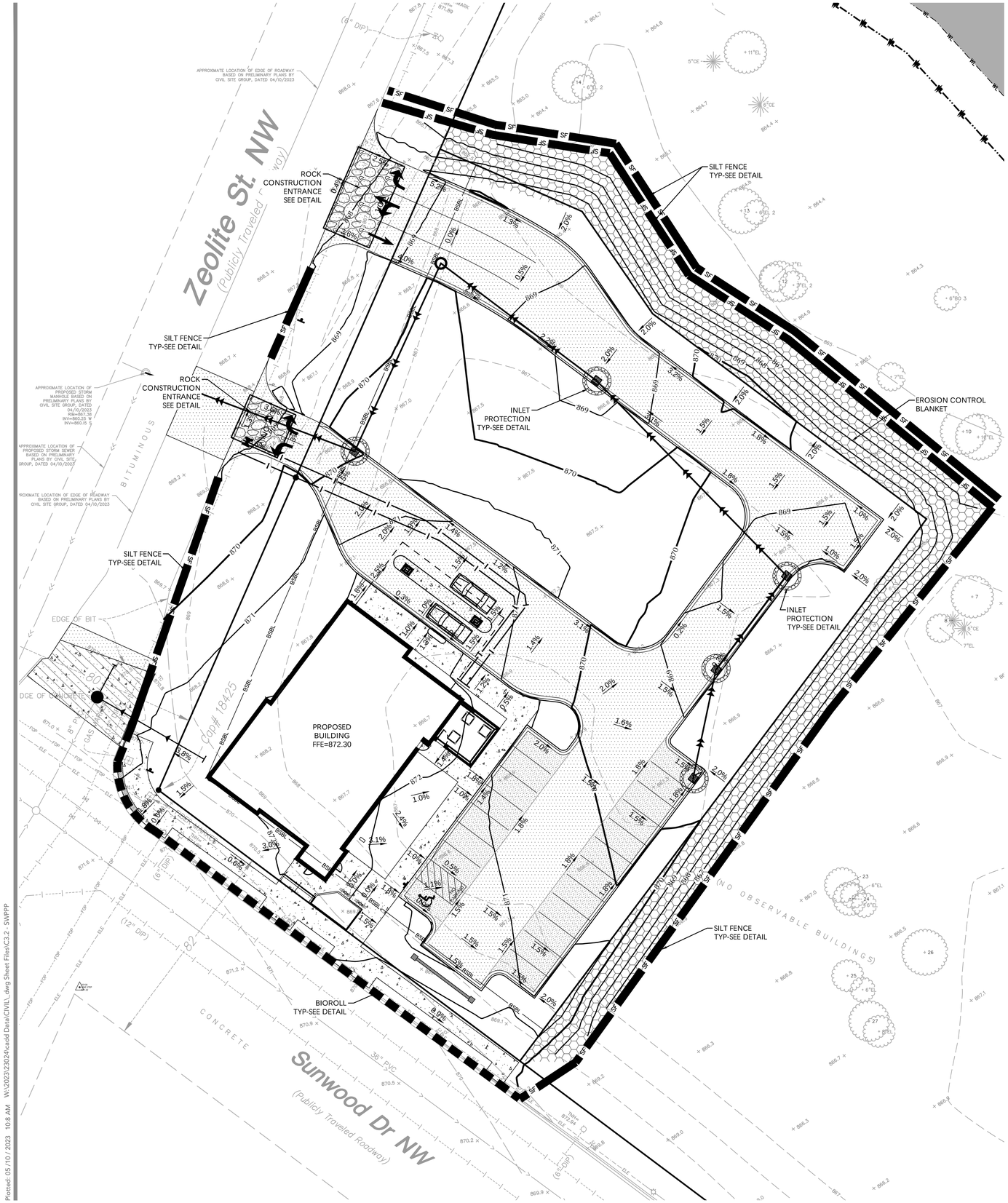
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GRADING PLAN
C3.1

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N

0 20 40
SCALE IN FEET

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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
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	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
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DT	DRAINTILE	DT
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	WATERMAIN	
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ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	
O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

SWPPP LEGEND

- SF — SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	±1,020
EROSION CONTROL BLANKET	SY	±1054
INLET PROTECTION	EA	5
BIOROLLS	LF	±222

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CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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.

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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SWPPP
C3.2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND A PROPOSED POND.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP (DATE)
2. INSTALL INLET PROTECTION (DATE)
3. INSTALL SILT FENCE AROUND SITE (DATE)
4. CLEAR AND GRUB SITE (DATE)
5. STRIP AND STOCKPILE TOPSOIL (DATE)
6. REMOVE PAVEMENTS AND UTILITIES (DATE)
7. ROUGH GRADE SITE (DATE)
8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
9. INSTALL UTILITIES (DATE)
10. INSTALL BUILDING FOUNDATIONS (DATE)
11. INSTALL CURB AND GUTTER (DATE)
12. INSTALL PAVEMENTS AND WALKS (DATE)
13. FINAL GRADE SITE (DATE)
14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
15. SEED AND MULCH (DATE)
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

DISTURBED AREA:	1.51 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	0.66 AC
GENERAL SOIL TYPE:	SEE GEOTECHNICAL EVALUATION REPORT

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. ANOKA COUNTY RECEIVES AN AVERAGE OF XX INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING ANOKA COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR	X.XX INCHES
10-YR	X.XX INCHES
100-YR	X.XX INCHES

6. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

7. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

8. GROUNDWATER & DEWATERING
   - A. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
   - C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
   - D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
   - E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
   - A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   - A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
   - A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
   - A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
   - A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS
   - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   - E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
   - F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE
   - A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
   - B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.
   - C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
   - D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
   - E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
   - F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:
   - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA
   - A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
   - B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

22. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

23. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

24. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

25. RESPONSIBILITIES
   - A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

CONTACT: TBD
COMPANY: TBD
PHONE: TBD

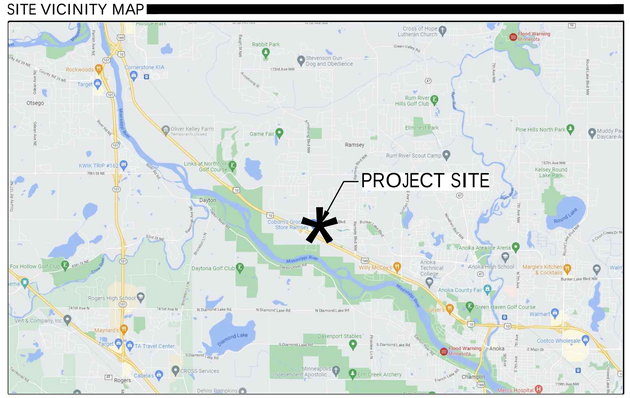
   - B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

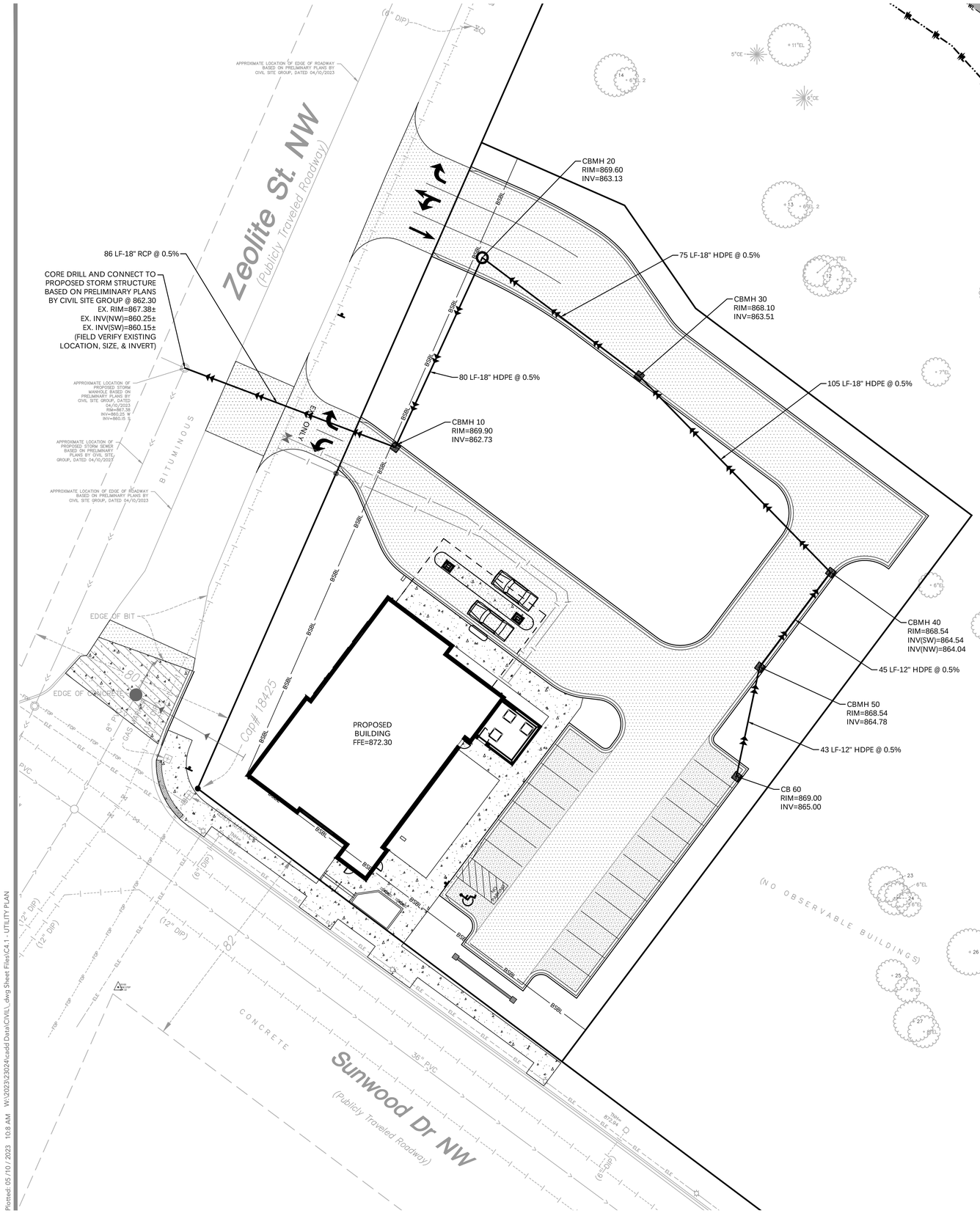
CONTACT: TBD
COMPANY: TBD
PHONE: TBD

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABALIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

SITE VICINITY MAP


PROJECT SITE
Ramsey
Dayton
Anoka
Rogers
Otsego
Rockwood
Target
Rogers High School
Daytona Golf Club
Coborns Grocery Store Rum
Anoka County Fair
Anoka County Airport
Costco Wholesale
Walmart
TA Travel Center
Rum River Hills Golf Club
Rum River Scout Camp
Elm Creek Park
Pine Hills North Park
Kwik Trip #142
Lions at Northbirch Golf Course
Oliver Kelley Farm
Game Farm
Rabbit Park
Stevenson Gun Dog and Obedience
Cross of Hope Lutheran Church
Crossroads Elementary School
Anoka Technical College
Anoka County Law Enforcement Center
Anoka County Parks Service Center
Rum River Golf Course
Mississippi Dunes Golf Course
Bunker Lake Blvd NW
Round Lake
Mississippi Dunes Park
Rum River Park
Dayton River Prairie
Dayton Bluffs Park
Rum River Dog Park
Mississippi Dunes Regional Park
Clayton Island
Fodne Island
Kings Island
Lions Park
Anoka Boat Launch
Anoka Area Chamber of Commerce
Anoka Boat Launch
Anoka Kiwanis Arena
Margie's Kitchen & Cocktails
Rogers Haven Golf Course
Rogers Caterers
Rogers Services
Minnesota Apostolic
Elm Creek Archery
Mann Recreation
Flood Warning Information
Flood Warning Information
Mississippi Dunes Golf Course
Mississippi Dunes Regional Park
Mississippi Dunes Park



STORM SEWER NOTES

1. ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTSIDE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) FOR ENGINEER'S REVIEW.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
10. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    A. REUSE OF ON-SITE SOILS
    B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    C. SITE GRADING AND SUBGRADE PREPARATION.
    D. PAVEMENTS AND EXTERIOR SLABS.
    E. TRENCH EXCAVATION AND BACKFILL.
    F. EXTERIOR UTILITY SUPPORTS.
    G. FROST PROTECTION.
12. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
13. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	DUAL WALL HDPE	12" TO 18" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	RCP	18" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	DIP CL 53	6" TO 12" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	TYPE K COPPER	2" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
SANITARY SEWER	PVC SDR 26	4" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS

SCALE IN FEET: 0 20 40

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
PIV	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
E	ELECTRIC METER	
G	GAS METER	
T	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	x972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

CORTRUST BANK
RAMSEY, MINNESOTA

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CIVIL ENGINEERING
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LANDSCAPE ARCHITECTURE
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Trevor D. Gruys - PE
License No. 53706
Date

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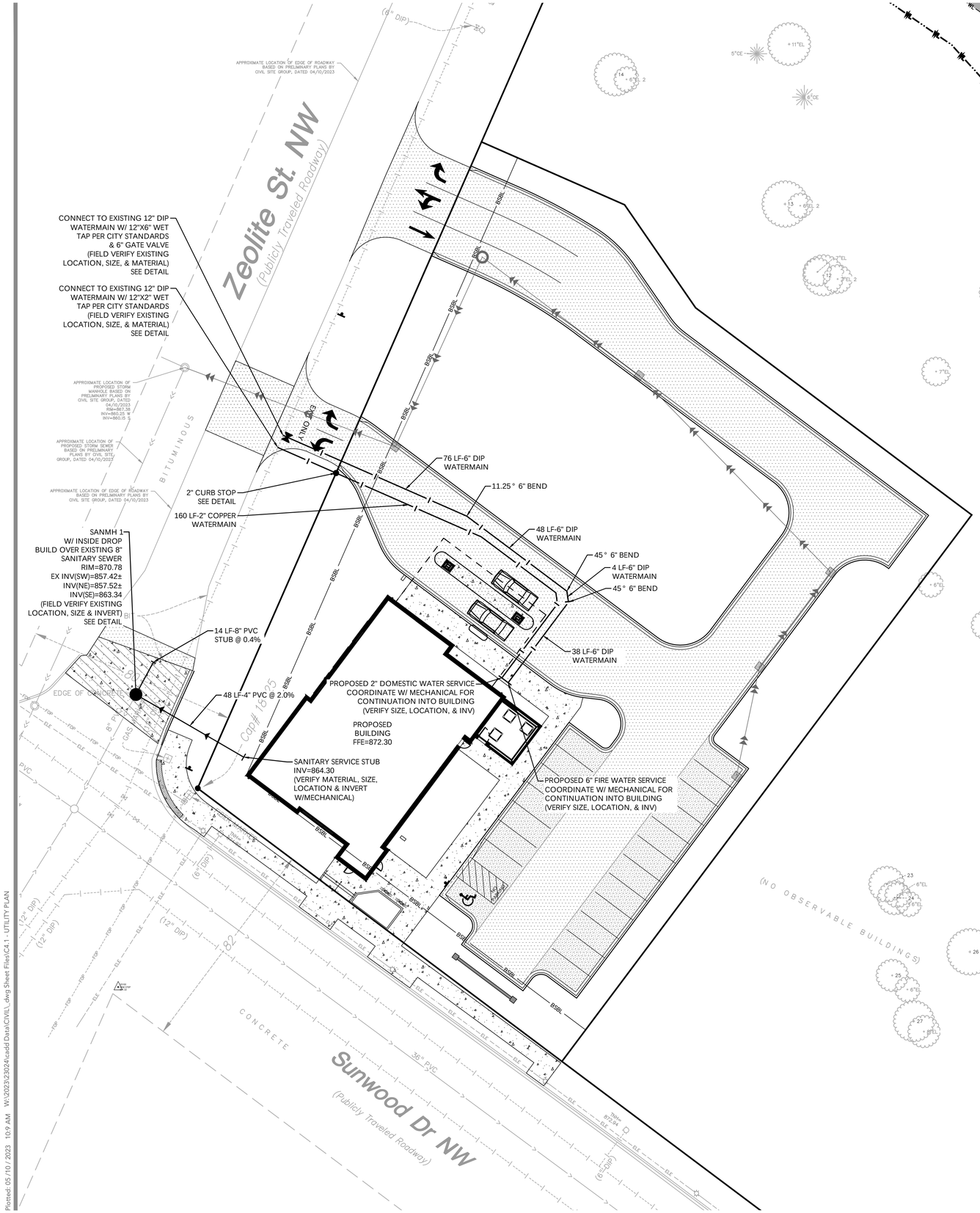
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UTILITY PLAN STORM SEWER
C4.1

Plotted: 05 /10 / 2023 10:8 AM W:\2023\23024\cadd Data\CIVIL_dwg Sheet Files\C4.1 - UTILITY PLAN



SANITARY SEWER & WATERMAIN NOTES

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3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
10. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
11. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
12. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    A. REUSE OF ON-SITE SOILS.
    B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    C. SITE GRADING AND SUBGRADE PREPARATION.
    D. PAVEMENTS AND EXTERIOR SLABS.
    E. TRENCH EXCAVATION AND BACKFILL.
    F. EXTERIOR UTILITY SUPPORTS.
    G. FROST PROTECTION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
14. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	DUAL WALL HDPE	12" TO 18" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	RCP	18" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	DIP CL 53	6" TO 12" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	TYPE K COPPER	2" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
SANITARY SEWER	PVC SDR 26	4" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS

0 20 40
SCALE IN FEET

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
E	ELECTRIC METER	
G	GAS METER	
T	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	x972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

CORTRUST BANK
RAMSEY, MINNESOTA

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ENVIRONMENTAL
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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

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SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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.

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

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Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

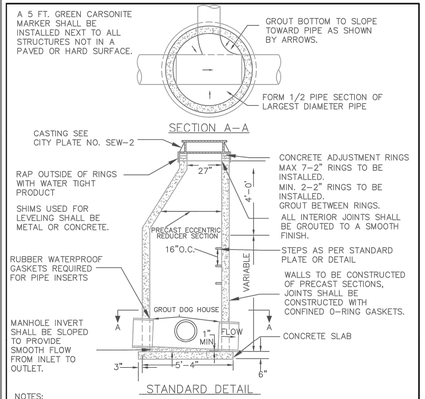
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

UTILITY PLAN SANITARY & WATERMAIN
C4.2

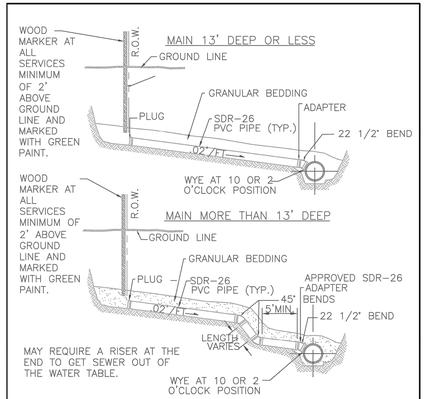
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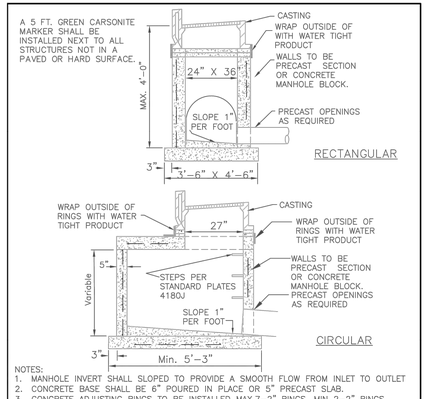
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

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



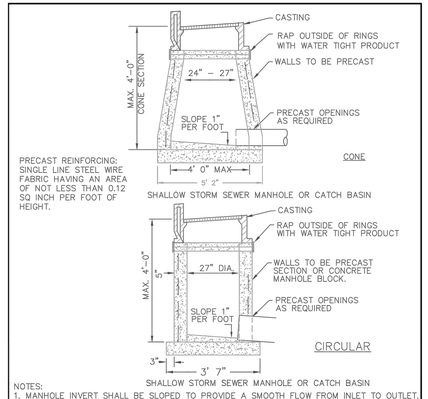
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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



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

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

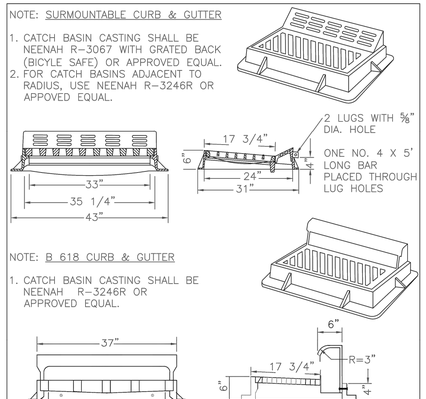


NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.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

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

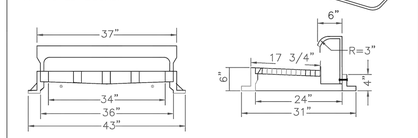
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.



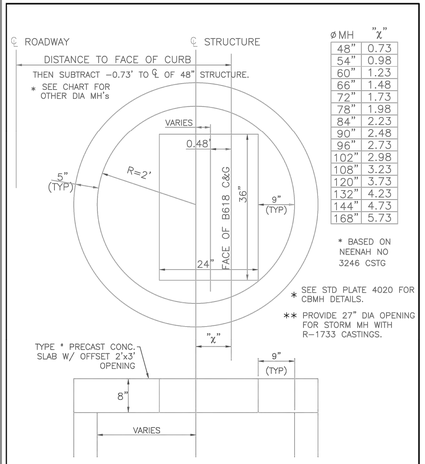
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL.



STANDARD CATCHBASIN CASTING

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



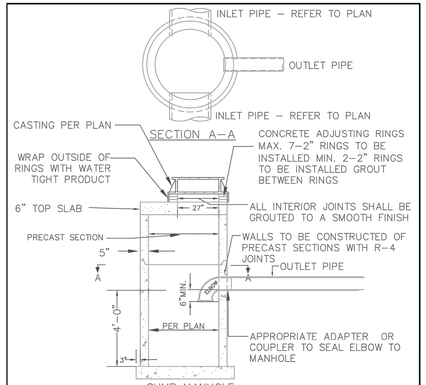
ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

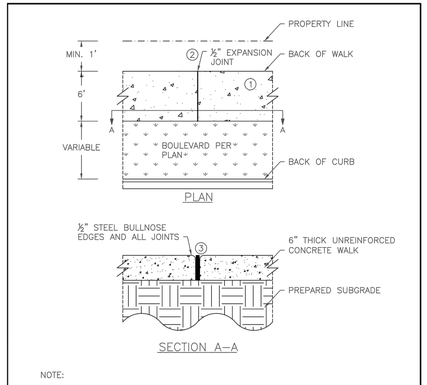
APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5



SUMP MANHOLE
NO SCALE

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

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	SUMP MANHOLE
		CITY PLATE No. STO-9

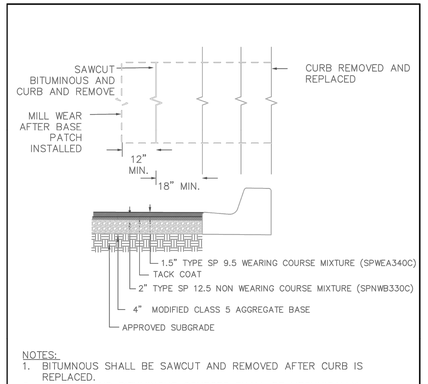


SECTION A-A

NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

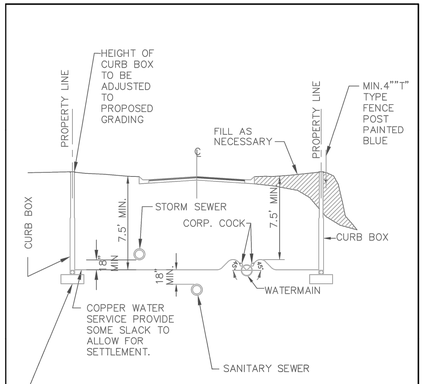
NOT TO SCALE

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



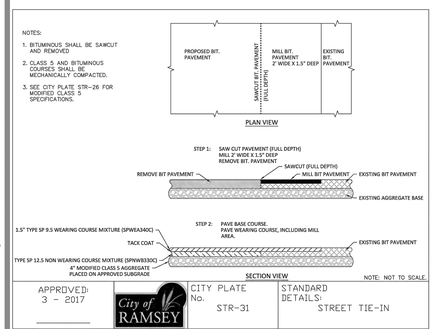
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

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

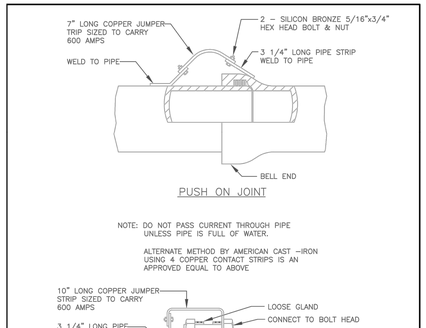


WATER SERVICE
NTS

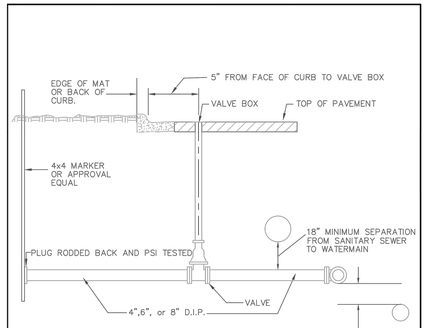
APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2



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

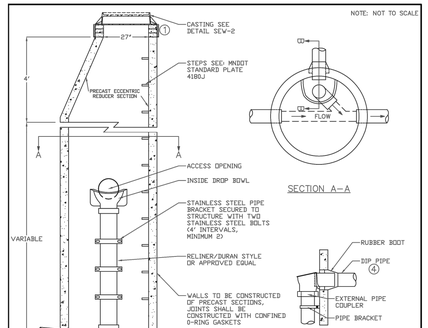


APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT-4



NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT.
2. 8" BASE FOR AL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. & REINFORCEMENT WITH 6"X6" & 10"X10" MESH.
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS.
4. DUCTILE IRON PIPE FROM TEE TO UNDISTURBED SOIL.
5. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
6. CONDUCTIVITY IS REQUIRED ON ALL TRACE WIRE.
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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

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RAMSEY, MINNESOTA

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PROFESSIONAL SIGNATURE

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Trevor D. Grugs - PE

License No.	53706
Date	

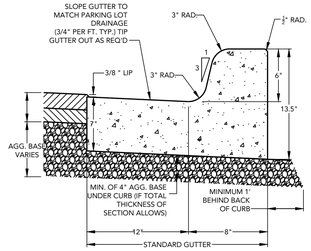
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Review Date	

SHEET INDEX

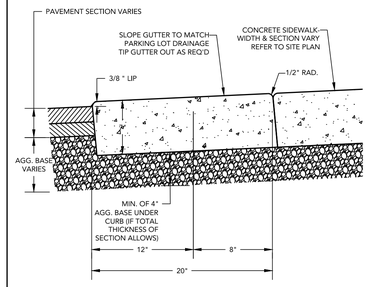
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

CIVIL DETAILS
C8.1



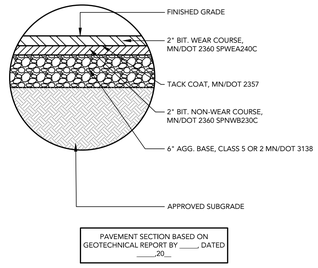
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	B6-12 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009
		DRAWN 2/2016



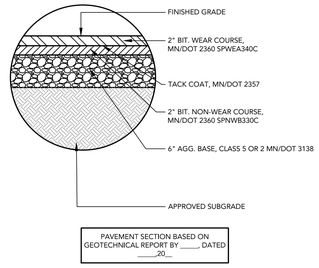
SPECIFICATION NOTES:
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2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012
		DRAWN 2/2016



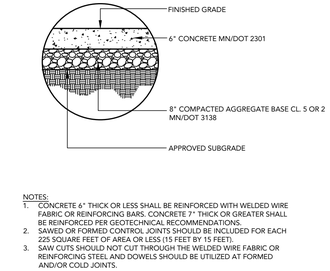
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY _____, DATED _____20__

LOUCKS	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031
		DRAWN 12/2016



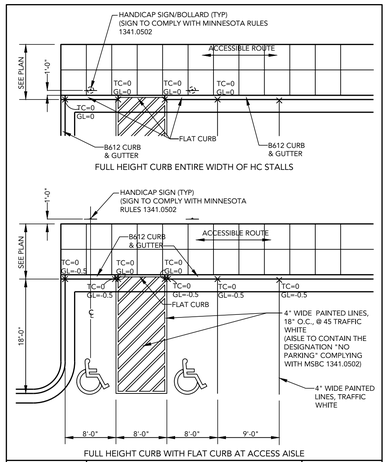
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY _____, DATED _____20__

LOUCKS	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032
		DRAWN 01/2022

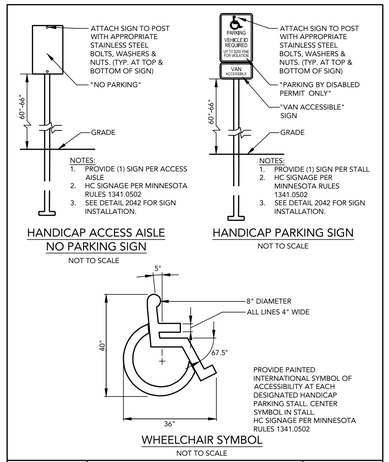


NOTES:
1. CONCRETE 6" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

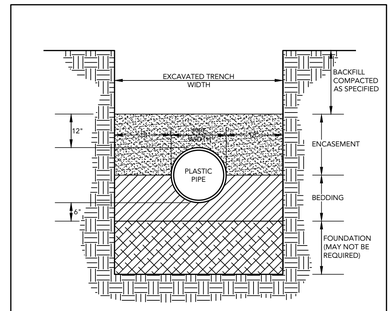
LOUCKS	CONCRETE PAVEMENT SECTION	LOUCKS PLATE NO. 2033
		DRAWN 12/2016



LOUCKS	TYPICAL ADA PARKING	LOUCKS PLATE NO. 2036
		DRAWN 12/2016

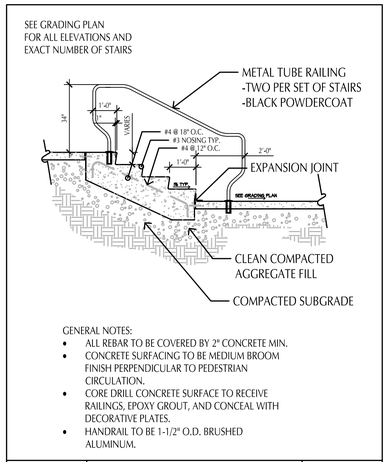


LOUCKS	TYPICAL ADA WHEELCHAIR SYMBOL & PARKING SIGN	LOUCKS PLATE NO. 2037
		DRAWN 12/2016



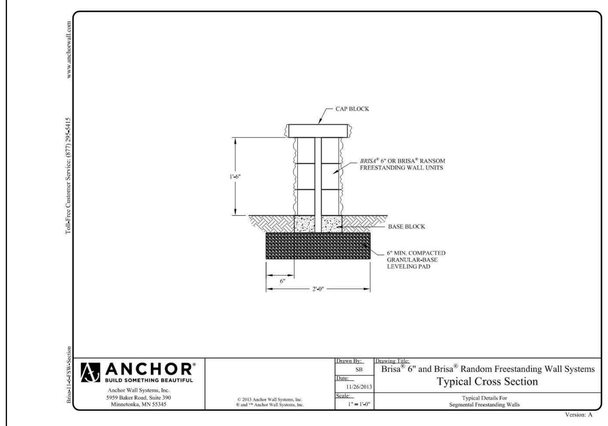
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS	PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008
		DRAWN 2/2016

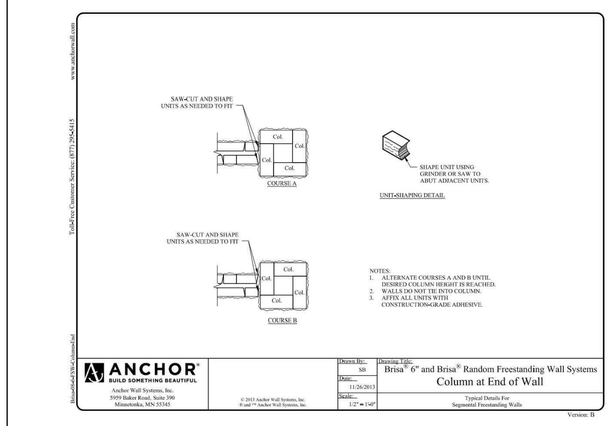


GENERAL NOTES:
- ALL REBAR TO BE COVERED BY 2" CONCRETE MIN.
- CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
- CORE DRILL CONCRETE SURFACE TO RECEIVE RAILINGS, EPOXY GROUT, AND CONCEAL WITH DECORATIVE PLATES.
- HANDRAIL TO BE 1-1/2" O.D. BRUSHED ALUMINUM.

LOUCKS	CONCRETE STAIRS	LOUCKS PLATE NO.
		DRAWN 12/2016



LOUCKS	DECORATIVE WALL DETAIL	LOUCKS PLATE NO. 000
		DRAWN 05/2023



LOUCKS	DECORATIVE WALL DETAIL COLUMN	LOUCKS PLATE NO. 000
		DRAWN 05/2023

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RAMSEY, MINNESOTA

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LAND SURVEYING
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ENVIRONMENTAL

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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.

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

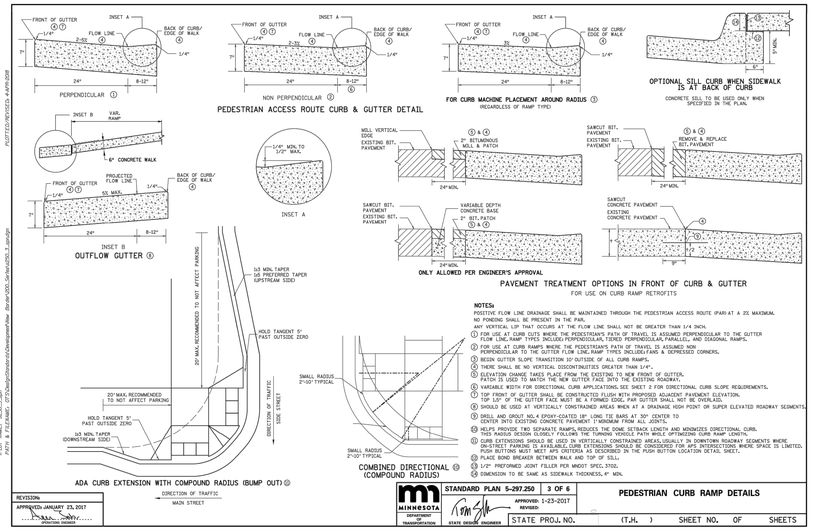
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Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

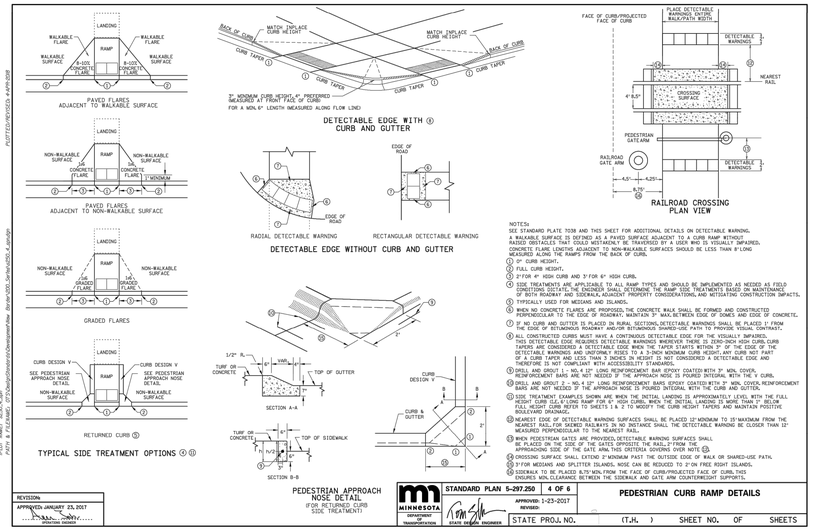
SHEET INDEX

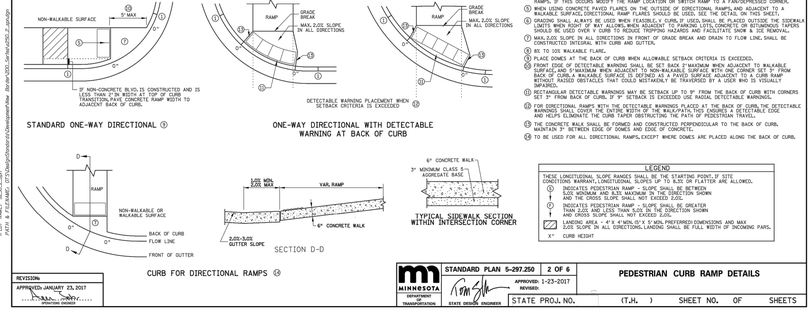
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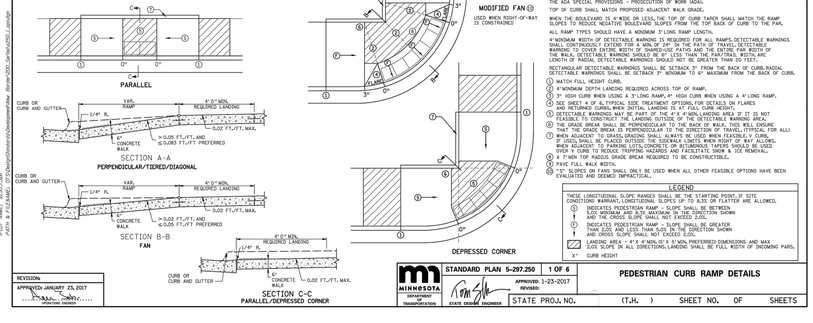
CIVIL DETAILS

C8.2









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Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
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C2.1	SITE PLAN
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C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

CIVIL DETAILS
C8.3

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Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
◯	RD	0	Lithonia Lighting	WF6 LL LED 30K40K50K 90CRI 4000K	6" low lumen Matte White Wafer Selectable White LED 30K40K50K _ 4000K	1	923	0.9	9.77
▭	S1	6	Lithonia Lighting	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution	1	17427	0.9	114.07
▭	K	2	CAMMAN LIGHTING, INC.	OW915-24-LN-T3	WALL MOUNT	1	1329	0.9	23.36
▯	W	0	Lithonia Lighting	WPX0 LED ALO-4 40K MVOLT	WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V	1	1645	0.9	12.4511
▢	G	15	Lithonia Lighting	CNY LED P2 40K MVOLT	CNY LED Canopy P2=6,600lm	168	6601	0.9	51.86

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	2.7 fc	51.0 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixture heights are shown on plan.

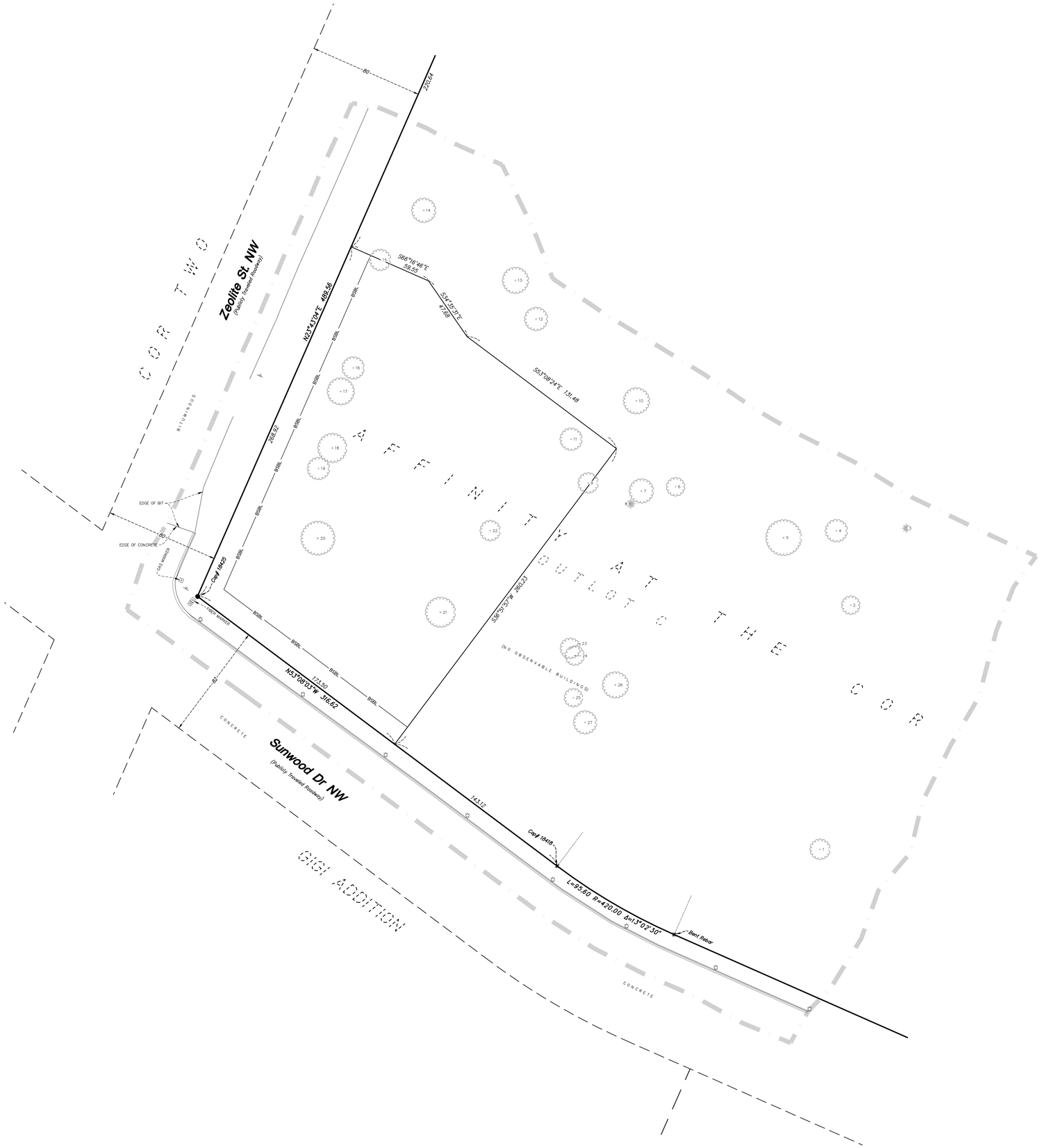


Plan View
Scale - 1" = 20ft

CorTrust Bank – Ramsey MN

Designer
AM
Date
05/10/2023
Scale
As Noted
Drawing No.

Summary



LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- HAND HOLE
- LIGHT POLE
- SIGN
- UNDERGROUND UTILITY MARKER
- TREE INVENTORY LIMITS
- CONCRETE CURB
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- CONIFEROUS TREE
- 5 DECIDUOUS TREE TREE #

TREE INVENTORY

TREE #	SPECIES	DIAMETER AT BREAST HEIGHT (INCHES)	STEMS	CONDITION	INVASIVE (YES/NO)	REMOVE OR PROTECT
1	Elm, Siberian	9	3	Fair	YES	Protect
2	Elm, Siberian	8	1	Fair	YES	Protect
3	Cedar, red	4	1	Good	YES	Protect
4	Boxelder	10	3	Fair	NO	Protect
5	Elm, Siberian	17	2	Fair	YES	Protect
6	Elm, Siberian	8	1	Fair	YES	Protect
7	Elm, Siberian	11	1	Fair	YES	Protect
8	Cedar, red	4.5	1	Good	YES	Protect
9	Elm, Siberian	9	1	Good	YES	Remove
10	Elm, Siberian	12	1	Good	YES	Protect
11	Elm, Siberian	10	1	Fair	YES	Remove
12	Elm, Siberian	10.5	1	Fair	YES	Protect
13	Elm, Siberian	12	1	Good	YES	Protect
14	Elm, Siberian	11	1	Fair	YES	Protect
15	Elm, Siberian	9.5	1	Good	YES	Remove
16	Elm, Siberian	10	1	Fair	YES	Remove
17	Elm, Siberian	12.5	1	Fair	YES	Remove
18	Elm, Siberian	13.5	1	Fair	YES	Remove
19	Elm, Siberian	10	3	Fair	YES	Remove
20	Elm, Siberian	16	1	Good	YES	Remove
21	Elm, Siberian	14	1	Good	YES	Remove
22	Elm, Siberian	9	1	Good	YES	Remove
23	Elm, Siberian	9	1	Fair	YES	Protect
24	Elm, Siberian	8.5	1	Good	YES	Protect
25	Elm, Siberian	8	1	Good	YES	Protect
26	Elm, Siberian	12	3	Fair	YES	Protect
27	Elm, Siberian	10.5	1	Good	YES	Protect
	TOTAL DBH	278.5		**INVASIVE DBH**	268.5	

SURVEY REPORT

1. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
2. Trees shown hereon are measured at breast height.
3. The trees shown hereon were identified and field located to sub-meter accuracy by Stephen Nicholson, a Certified Arborist and Forester with Treebiz on 04/12/23.
4. See sheets 1 and 2 for boundary and partial topographic survey.

N

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SCALE IN FEET

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RAMSEY, MN

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DELANO, MN 55328

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SUBMITTAL/REVISIONS

04/13/23	TREE INVENTORY

PROFESSIONAL SIGNATURE

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.

Jared J. Averbeck - PLS

License No. 53642
Date 03/28/23

QUALITY CONTROL

Loucks Project No.	23024A
Project Lead	JJA
Drawn By	SEK
Checked By	JJA
Field Crew	DJP

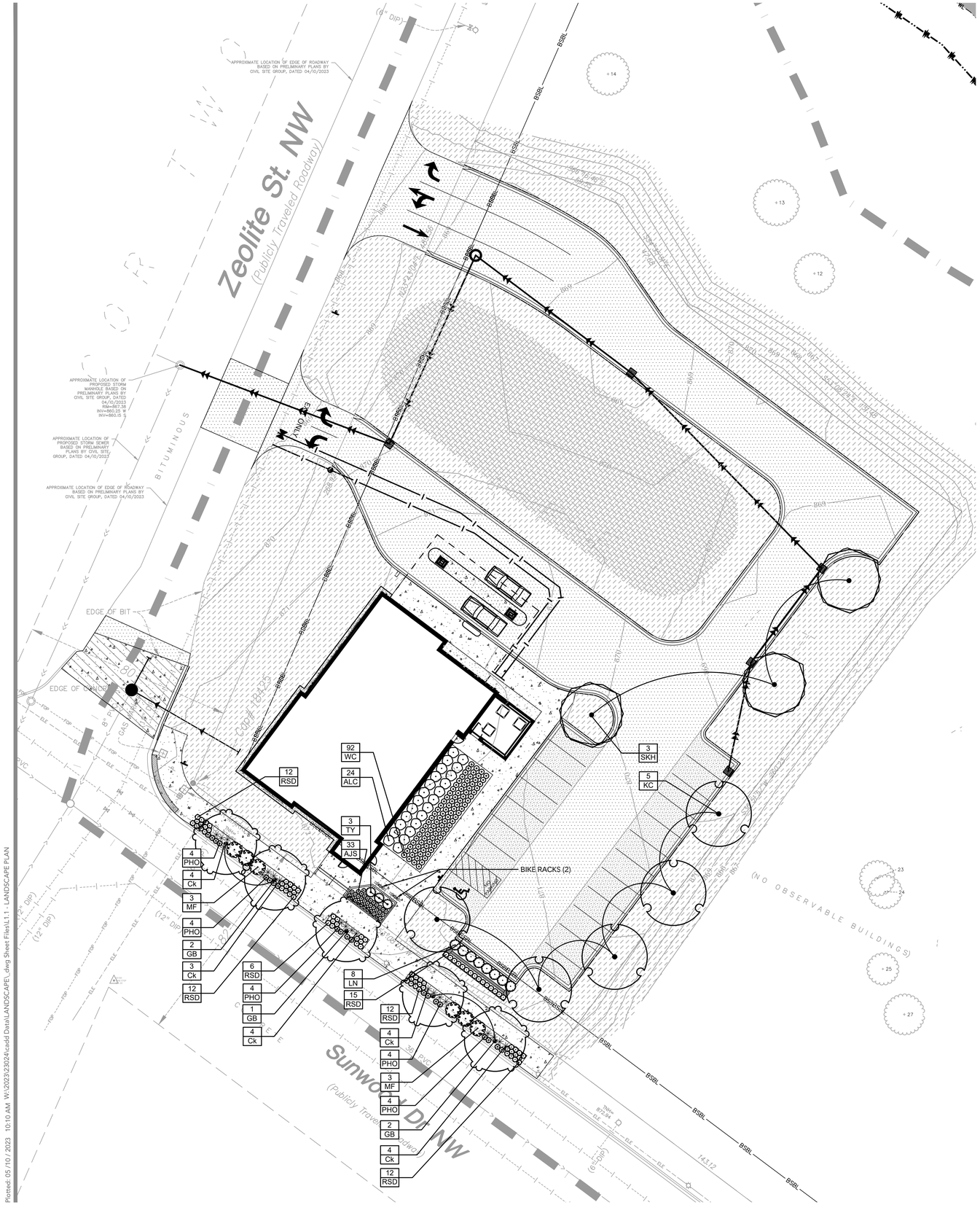
VICINITY MAP



TREE INVENTORY

3 OF 3

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SCALE IN FEET

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
GB	5	GINKGO TREE MALE NON-FRUITING	Ginkgo biloba	B & B	2.5"Cal	
KC	5	KENTUCKY COFFEETREE	Gymnocladus dioica	B & B	2.5"Cal	
SKH	3	SKYLINE HONEYLOCUST	Gleditsia triacanthos `Skycole`	B & B	2.5"Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
ALC	24	ALPINE CURRANT	Ribes alpinum	5 gal	24" HGT	48" o.c.
Ck	52	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal		36" o.c.
LN	8	LITTLE DEVIL NINEBARK	Physocarpus opulifolius `Little Devil` TM	5 gal	24" HGT	48" o.c.
MF	6	MEADOWLARK FORSYTHIA	Forsythia x `Meadowlark`	5 gal	24" HGT	72" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
TY	3	TAUNTON YEW	Taxus x media `Taunton`	5 gal	24" SPRD	48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
AJS	33	AUTUMN JOY SEDUM	Sedum x `Autumn Joy`	1 gal		18" o.c.
PHO	20	PATRIOT HOSTA	Hosta x `Patriot`	1 gal		24" o.c.
RSD	75	RUBY STELLA DAYLILY	Hemerocallis x `Ruby Stella`	1 gal		24" o.c.
WC	92	WALKERS LOW CATMINT	Nepeta x faassenii `Walkers Low`	1 gal		24" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME		
	Seed 5	7,683 sf	MNDOT SEED MIX 35-241 MESIC PRAIRIE GENERAL RATE: 36.5 LBS/ACRE	NATIVE SEED MIX		
	SM 1	196 sf	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH			
	SOD	17,308 sf	TURF SOD			

NOTE:

EACH TREE WITHIN THE PLANTER BEDS ALONG SUNWOOD DRIVE SHALL HAVE NO LESS THAN ½ CUBIC YARD 'PLAISTED'S GROWERS MIX' INCORPORATED INTO THE PARENT SOIL IMMEDIATELY SURROUNDING EACH TREE, AT A RATE OF 25% PLAISTED'S SOIL TO 75% NATIVE OR PARENT SOIL.

PLAISTED'S GROWER MIX:
HTTPS://PLAISTEDCOMPANIES.COM/HORTICULTURAL-MIXES/

NOTE:

DUE TO THE RECONSTRUCTION OF ZEOLITE IN 2024, NO TREES WILL BE REQUIRED ALONG ZEOLITE, INSTEAD THE DEVELOPMENT AGREEMENT WILL SPECIFY AN EQUIVALENT COST SHALL BE PAID TO THE CITY.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CORTRUST BANK

RAMSEY, MINNESOTA

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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

Daniel Rebok - LA

License No.	56877
Date	XX/XX/23

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	NWE
Drawn By	DRC
Checked By	NWE
Review Date	XX/XX/23

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

LANDSCAPE PLAN

L1.1

Plotted: 05/10/2023 10:10 AM W:\2023\23024\cadd Data\LANDSCAPE_dwg Sheet Files\L1.1 - LANDSCAPE PLAN

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER PLANTS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, SHALL BE FINISHED WITH FOUR (4) INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING SOD AND PLANTINGS.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. AND INSTALLED OVER A MIN. 4" TOPSOIL CLEAR OF STONES, ROOTS, GRASS, WEEDS, DEBRIS, AND OTHER FOREIGN NON-ORGANIC MATERIAL.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION. ANY DEVIATION FROM THE APPROVED SPECIES REQUIRES CITY APPROVAL PRIOR TO INSTALLATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE INSPECTION APPROVAL BY THE CITY.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

THERE IS AN EXISTING IRRIGATION LINE IN PLACE ALONG SUNWOOD DRIVE. THIS IRRIGATION LINE SHALL BE USED FOR THE PLANTER BEDS ALONG SUNWOOD DRIVE (IT SHALL NOT BE USED FOR INTERNAL SITE IRRIGATION). COORDINATE WITH CITY STAFF FOR USE OF THIS EXISTING IRRIGATION LINE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

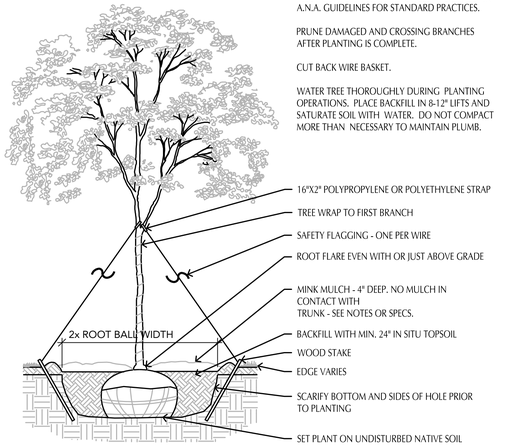
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

ANY IRRIGATION SYSTEM INSTALLED SHALL CONTAIN A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.



NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

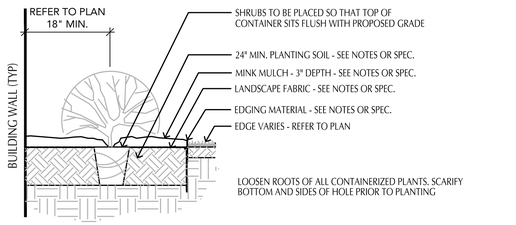
CUT BACK WIRE BASKET.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

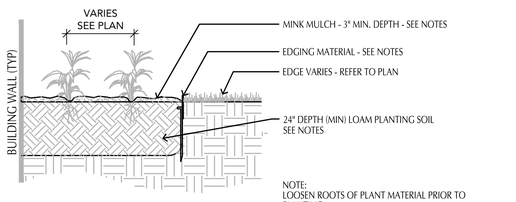
16"X2" POLYPROPYLENE OR POLYETHYLENE STRAP
TREE WRAP TO FIRST BRANCH
SAFETY FLAGGING - ONE PER WIRE
ROOT FLARE EVEN WITH OR JUST ABOVE GRADE
MINK MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.
BACKFILL WITH MIN. 24" IN SITU TOPSOIL
WOOD STAKE
EDGE VARIES
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
SET PLANT ON UNDISTURBED NATIVE SOIL

NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1	DECIDUOUS TREE PLANTING	LOUCKS
	SCALE: 1/2" = 1'-0"	Deciduous Tree Planting.dwg

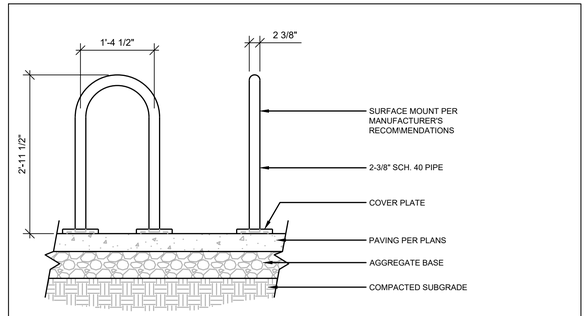


2	SHRUB PLANTING	LOUCKS
	SCALE: 3/4" = 1'-0"	Shrub Planting.dwg



NOTE:
LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

3	PERENNIAL PLANTING	LOUCKS
	SCALE: 3/4" = 1'-0"	Perennial Planting.dwg



4	BIKE RACK DETAIL	LOUCKS
	3/4" = 1'-0"	PROJ-OB-12

CORTRUST BANK
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SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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

Daniel Rebok - LA

License No.	56877
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Loucks Project No.	23024
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C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

LANDSCAPE DETAILS
L2.1

Plotted: 05 / 10 / 2023 10:11 AM W:\2023\23024\cadd Data\LANDSCAPE_dwg Sheet Files\L2.1 - LANDSCAPE DETAILS

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

RESOLUTION #23-111

A RESOLUTION GRANTING PRELIMINARY PLAT OF "AFFINITY AT THE COR 2ND ADDITION"

RECITALS

WHEREAS, CorTrust Bank (the "**Applicant**") has properly applied for Preliminary Plat on the property legally described as follows:

OUTLOT C, AFFINITY AT THE COR, Anoka County, Minnesota

WHEREAS, the Applicant is purchasing a portion of the parcel from the City of Ramsey necessitating the subdivision; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on May 25, 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 May 25, 2023; and

WHEREAS, the City Council reviewed the request at its meeting on June 13, 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 of Affinity at the COR 2nd Addition for a plat with one business lot and one outlot 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 Zeolite Street with a future connection point to 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 a payment for street trees as part of this project.

ORDINANCE #23-12

CITY OF RAMSEY
ANOKA COUNTY
STATE OF INNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA AND TO THE COR DESIGN FRAMEWORK.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described property is hereby rezoned from COR-2a to COR-2b:

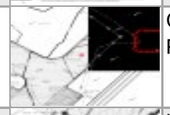
Parcel 1: 7849 Sunwood Drive Northwest
Lot 1, Block 1, AFFINITY AT THE COR 2ND ADDITION, Anoka County, Minnestoa

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map" and “The COR Design Framework” Sub-District Map Version 6.2, which maps were adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
31	False	Unresolved	Engineering Tech		C4.1 UTILITY PLAN STORM SEWER.pdf	Logan Czech	Geotechnical Report	Fill in missing fields in Geotechnical Report information	04/28/2023 8:03 AM	Logan Czech	The geotechnical report information will be filled out upon completion.
66	False	Unresolved	Civil Engineer II		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Joe Feriancek	Sewer Service Cover	only showing 6' of cover, can you make this line steeper?	05/17/2023 10:27 AM	Joe Feriancek	
65	False	Unresolved	Civil Engineer II		C2.1 SITE PLAN.pdf	Joe Feriancek 2	Curb on NE side of building	The way this is being graded I would expect this to be tip-out curb; carrying water in the curb, but then	05/17/2023 10:13 AM	Joe Feriancek	
59	False	Unresolved	Civil Engineer II		C2.1 SITE PLAN.pdf	Joe Feriancek	Temporary Culverts	Because Zeolite construction will occur after this site is developed, the swale will need to be	05/17/2023 9:16 AM	Joe Feriancek	
60	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Tree #9 Removal	I think this is tree 9, which is called out for removal. Makes sense that it would be removed since its within	05/17/2023 9:54 AM	Joe Feriancek	
61	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Zeolite Street Drainage	Because Zeolite Street construction will occur after the site development, a swale adjacent to Zeolite	05/17/2023 9:54 AM	Joe Feriancek	
62	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Note 6	Missing Geotechnical Evaluation information.	05/17/2023 9:54 AM	Joe Feriancek	
63	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Note 11	Additionally, sweeping must occur within 3 hours of notification from the City.	05/17/2023 9:54 AM	Joe Feriancek	
64	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Flowline grading arrows near CBMH 50	These arrows are showing the wrong direction and don't match the proposed slope.	05/17/2023 9:54 AM	Joe Feriancek	
57	False	Unresolved	Environmental Review		L1.1 LANDSCAPE PLAN.pdf	CA	Outside Planter Bed	These shrubs appear to be outside the planter bed. If necessary, extend length of bed to accommodate the	05/15/2023 4:45 PM	Chris Anderson	
58	False	Unresolved	Environmental Review		L1.1 LANDSCAPE PLAN.pdf	CA	12" x 12" Landscape Pavers	Either include the 12" x 12" landscape paver blocks in the drawing or add a note to Sheet L2.1 that specifying	05/15/2023 4:45 PM	Chris Anderson	
56	False	Unresolved	Engineering Tech		C8.1 CIVIL DETAILS.pdf	Logan Czech	WAT-2	Remove this detail, see utility plan comments	05/12/2023 7:23 AM	Logan Czech	
54	False	Unresolved	Engineering Tech		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Logan Czech	Domestic Water Service	Apologies for the miscommunication, but the city does not want separated domestic and	05/12/2023 7:20 AM	Logan Czech	
55	False	Unresolved	Engineering Tech		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Logan Czech	2" Copper	Remove 2" Copper pipe type	05/12/2023 7:20 AM	Logan Czech	



COR Framework Subdistrict Map – Site Location

CC Regular Session **7. 2.**

Meeting Date: 06/13/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-122 Accepting Bids and Awarding Contract for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services

Purpose/Background:

The purpose of this case is to adopt Resolution #23-122 accepting bids and awarding a construction contract 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 are missing, which is 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, resulting in the Public Works department spending more and more time patching potholes and less time completing other core duties. In 2023, the number of streets with significant numbers of deep potholes and surface stripping have increased to the point that Public Works staff are able to maintain only a portion of them. This is due in part to last winter's severe weather conditions, but also due to the age and composition of the pavement sections, as well as not receiving regular proactive maintenance treatments 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. The intent of this project is to temporarily repair pavement sections in 21 of the most critical areas by completing 2-inch mill and overlay improvements. That same evening, the City Council directed the City Engineer to solicit quotes for contracted pavement patching services to immediately patch as many of the highest priority potholes as practical and to present quotes to the City Council for consideration of awarding a contract on May 9, 2023. Improvement Project #23-14 will be under construction soon, and project #23-15, Priority Pothole Patching, was completed on June 7th.

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 plans and authorizing bids for said pavement patching 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 proposes to help hold the identified streets together until they can 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.

A total of two (2) bids were received, opened, and tabulated on June 8, 2023, and the following one (1) bid was found to comply with the approved plans and specifications and advertisement for bids.

Company	Bid
Asphalt Surface Technologies Corp.	$2,418,600.00

Asphalt Surface Technologies Corp. therefore submitted the lowest responsible bid in the amount of $2,418,600.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids. Upon adopting Resolution #23-122, the construction contract will be awarded to Asphalt Surface Technologies Corp in the amount of $2,418,600.00.

Notification:

Advertisements for bids were published in the Anoka Union Herald on Friday, May 12, and on Friday, May 19, 2023.

Time Frame/Observations/Alternatives:

Observations:

Contracting this patching work out would allow Staff to complete other core duties that have been neglected for two or more years, and will allow streets to be repaired as quickly as possible.

Alternatives:

Alternative #1: Adopt Resolution #23-122 accepting bids and awarding a construction contract for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Alternative #2: Motion of other.

Funding Source:

Staff estimated project costs for Project #23-16 at $1,200,000. However, as noted staff had never bid a pothole patching project such as this before so it was unknown whether this estimate was low or high.

The adopted 2023 budget included $375,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $375,000 reserved for temporary pavement repairs in 2024.

Proposed funding sources for this project include all funds remaining from the $750,000 budgeted for pavement maintenance after Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements, and Improvement Project #23-15, 2023 Priority Pothole Patching Contracted Services projects, are complete. Other funding sources include the Public Improvement Revolving (PIR) Fund and the Municipal State Aid (MSA) Fund.

Recommendation:

Accepting the low bid would severely deplete the Public Improvement Revolving (PIR) Fund, but it would allow streets to be patched as quickly as possible. An alternative would be for the City Council to provide direction to staff to split this project into two contracted services projects with the first project proposing to provide deep pothole patching on streets identified in Figure 1 in advance of the second project that would propose to spray patch shallow potholes on streets identified in Figure 2. Staff feels this should result in more bids and lower overall project costs. Council could also direct staff to target a specific overall project cost while assembling the project plans before presenting the plans for approval and authorization to advertise bids on June 27th.

Staff will continue to hold discussions with pavement patching contractors to identify ways to reduce project costs for pavement patching projects, now and into the future.

Outcome/Action:

Motion to Adopt Resolution #23-122 accepting bids and awarding a construction contract for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Attachments

MP 23-16 Fig 1 Deep Pothole Patch Plan

MP 23-16 Fig 2 Spray Patch Plan

Repair Plan 4_13_23

Res #23-122 Draft

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/08/2023 03:06 PM
Form Started By: Bruce Westby		Started On: 05/24/2023 12:12 PM
Final Approval Date: 06/08/2023		

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

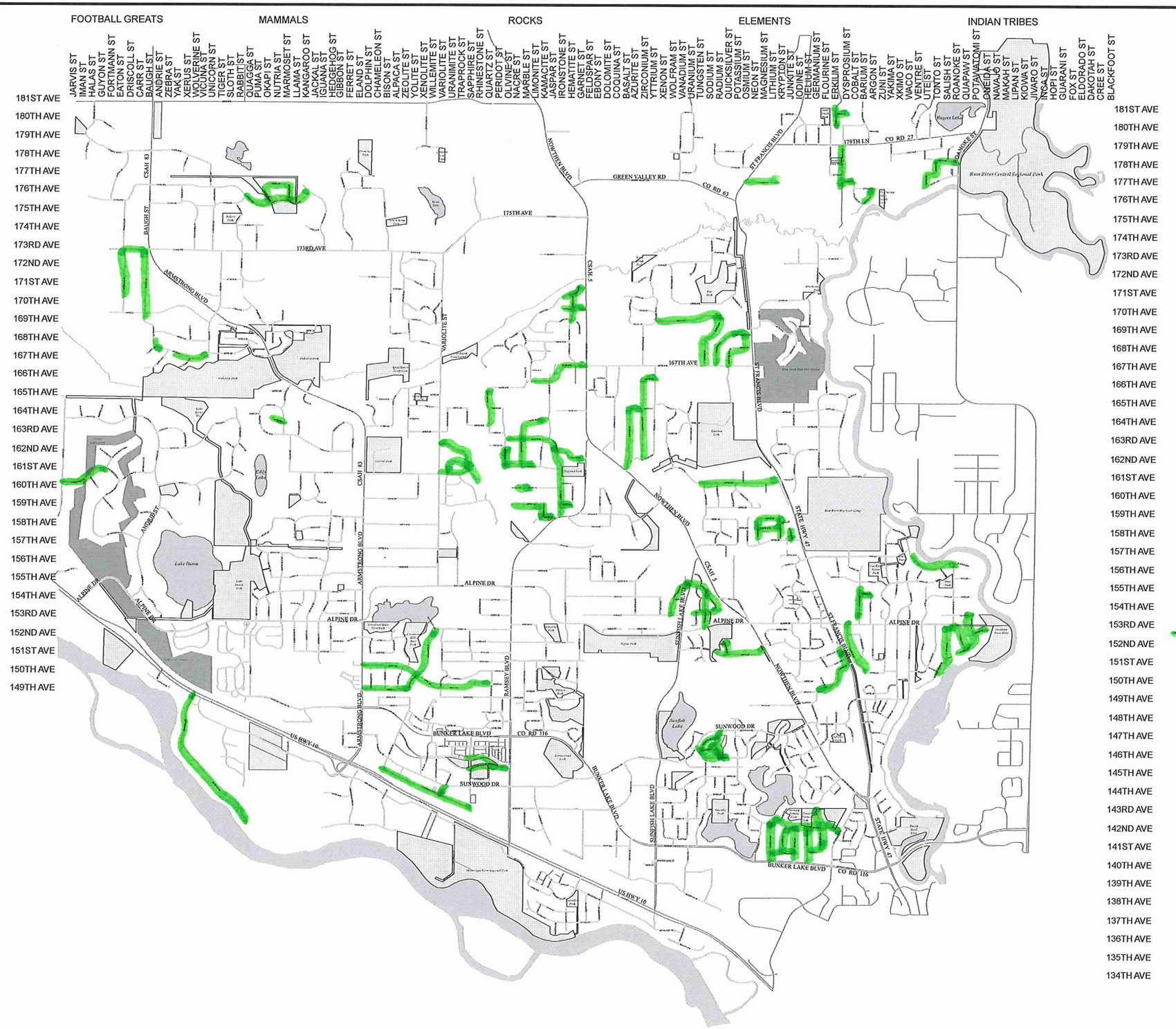
MAMMALS: ANDRIE ST, ZEBRA ST, YAK ST, XERUS ST, WOLVERINE ST, VICUNA ST, UNICORN ST, TIGER ST, SLOTH ST, RABBIT ST, QUAGGA ST, PUMA ST, OKAPI ST, NUTRIA ST, MARMOSET ST, LLAMA ST, KANGAROO ST, JACKAL ST, IGUANA ST, HEDGEHOG ST, GIBBON ST, FERRET ST, ELAND ST, DOLPHIN ST, CHAMELEON ST, BISON ST, ALPACA ST

ROCKS: 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, KAWACITE ST, JASPAR ST, IRONSTONE ST, HEMATITE ST, GRANITE ST, FELDSPAR ST, EBONY ST, DOLOMITE ST, COQUINA ST, BASALT ST, AZURITE ST

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

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



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
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMA ST
OKAPI ST
NUTRIA ST
MARMOSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON S
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOLITE ST
WILLEMITE ST
VARIOLITE ST
URANIMITE ST
TRAPROCK ST
RHINESTONE S
SAPPHIRE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
JASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
FELDSPAR ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER S
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM S
FLOURINE ST
ERKIUM ST
DYSPROSIUM S
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI S
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST

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158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE

Rogers Lake
Rum River Central Regional Park
Lake Itasca
Eddy Lake
Sunfish Lake
Mississippi West Regional Park
Rum River Boy Scout Camp

0 0.25 0.5 1 Miles

N

Legend

- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

Spray patching

CUT out replace

reg. patching

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

RESOLUTION #23-122

RESOLUTION ACCENTING BIDS AND AWARDING CONTRACT 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 2023 including $375,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $375,000 reserved for temporary pavement repairs in 2024; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-100 adopted May 9, 2023, a construction contract was awarded for Improvement Project #23-15, 2023 Priority Pothole Patching Contracted Services to immediately patch the highest priority potholes on streets experiencing severe pavement distress; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-115 adopted May 23, 2023, a construction contract was awarded 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, pursuant to Ramsey City Council Resolution #23-101, adopted May 9, 2023, the City Council approved plans and specifications and authorized advertisements for bids for Improvement Project #23-16, 2023 Pavement Patching Contracted Services, which proposes to utilize contracted services to patch pavement on streets experiencing severe pavement distress that are not addressed under Improvement Projects #23-14 or #23-15; and

WHEREAS, a total of two (2) bids were received, opened, and tabulated on June 8, 2023, and the following one (1) bid was found to comply with the approved plans and specifications and advertisement for bids; and

Company	Bid
Asphalt Surface Technologies Corp.	$2,418,600.00

WHEREAS, the bid of Asphalt Surface Technologies Corp. of Saint Cloud, Minnesota, in the amount of $2,418,600.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1.) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 3.**

Meeting Date: 06/13/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-128 Accepting Bids and Awarding Contract for Improvement Project #23-17; COR Tree Clearing

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-128 accepting bids and awarding a construction contract for Improvement Project #23-17; COR Tree Clearing.

Background:

Attached is 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.

The first step in this process is to remove unwanted trees from The COR to allow mass grading operations to begin.

On May 9th, the City Council adopted Resolution #23-107 approving Bolton & Menk's COR Infrastructure Design Services Proposal and authorizing advertisements for bids for Improvement Project #23-17, COR Tree Clearing.

A total of five (5) bids were publicly received, opened and tabulated on June 6, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids.

Company	**Bid**
Novco, Inc	$133,500.00
Reshetar Systems, Inc.	$287,000.00
Urban Companies	$334,000.00
Husky Construction, Inc.	$355,569.94
US SiteWork	$399,300.00
Engineer's Estimate	*$359,000.00*

The low bidder has requested to withdraw their bid due to misinterpretation of project plans and specifications. Per Article 15.03 (attached to Bolton & Menk's bid award recommendation memo), Novco, Inc. provided written notice of their intent to withdraw their bid (also attached to memo). Novco also requested that the City consider not cashing their Bid Bond as a result of the misinterpretations. Per Article 15.03, the Bid Bond shall be returned to the Bidder. After a review of the bids, we concur that there was a misinterpretation on the part of the low bidder, given the significant difference between the low bid and the four other bids received.

Therefore, the bid of Reshetar Systems, Inc. of Anoka Minnesota, in the amount of $287,000.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisements for bids, was the lowest responsible bid received. Upon adopting Resolution #23-218, the construction contract will be awarded to Reshetar Systems, Inc. in the amount of $287,000.00.

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 are underway and will be complete this Fall. Construction of these street segments can then occur in 2024, or later.

Notification:

Plans for the proposed COR tree clearing improvements were advertised for bids in the Anoka Union Herald on Friday, May 12, and Friday, May 19, 2023.

Time Frame/Observations/Alternatives:

Observations:

Trees must be cleared from The COR to allow identified COR properties to be graded and filled in 2023 using excavated materials from the Waterfront stormwater pond. Mass grading work will commence this Summer under a separate project allowing all proposed infrastructure improvements to be completed by the end of November. Again, Staff contacted several contractors to ensure they have the capacity to complete the COR mass grading work in 2023.

Alternatives:

Alternative #1: Adopt Resolution #23-128 accepting bids and awarding a construction contract 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 of identified COR infrastructure 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 will expire 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.

While bids were advertised, staff reviewed the required tree replacement process and costs per City code. In summary, the required mitigation will involve planting 174 trees, or paying $21,750 into the City Forestry Fund. According to the COR report, 210 trees will ultimately be planted in boulevard areas of COR streets, which will exceed the required mitigation. And if the City counts the trees to be planted in the Waterfront area, the number of trees planted would further exceed the required mitigation. Staff therefore does not anticipate paying any funds into the Forestry Fund for tree replacements.

Attached to this case is a construction services proposal from Bolton & Menk at a proposed not-to-exceed fee in the amount of $7,075.00.

City staff will inspect construction and process pay requests.

Recommendation:

Staff recommends alternative #1.

If the City Council decides to award the project, Bolton & Menk recommends awarding the contract to Reshetar Systems, Inc. in the amount of $287,000.00.

Outcome/Action:

Adopt Resolution #23-128 accepting bids and awarding a construction contract for Improvement Project #23-17; COR Tree Clearing.

Attachments

Resolution 23-128
BMI Construction Services Proposal
COR Area Analysis Update
BMI Bid Award Memo
02.21.23 PWC minutes
02.28.23 CCWS minutes
BMI COR Design Services Proposal
Ehlers TIF Bond run

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/08/2023 11:41 AM
Form Started By: Bruce Westby		Started On: 06/06/2023 09:09 AM
Final Approval Date: 06/08/2023		

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

RESOLUTION #23-128

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT 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, pursuant to Ramsey City Council resolution #23-107, adopted May 9, 2023, the City Council authorized Bolton & Menk, Inc. to prepare The COR Public Infrastructure Design Services proposal and the advertisement of bids for The COR tree clearing improvements of said project; and

WHEREAS, bids were advertised in the Anoka Union Herald newspaper on May 12 and May 19, 2023; and

WHEREAS, five (5) bids were received, opened and tabulated on June 6, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	**Bid**
Novco Inc.	$133,500.00
Reshetar Systems, Inc.	$287,000.00
Urban Companies	$334,000.00
Husky Construction, Inc.	$355,569.94
US Sitework	$399,300.00

WHEREAS, Novco Inc. of Elk River, Minnesota, withdrew their bid in accordance with the approved plans and specifications; and

WHEREAS, the bid of Rehsetar Systems, Inc. of Anoka, Minnesota, in the amount of $287,000.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

1) The City Administrator is hereby authorized and directed to accept the Construction Services Proposal received from Bolton and Menk, Inc. in the not-to-exceed amount of $7,075.00 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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

June 1, 2023

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Construction Related Services – COR Tree Clearing Project
City Project No. 23-17

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the COR Tree Clearing Project. Our scope and fees were prepared based on our understanding of the project and our previous experience in assisting the City of Ramsey with similar project types. Our proposed services will be as described below:

Contract Preparation – Assist with Notice of Award, Contracts, and Notice to Proceed. Prepare sets of contract documents (plans and specifications) for City and Contractor.

Pre-Construction Conference – Attend Pre-Construction Conference.

Shop Drawing / Submittal Review – Review submittals for clearing plan and equipment.

Construction Staking – Includes: Staking Calculations and Preparation of Data, Establishing Survey Control, Staking of Erosion Control, and Staking Right-of-Way, where required.

Pay Application Assistance – Work with City and Contractor to complete payment documents.

As-Built Survey and Record Drawings – No survey anticipated.

Construction Revisions and Plan Updates – To be performed as needed during construction. We have assumed a total of 8 hours for this task.

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. Our proposed Not-To-Exceed fees for the work are $7,075.00. If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENT – Fee Spreadsheet

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: COR Tree Clearing	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	**Project Manager**	**Project Engineer**	**Design Engineer**	**Licensed Surveyor**	**Survey Technician**	**Surveyor**	**Clerical**	**Total Hours**	**Cost**
Construction Services Assistance									
Contract Preparation	1	2	0	0	0	0	4	**7**	$906
Pre-Con	1	4	0	0	0	0	0	**5**	$860
Construction Staking	0	0	0	1	1	12	0	**14**	$2,520
Shop Drawing Review	0	4	0	0	0	0	0	**4**	$652
Pay Application Assistance	0	4	0	0	0	0	0	**4**	$652
As-Built Survey	0	0	0	0	0	0	0	**0**	$0
Record Drawings	0	1	2	0	0	0	0	**3**	$453
Revisions / Plan Updates	2	2	2	0	0	0	0	**6**	$1,032
Total Bolton & Menk Hours	**4**	**17**	**4**	**1**	**1**	**12**	**4**	**43**	
				TOTAL for Staking and Construction Admin					**$7,075**

BOLTON & MENK

Real People. Real Solutions.

The COR Analysis Update

City of Ramsey

February 24, 2023

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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,
- **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,
- **Appendix F** includes previously conducted analyses within The COR, and
- **Appendix G** includes The COR Tree Inventory Tabulation

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 detailed breakdown is within the Cost Analysis section.

Table of Contents

I. INTRODUCTION 2
II. PRELIMINARY DESIGN LAYOUTS, FIGURES AND EXHIBITS 2
III. ON-GOING and RELATED STUDIES AND IMPROVEMENTS 3
IV. BASE DATA AND GUIDANCE 4
V. EXISTING IMPROVEMENTS 5
VI. ROADWAY CLASSIFICATIONS AND DESIGN CONSIDERATIONS 7
VII. ADDITIONAL PUBLIC INFRASTRUCTURE ANALYSIS 9
VIII. DESIGN SUMMARY 12
IX. COST ANALYSIS 14
X. COST ALLOCATION 17

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: Wetland Mitigation Cost Evaluation
Figure 9: Watermain Utilities
Figure 10: Sanitary Utilities
Figure 11: Storm Utilities
Figure 12: Roadway Grading Plan
Figure 13: Pond Excavation
Figure 14: The Waterfront Phase 1
Figure 15: Tree Inventory
Figure 16-18: Typical Sections

APPENDIX C: GEOTECHNICAL EVALUATION

APPENDIX D: WETLAND DELINEATION REPORT

APPENDIX E: TRAFFIC COUNT EXHIBIT

APPENDIX F: PREVIOUS ANALYSES

APPENDIX G: TREE INVENTORY

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,
- **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,
- **Appendix F** includes previously conducted analyses within The COR Framework, and
- **Appendix G** includes The COR Tree Inventory Tabulation

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 6-8: National Wetland Inventory & Mitigation Plan
- Figures 9-11: Public Utilities
- Figures 12-13: Site Grading & Drainage
- Figures 14: The Waterfront, Phase 1 Sketch
- Figures 15: The COR Area Tree Inventory
- Figures 16-18: 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, see Appendix B:

- **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.

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 G. 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

BOLTON & MENK

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RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
THE COR LAND USE
JANUARY 2018

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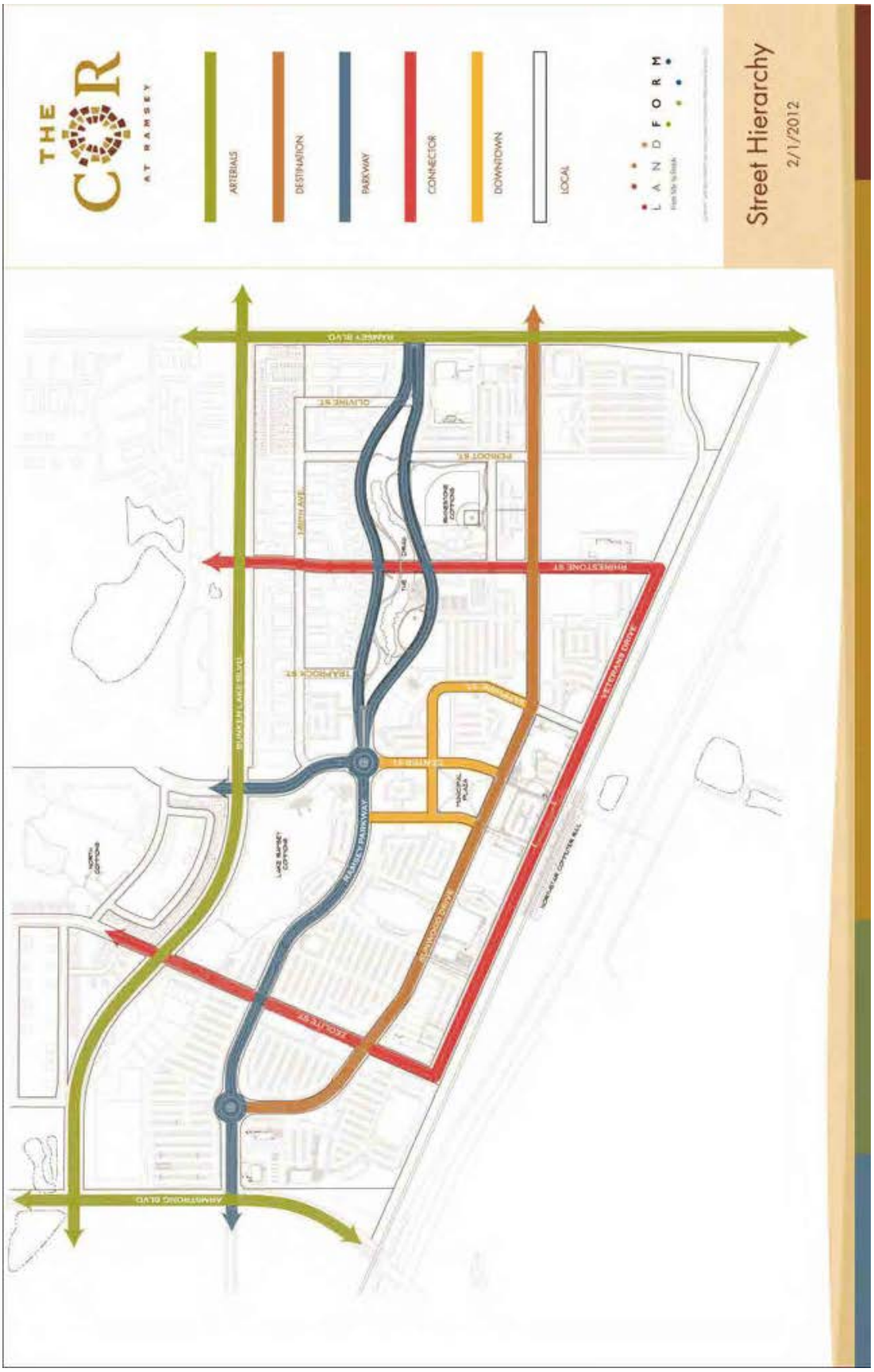


Figure 1: Street Hierarchy Map

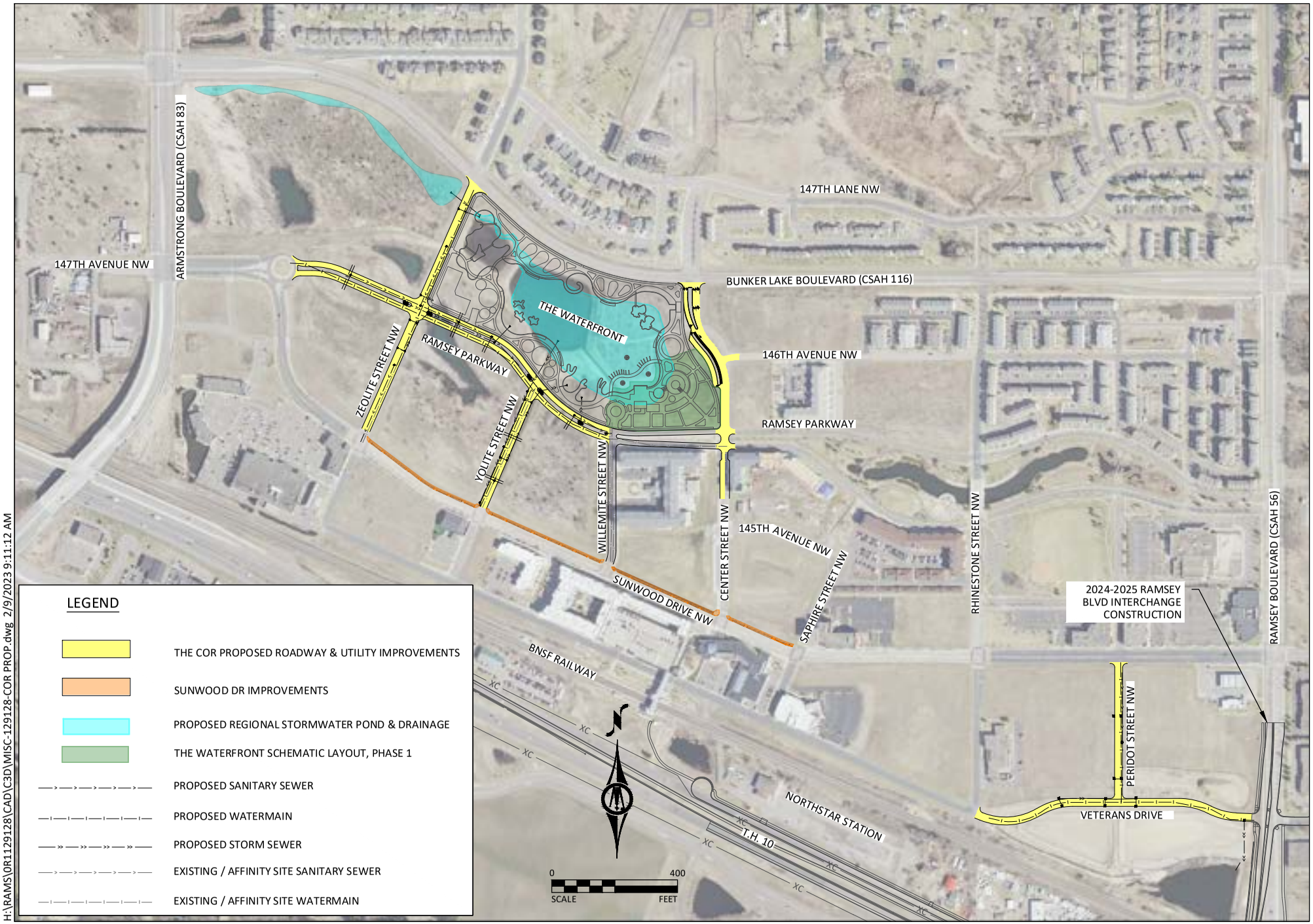
APPENDIX B: FIGURES

2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 1 - IMPROVEMENT AREAS

FEBRUARY 2023

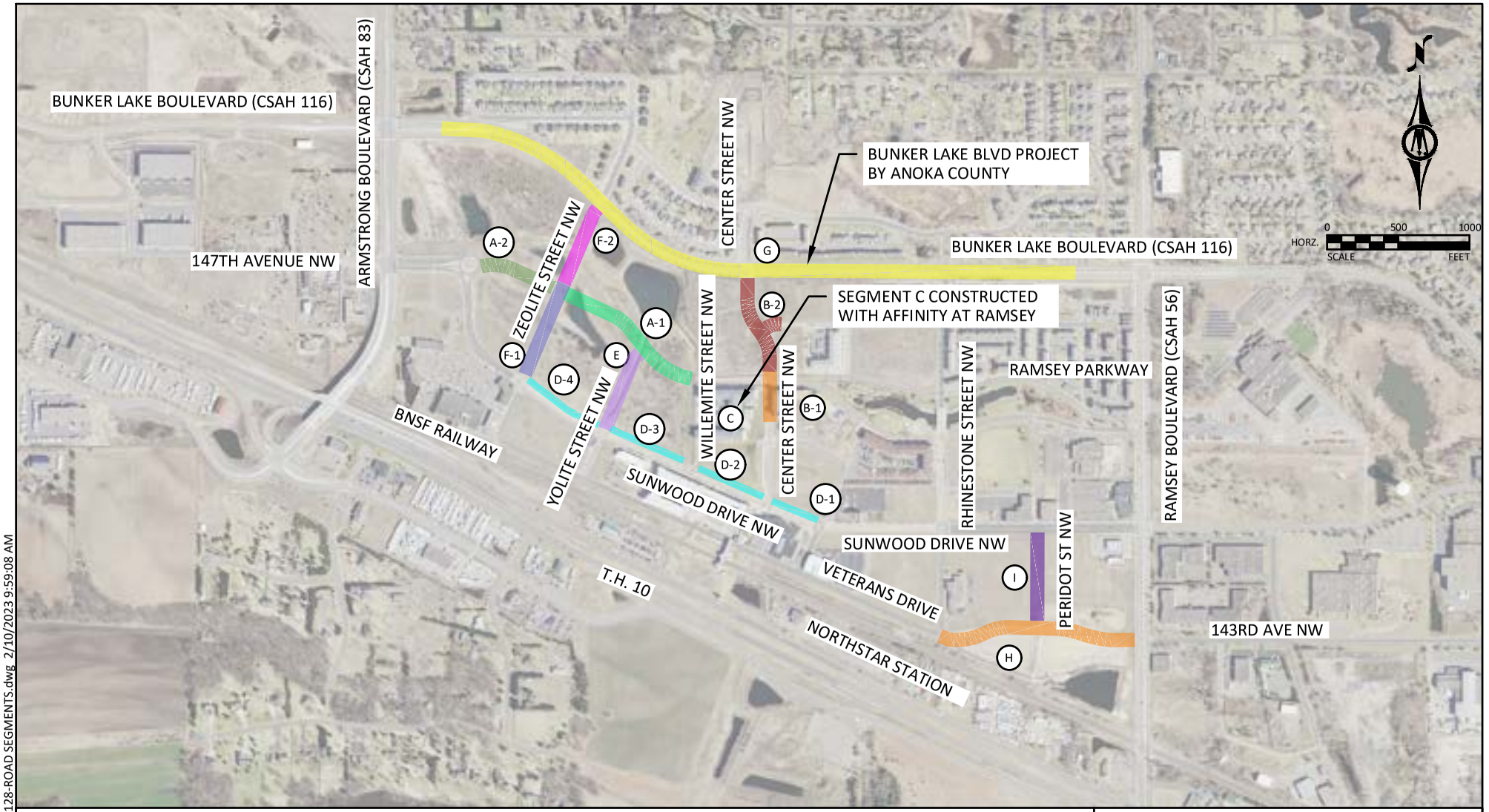


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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS FIGURE 2 - ROAD SEGMENTS & COST BREAKDOWN

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.)

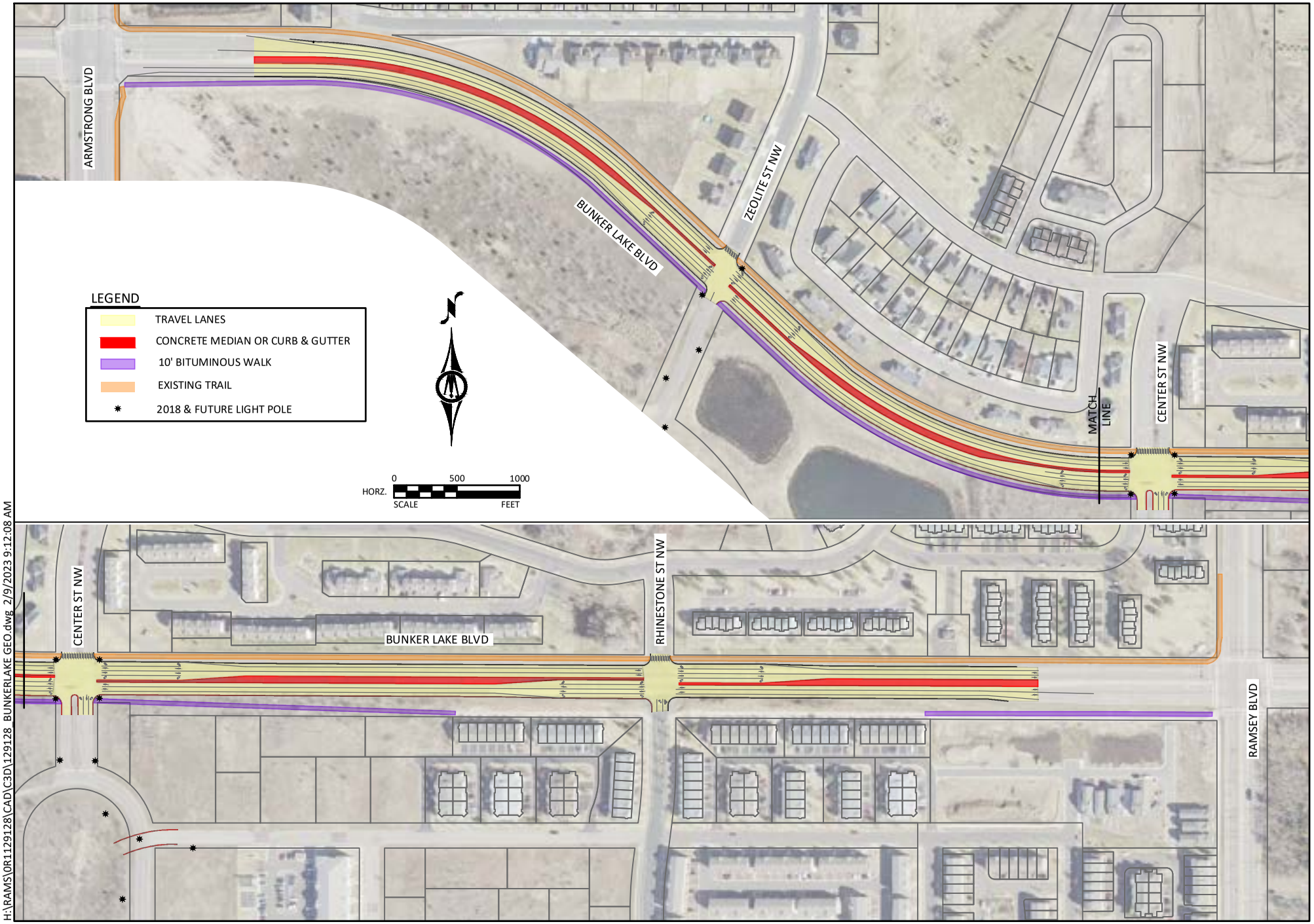
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 3 - FUTURE ANOKA COUNTY PROJECT

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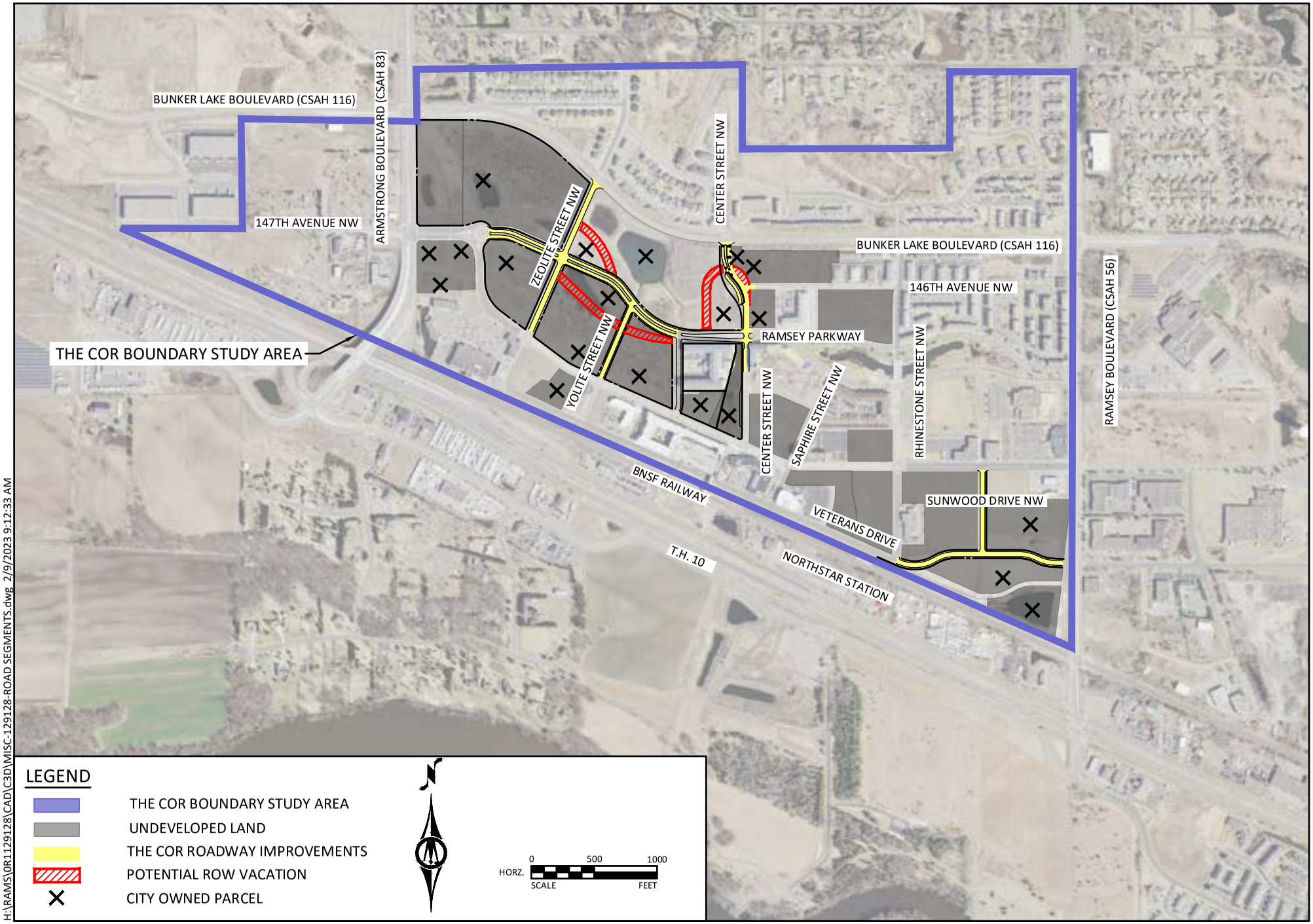
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 4 - ROW LAYOUT

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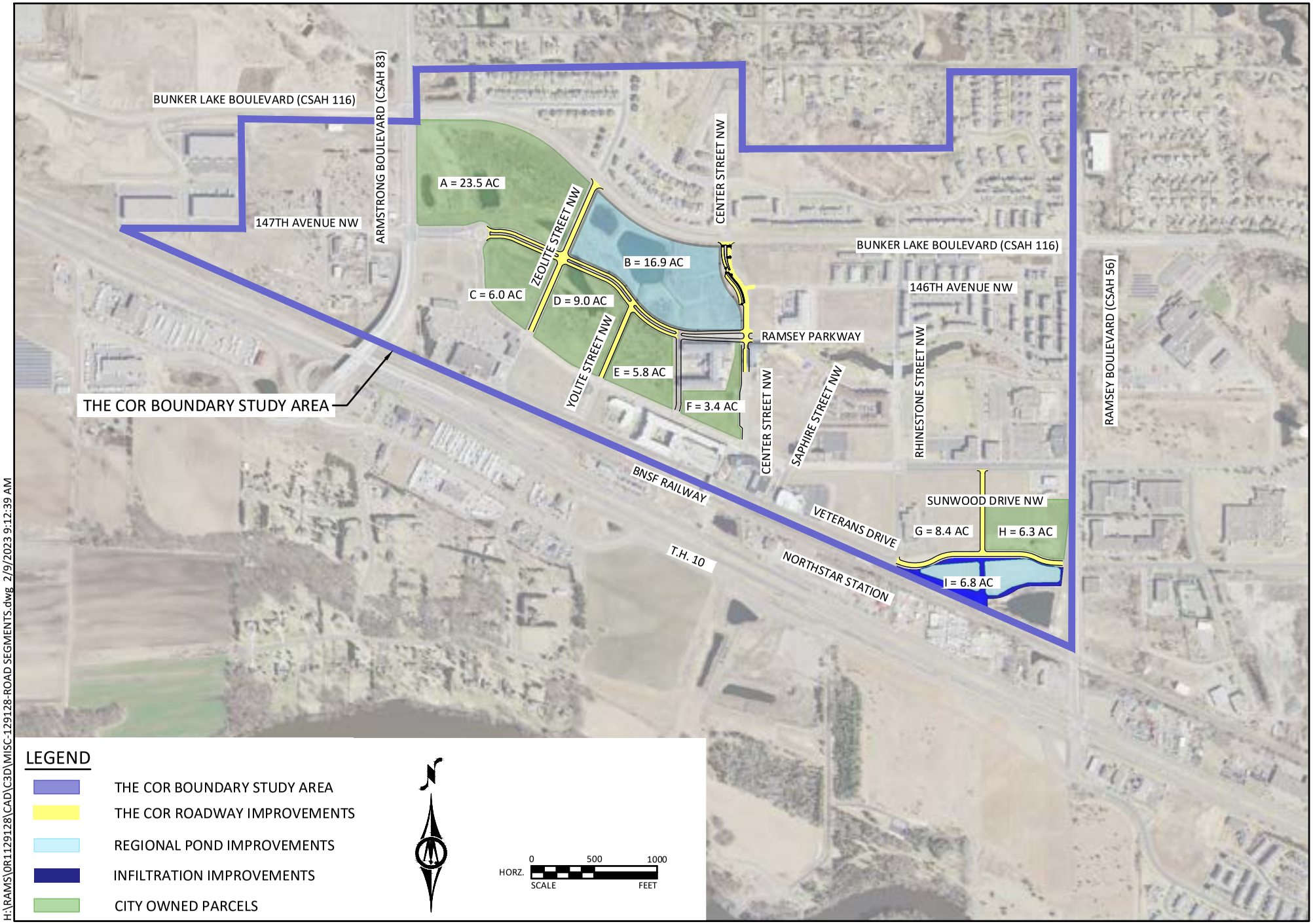
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 5 - CITY PARCEL AREAS

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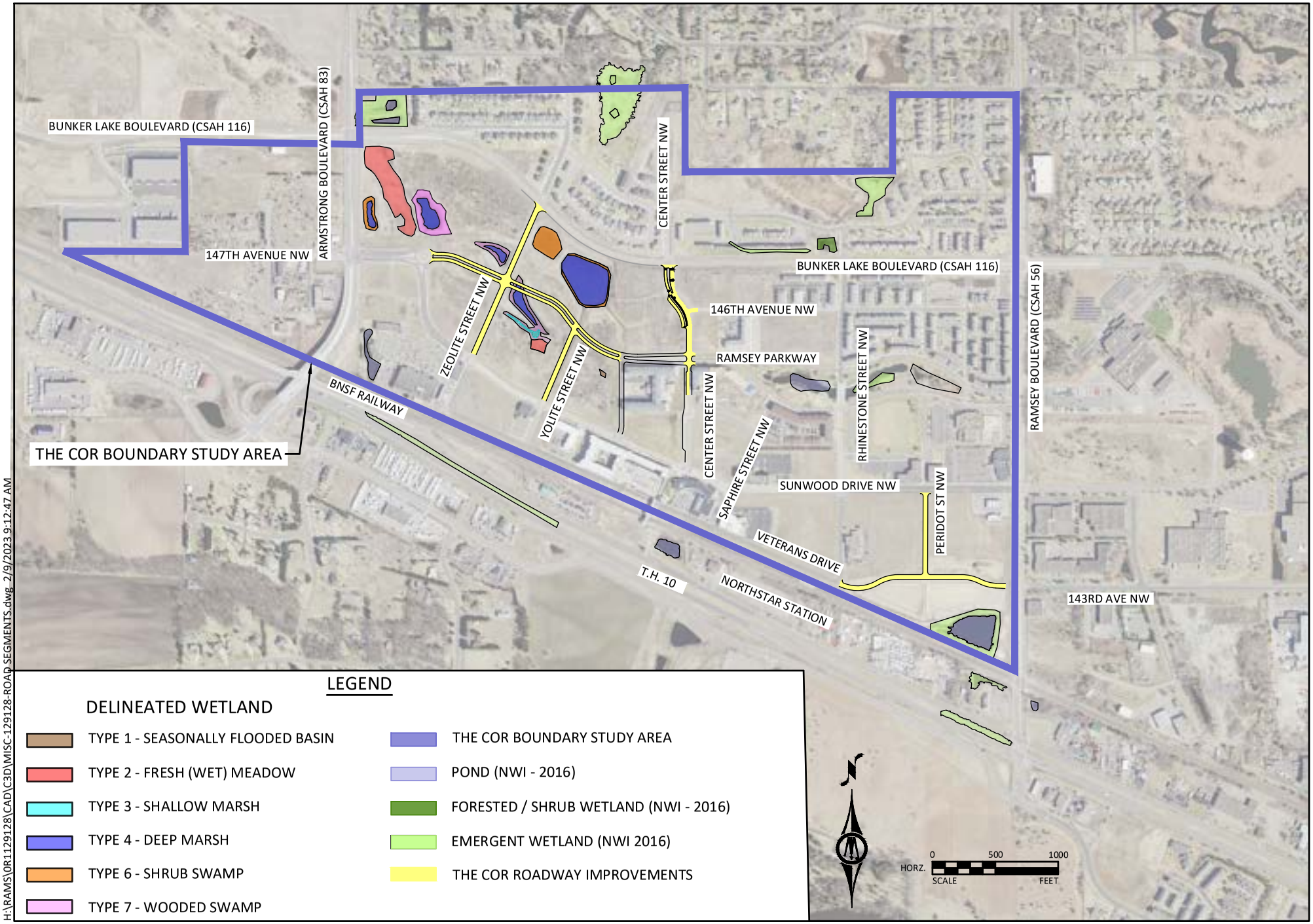
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 6 - WETLAND INVENTORY

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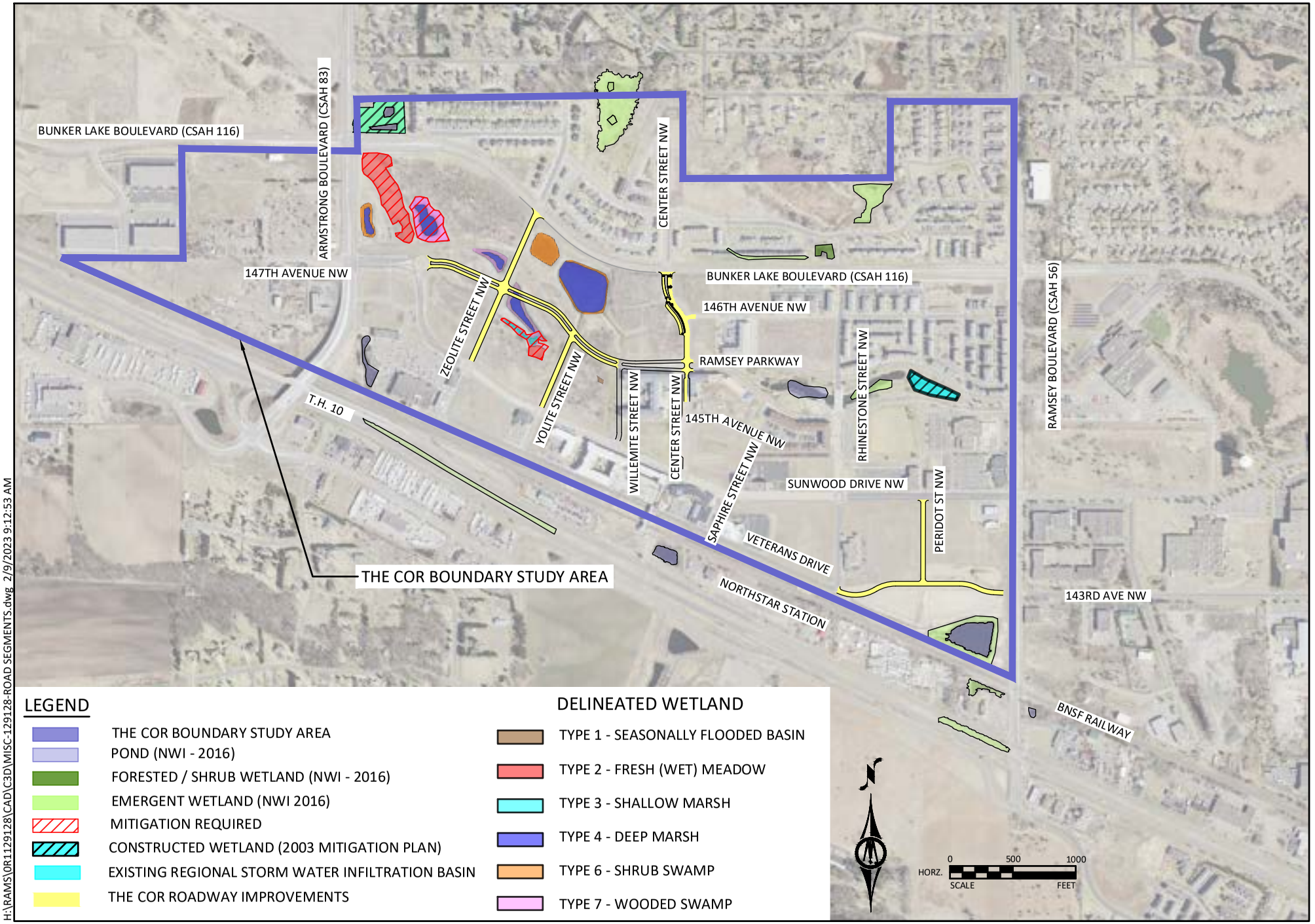
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 7 - WETLAND MITIGATION PLAN

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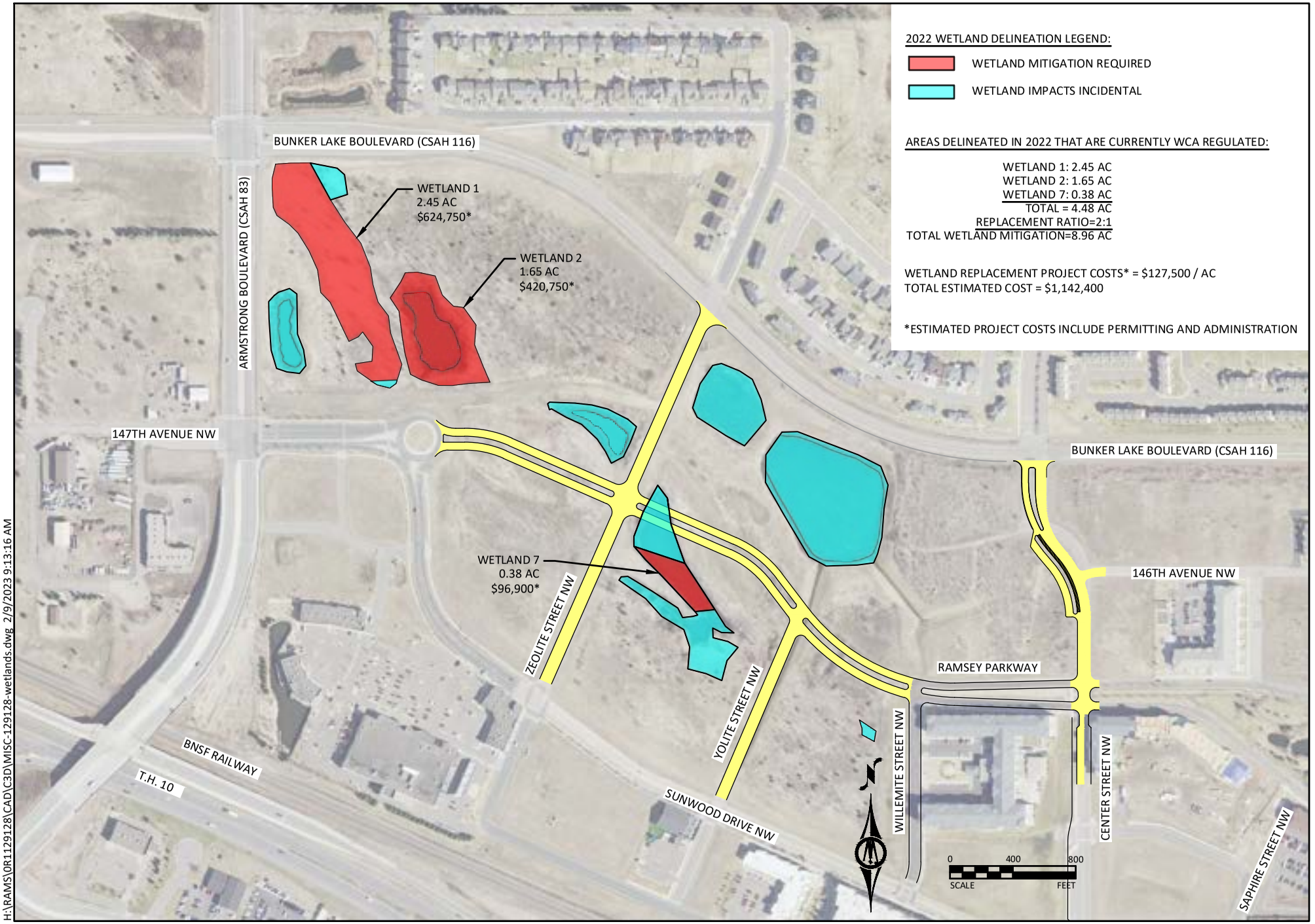
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 8 - WETLAND MITIGATION COST

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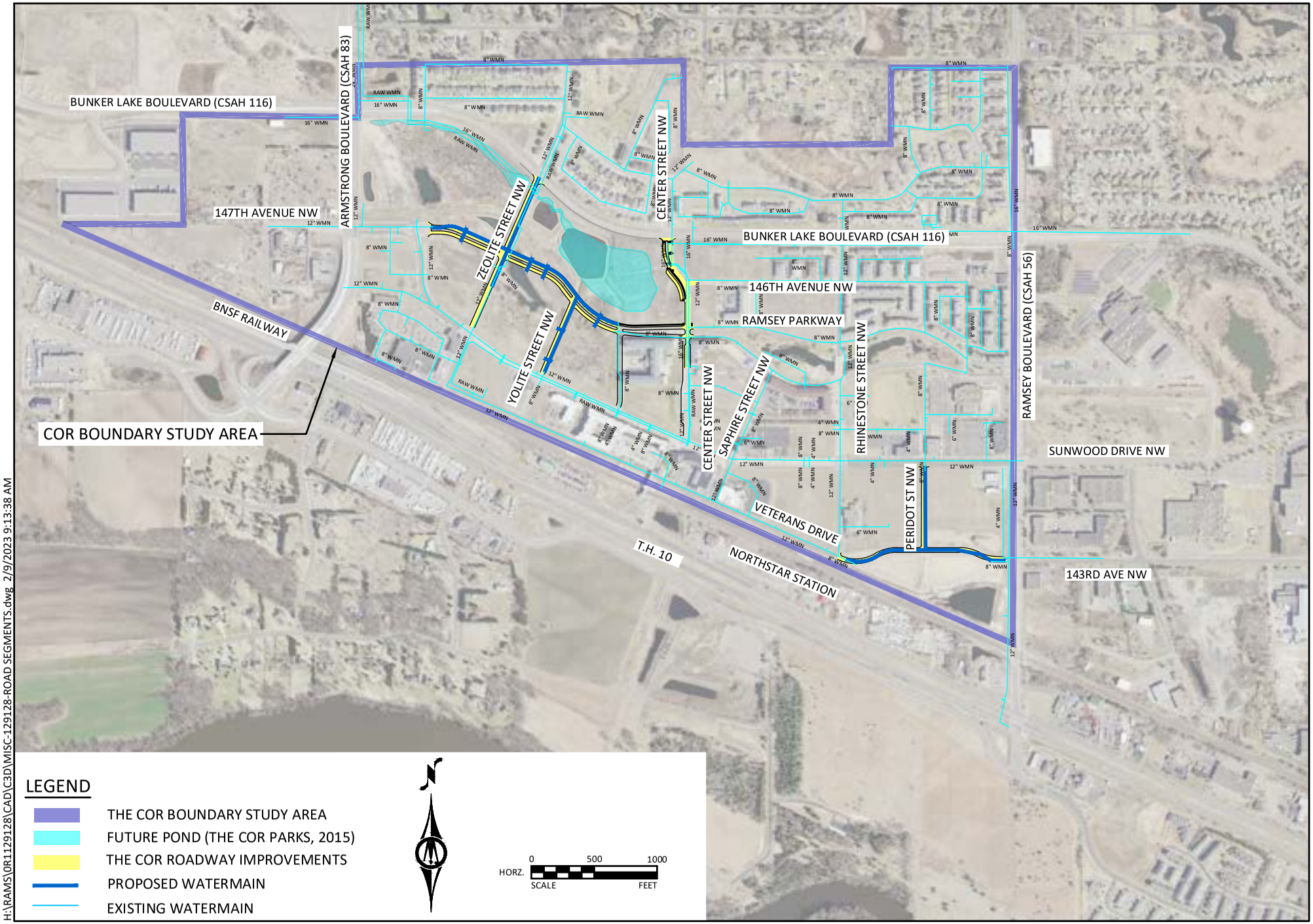
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 9 - WATERMAIN UTILITIES

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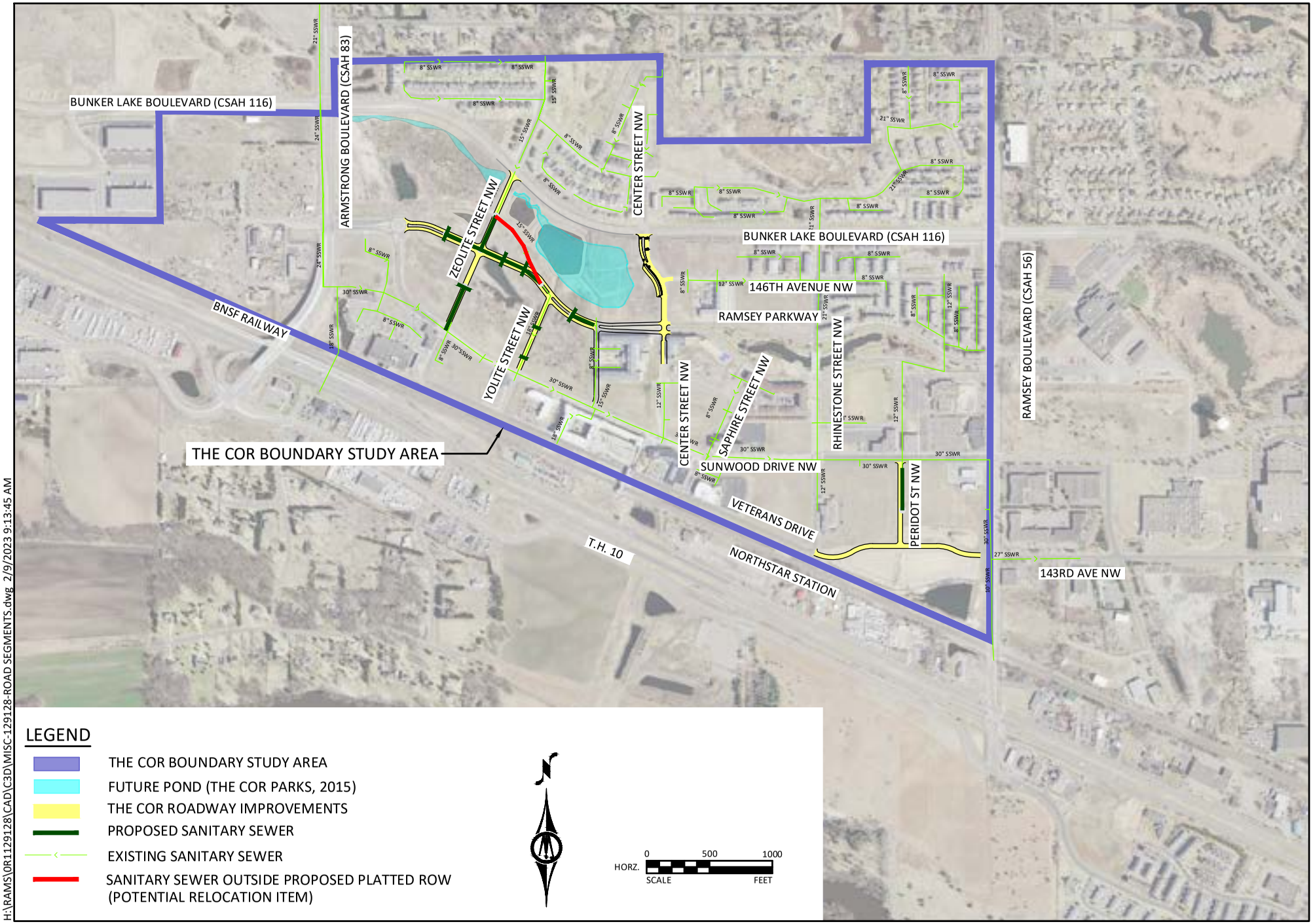
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 10 - SANITARY UTILITIES

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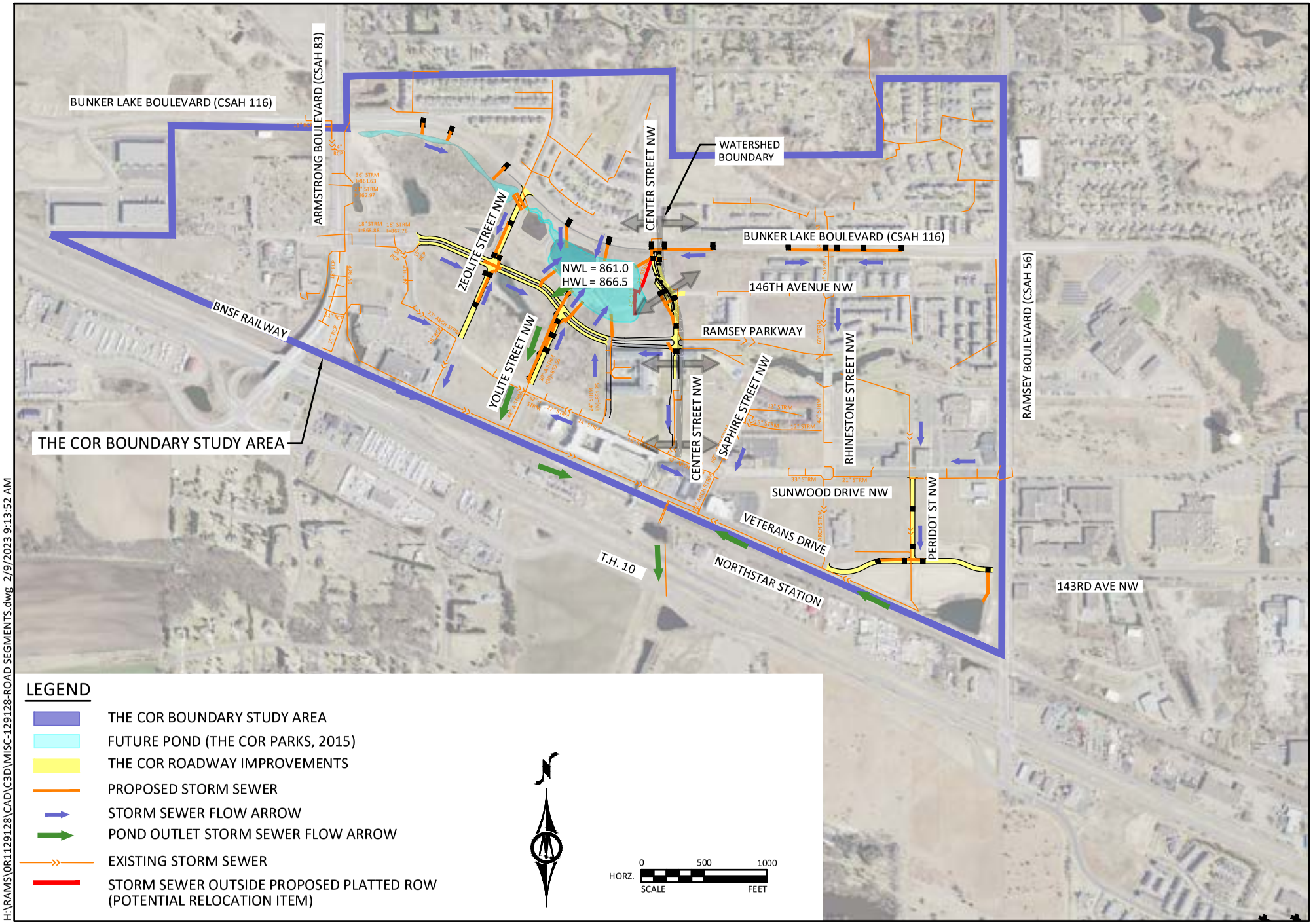
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 11 - STORM UTILITIES

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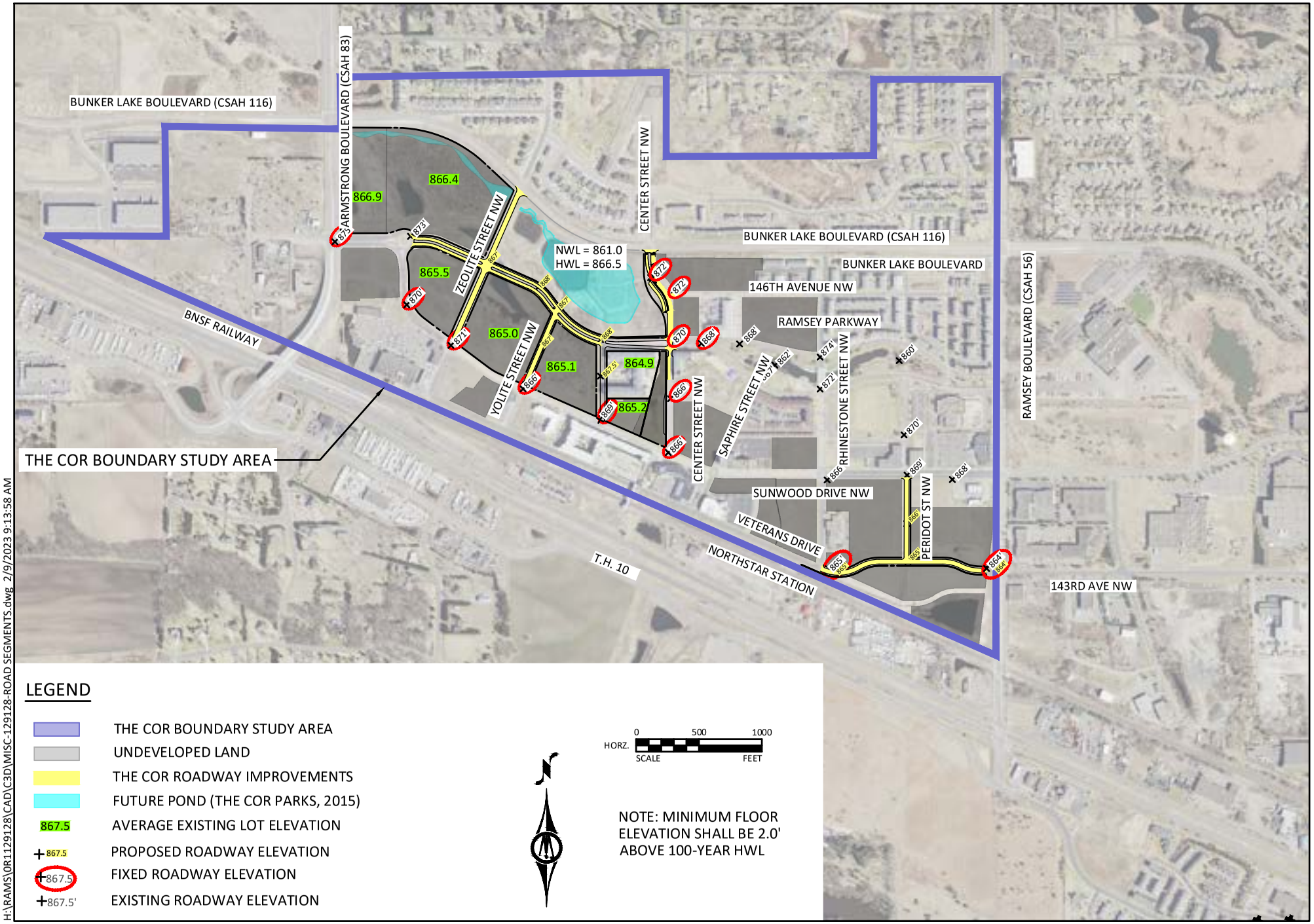
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 12 - ROADWAY GRADING PLAN

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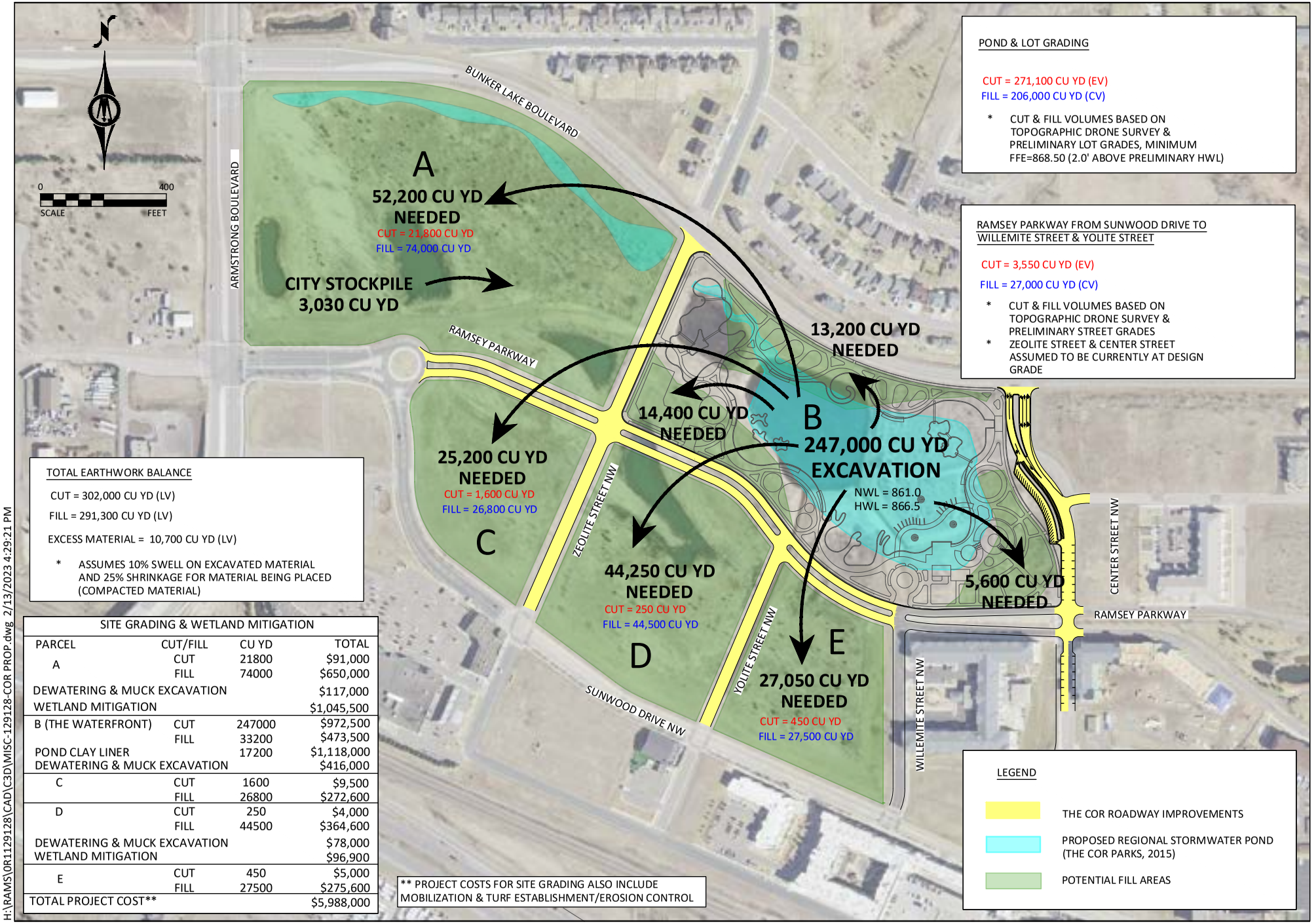
LEGEND

- 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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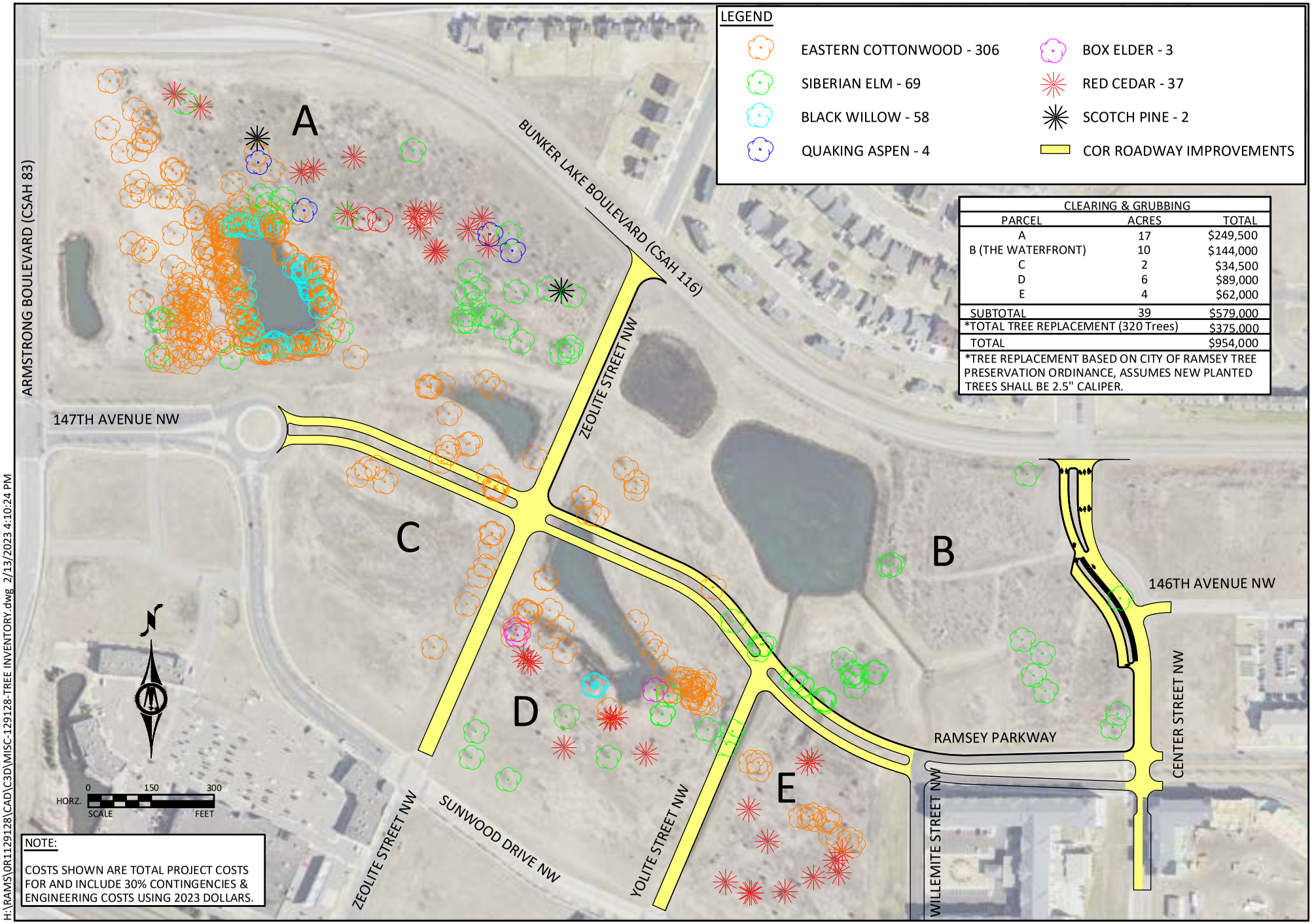
2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

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

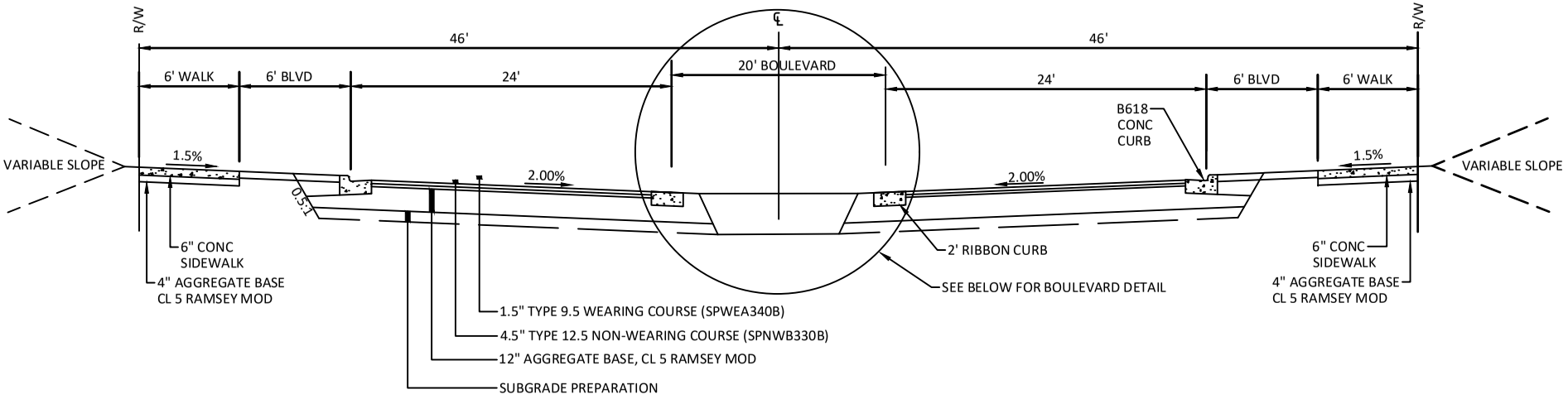
*TREE REPLACEMENT BASED ON CITY OF RAMSEY TREE PRESERVATION ORDINANCE, ASSUMES NEW PLANTED TREES SHALL BE 2.5" CALIPER.

NOTE:

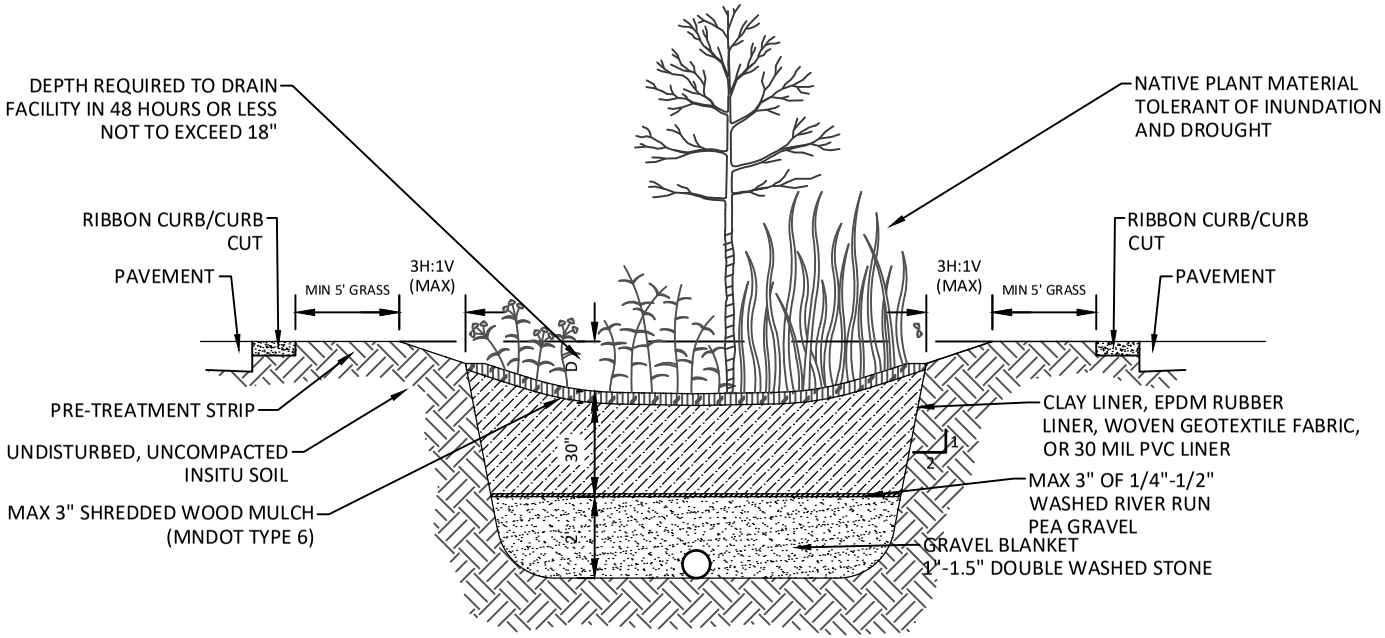
COSTS SHOWN ARE TOTAL PROJECT COSTS FOR AND INCLUDE 30% CONTINGENCIES & ENGINEERING COSTS USING 2023 DOLLARS.

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SEGMENT A / RAMSEY PARKWAY

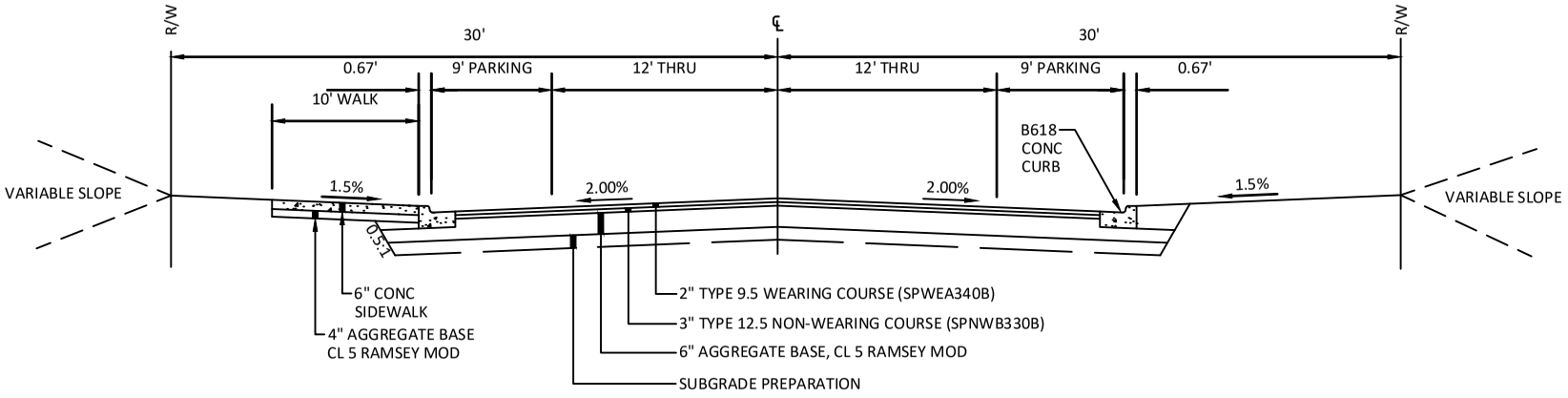


BIORETENTION FACILITY - RAMSEY PARKWAY BOULEVARD

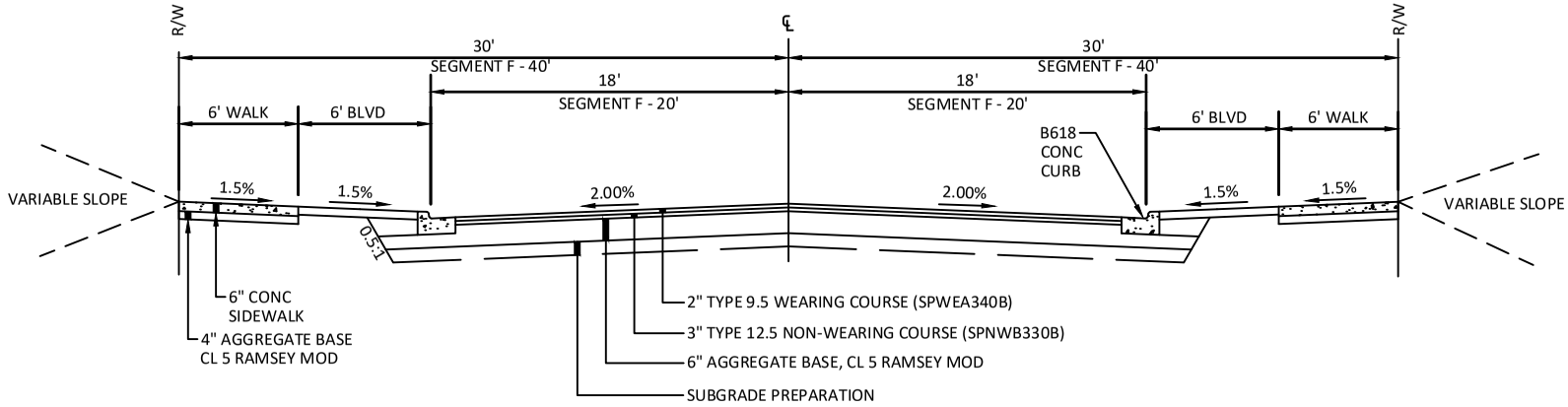


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SEGMENT B-1 / CENTER STREET

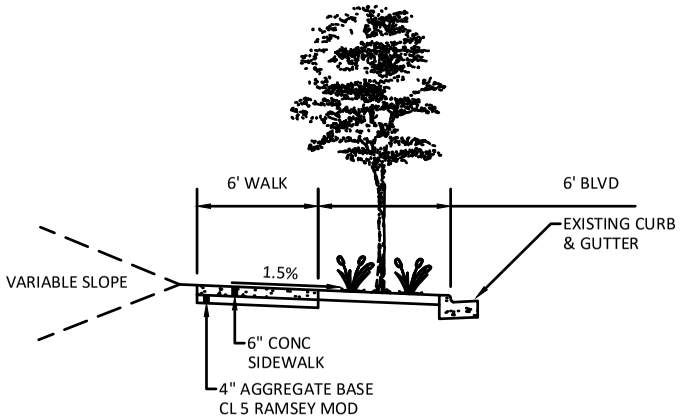


SEGMENT E, F, H, I/YOLITE STREET NW, ZEOLITE STREET NW VETERANS DRIVE, & PERIDOT STREET NW

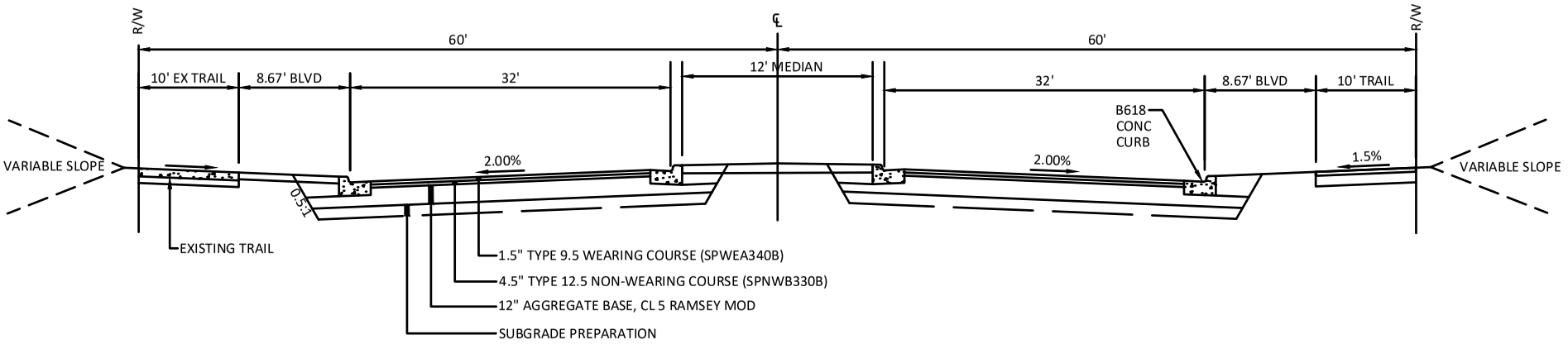


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SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



SEGMENT G / BUNKER LAKE BOULEVARD (BY ANOKA COUNTY)



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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
P: 651.389.4191 F: 651.389.4190
www.NTIgeo.com

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

1.0 INTRODUCTION 1

1.1 Site / Project Description 1

1.2 Scope of Services 1

2.0 EXPLORATION PROGRAM RESULTS 1

2.1 Exploration Scope 1

2.2 Subsurface Conditions 2

2.3 Groundwater Conditions 2

2.4 Laboratory Test Program 3

3.0 CLOSURE 3

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%

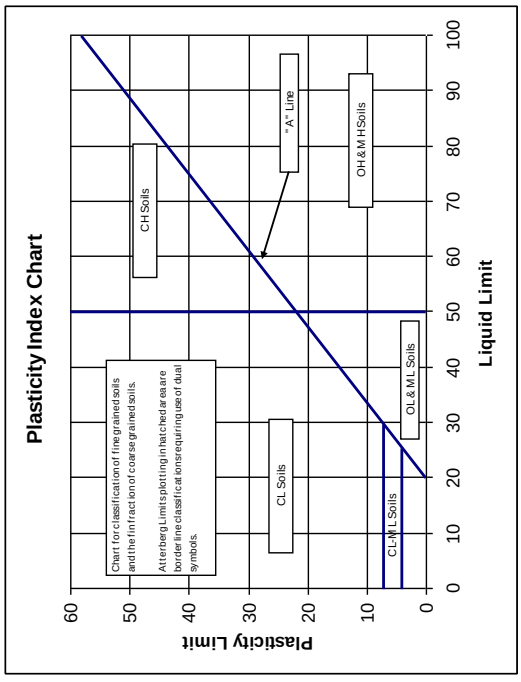
PARTICLE SIZES

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.

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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.

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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.										

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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.

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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.

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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.

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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

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Table Of Contents

PART ONE: APPLICANT INFORMATION 1
PART TWO: SITE LOCATION INFORMATION 1
PART THREE: GENERAL PROJECT/SITE INFORMATION 1
PART FOUR: AQUATIC RESOURCE IMPACT SUMMARY 2
PART FIVE: APPLICANT SIGNATURE 2
ATTACHMENT A 3
ATTACHMENT B 4

Appendix

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.

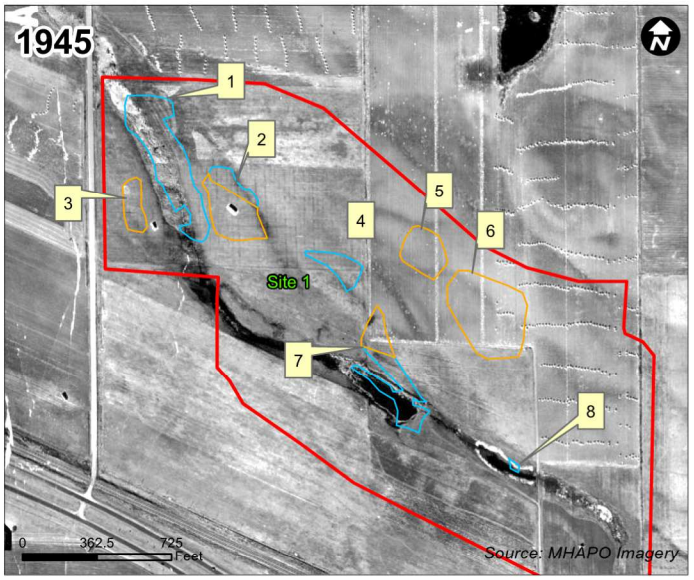
Wetlands 3, 5 and 6, and portions of Wetlands 2 and 7 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 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

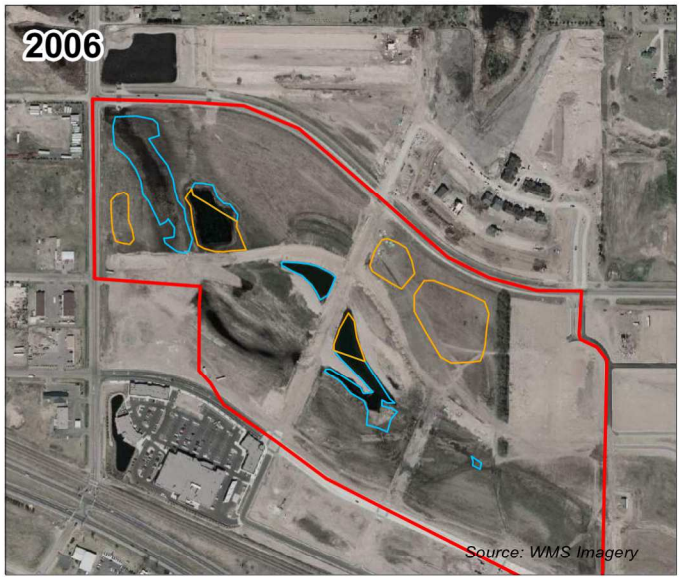
Figure 1: Historical Imagery 1945-2021

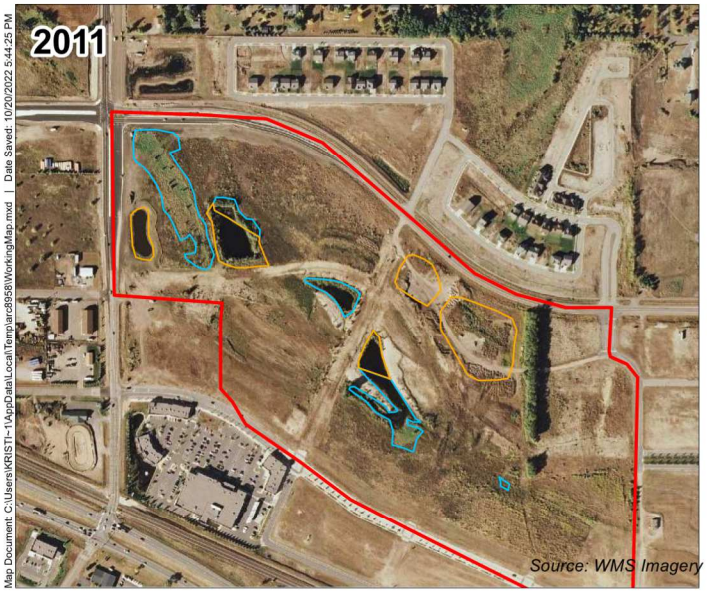
October 2022

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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

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Table of Contents

I. INTRODUCTION 1
II. WETLAND DELINEATION METHODOLOGY 1
III. BACKGROUND INFORMATION 2
IV. CLIMATE DATA 3
V. FINDINGS 4
VI. CONCLUSION 9

Tables

WETLAND SUMMARY 9

Exhibits

MONTHLY TEMPERATURE RANGE 3
ANTECEDENT PRECIPITATION CONDITIONS 3

Appendix

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.

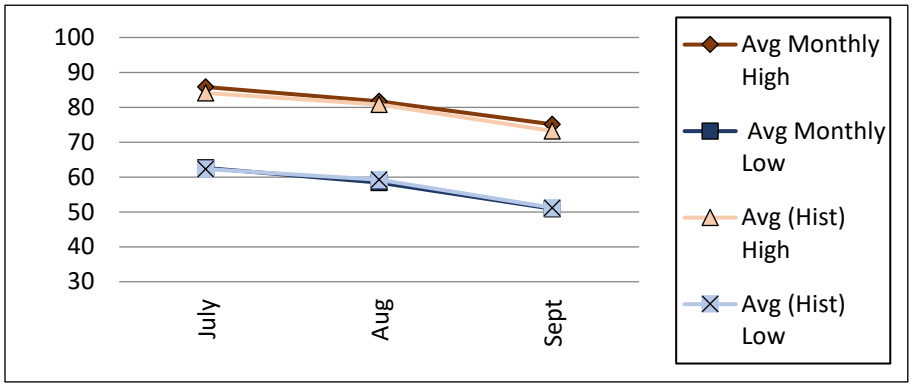
Exhibit F are the site maps showing the delineated aquatic resources.

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.

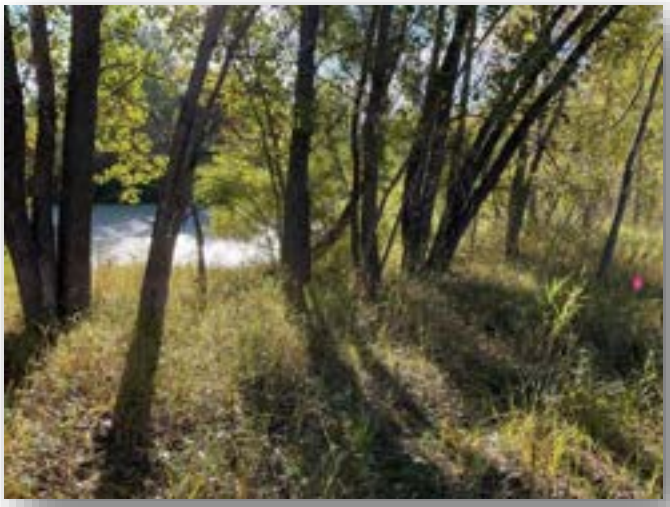
The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine forested

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

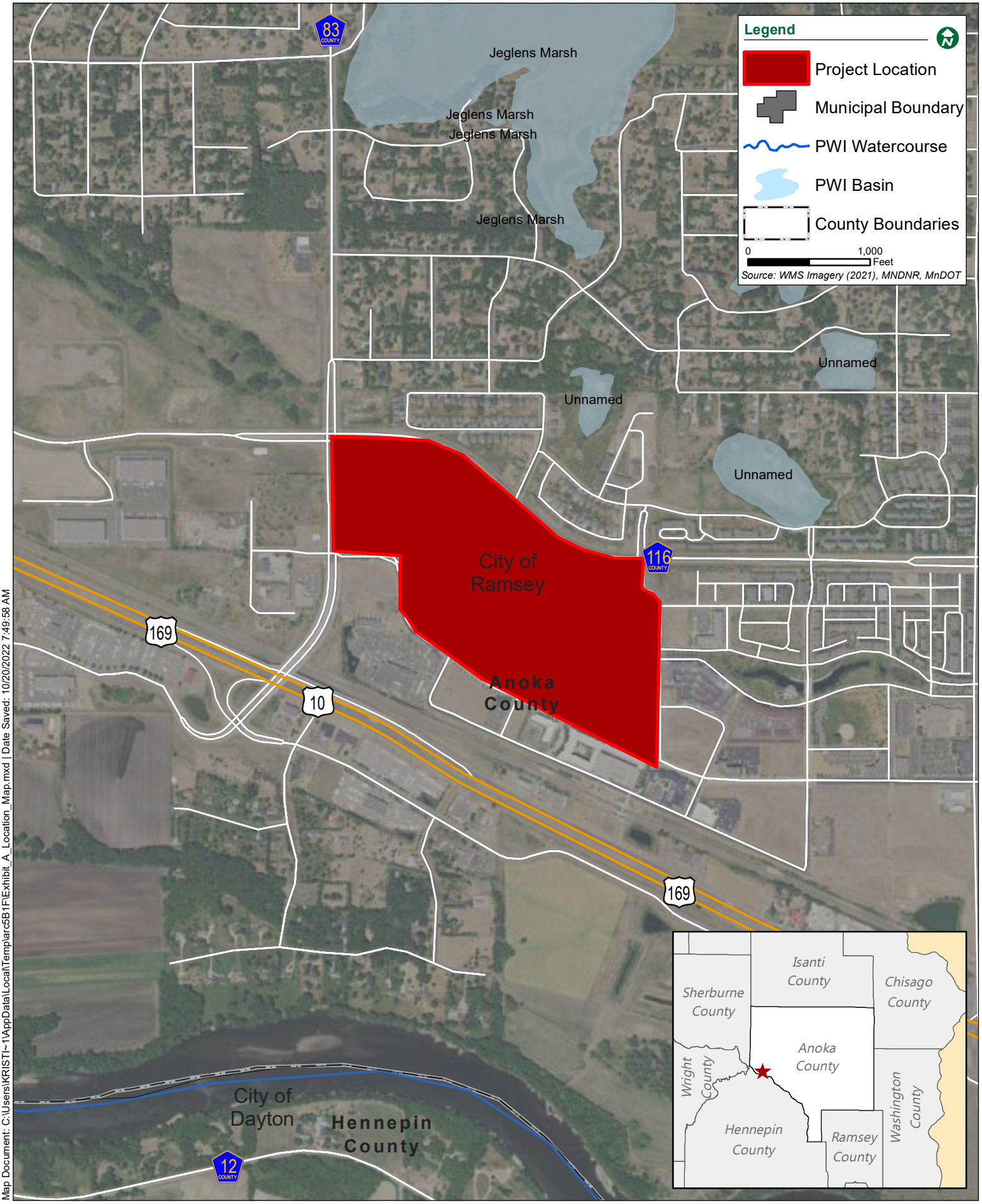
**size measured within study area.*
^wetland type within study area

Sincerely,
BOLTON & MENK, INC.



Kristina Bloomquist, PWS
Certified Wetland Delineator, No. 1340

APPENDIX



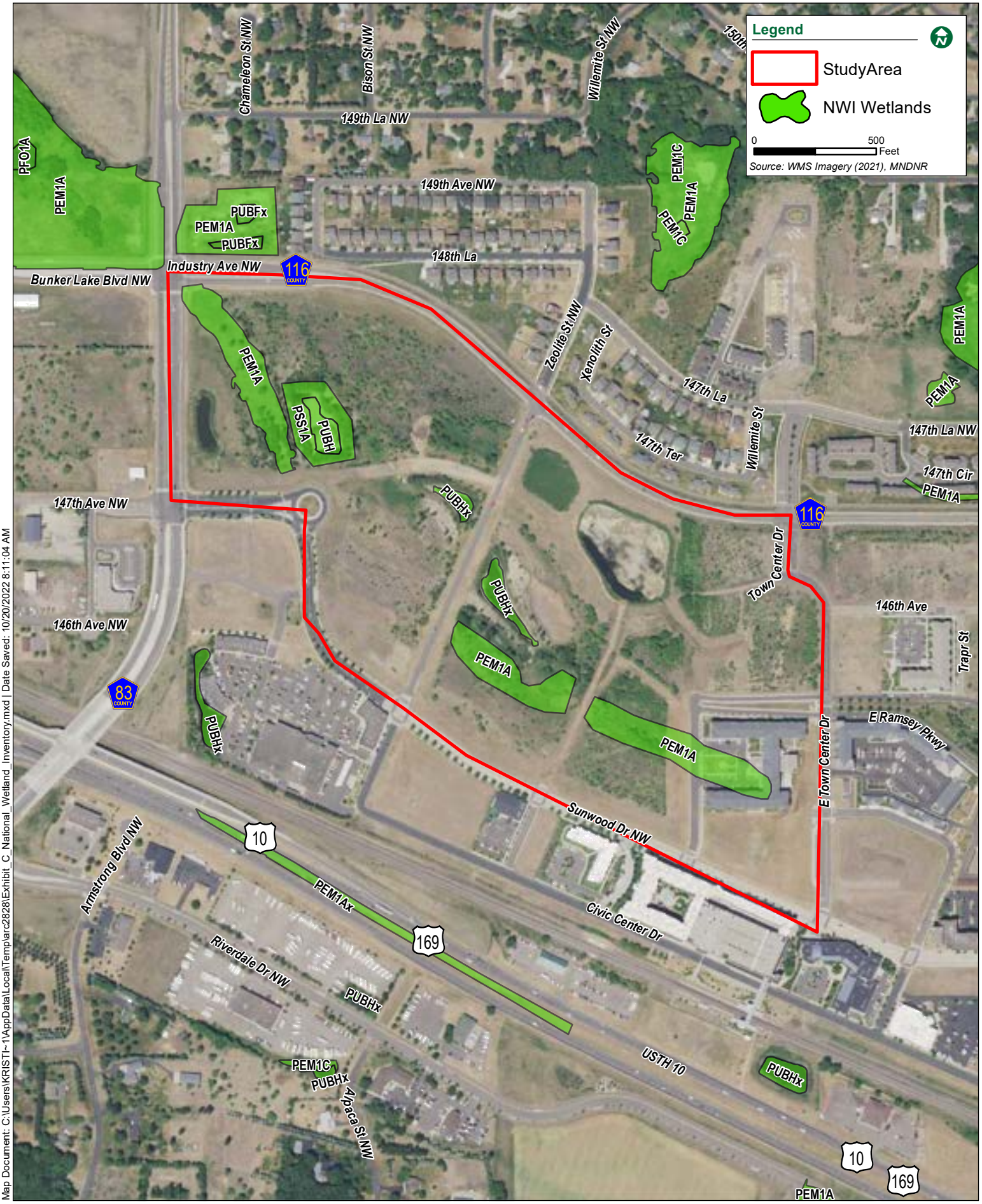
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Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc8596\Exhibit_B_2_Foot_LiDAR_Contours_.mxd | Date Saved: 10/20/2022 8:00:26 AM

Exhibit C: National Wetland Inventory

BOLTON & MENK
Real People. Real Solutions.



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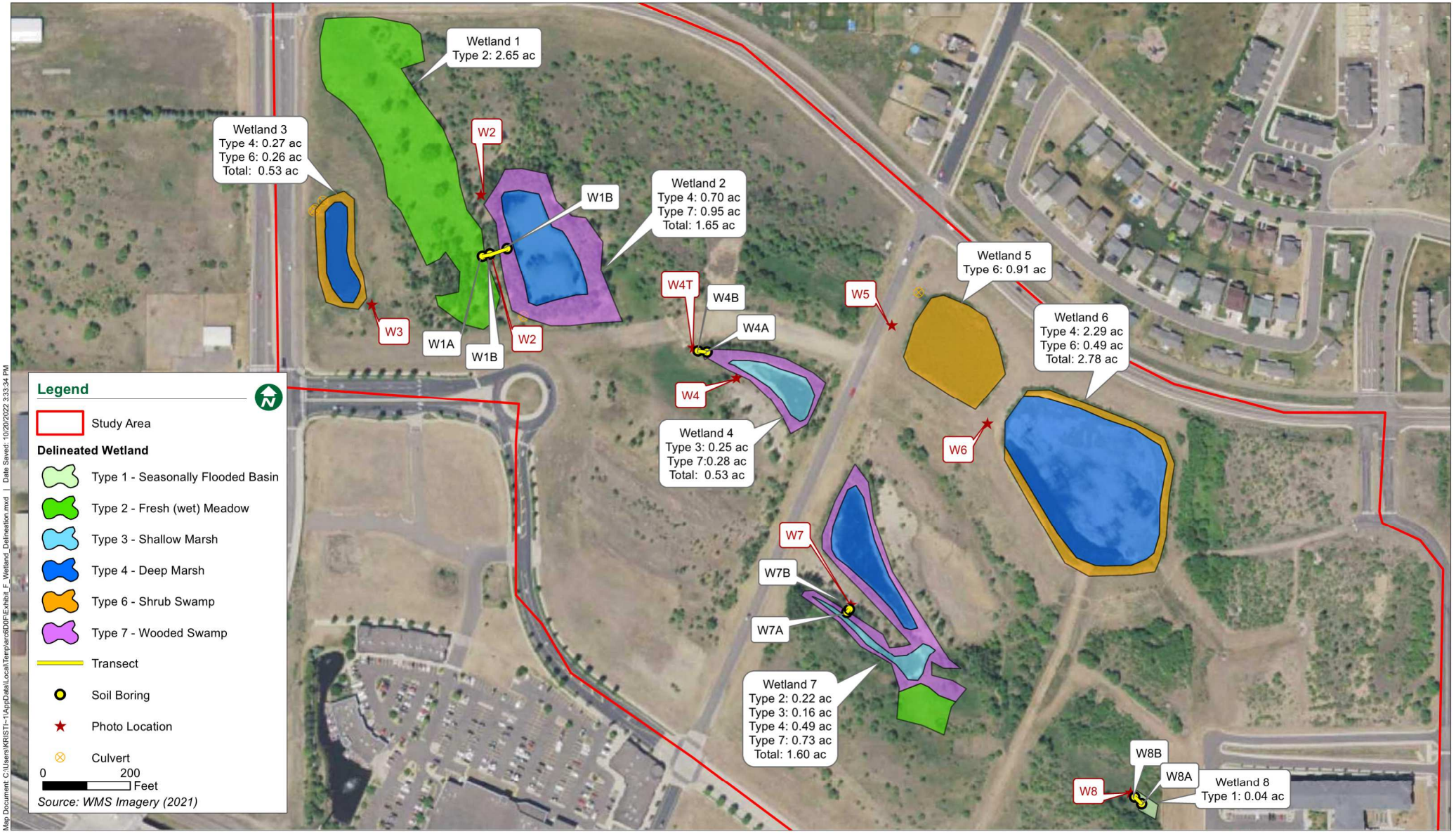


Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc978B\Exhibit_D_Public_Water_Inventory.mxd | Date Saved: 10/20/2022 8:29:27 AM



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



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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.

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 _____

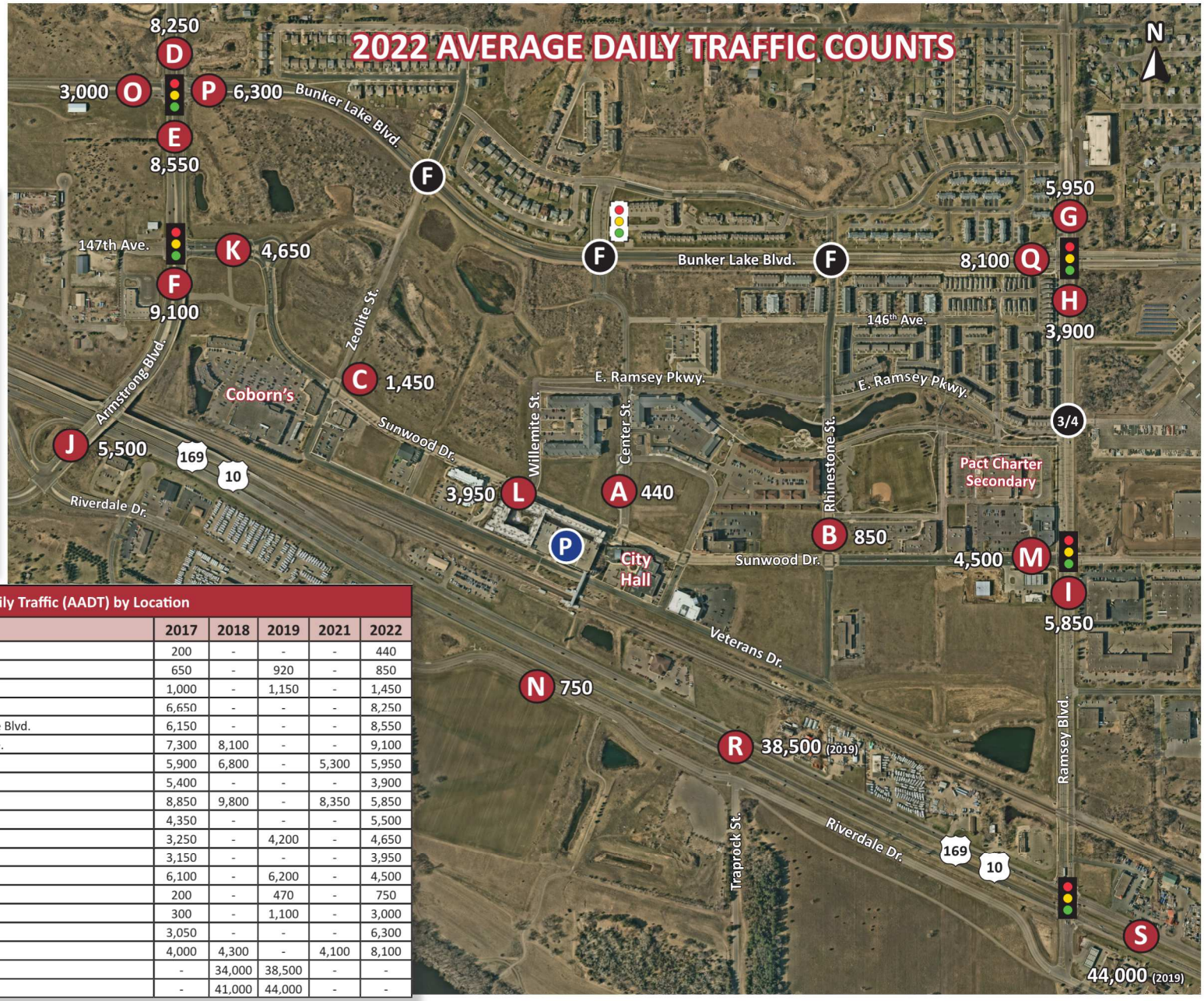
Remarks:

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

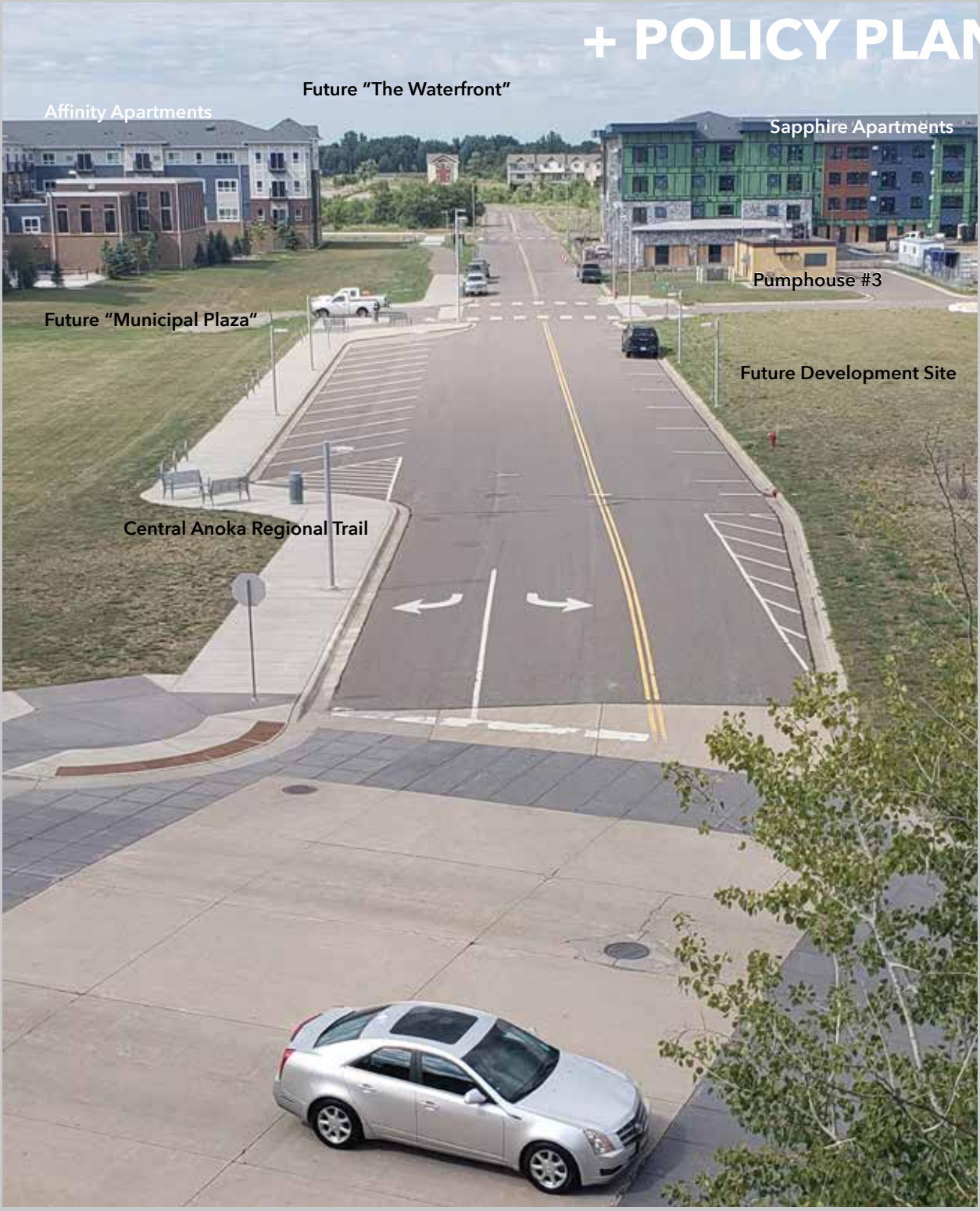


Annual Average Daily Traffic (AADT) by Location

	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

TABLE OF CONTENTS

Background + Purpose (Context/Coverage Area/Components)....3

Pump House Building (Location/Site Plan/Project Description/Design Program)....5

Rest Room + Maintenance Building (Location/Site Plan/Project Description/Design Program)....7

Pump House Plaza (Location/Site Plan/Project Description/Design Program)....9

Sapphire Apartment Frontage (Location/Site Plan/Project Description/Design Program)....18

Center Street (Location/Site Plan/Project Description/Design Program)....22

Central Anoka County Regional Trail (Location/Site Plan/Project Description/Design Program)....24

Stormwater Management System (Location/Site Plan/Project Description/Design Program)....26

Future Development Site Frontage (Location/Site Plan/Project Description/Design Program)....30

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.

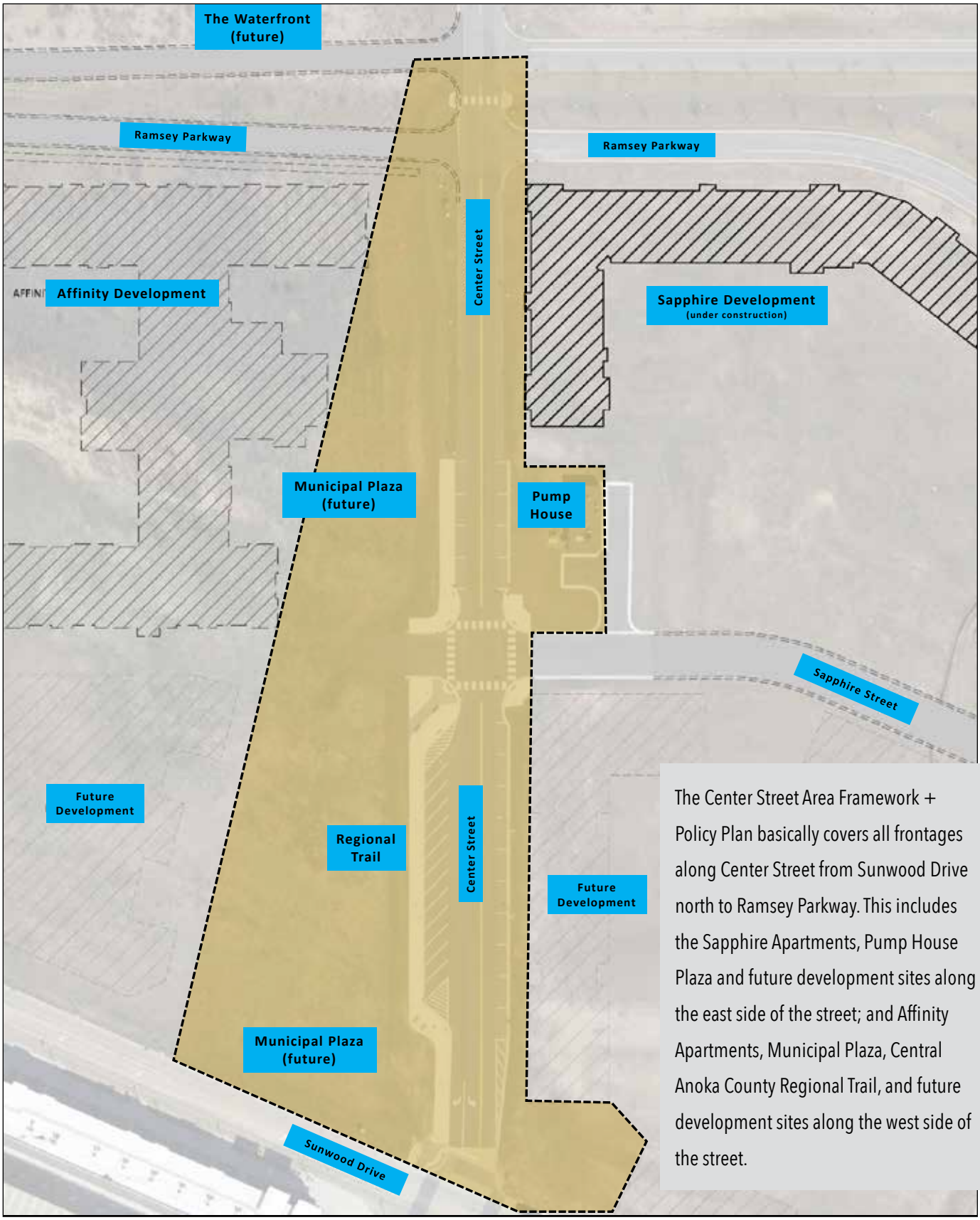


Outcomes + Deliverables

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).

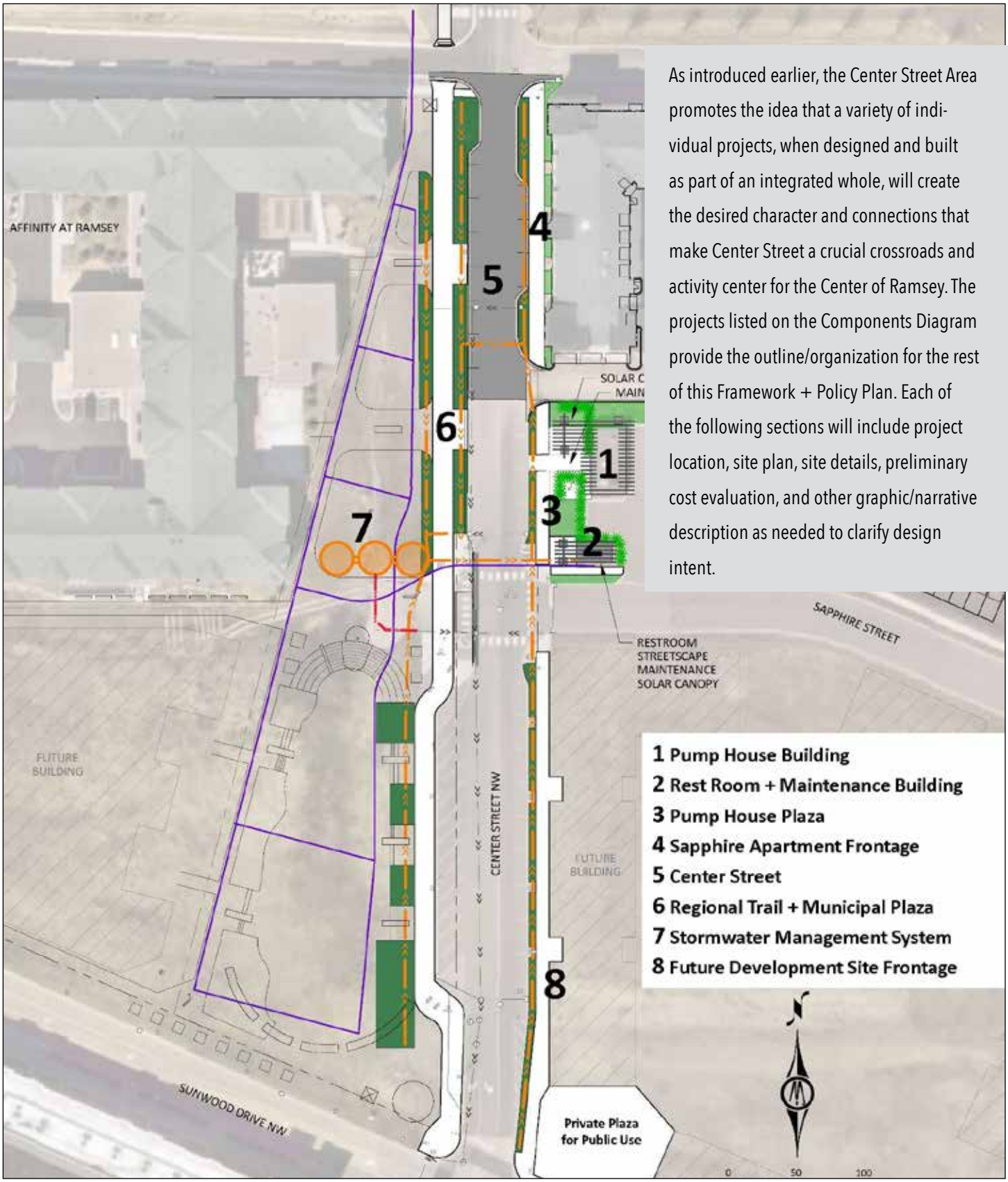
Further, the above referenced Scope of Services will develop the design for the Pump House facade and related architectural treatments, and result in a Design-build RFP that will provide City Council with the cost and contractor (upon approval) that can complete the 2020 Capital Improvement Project for Municipal Pump House #3.

Coverage Diagram



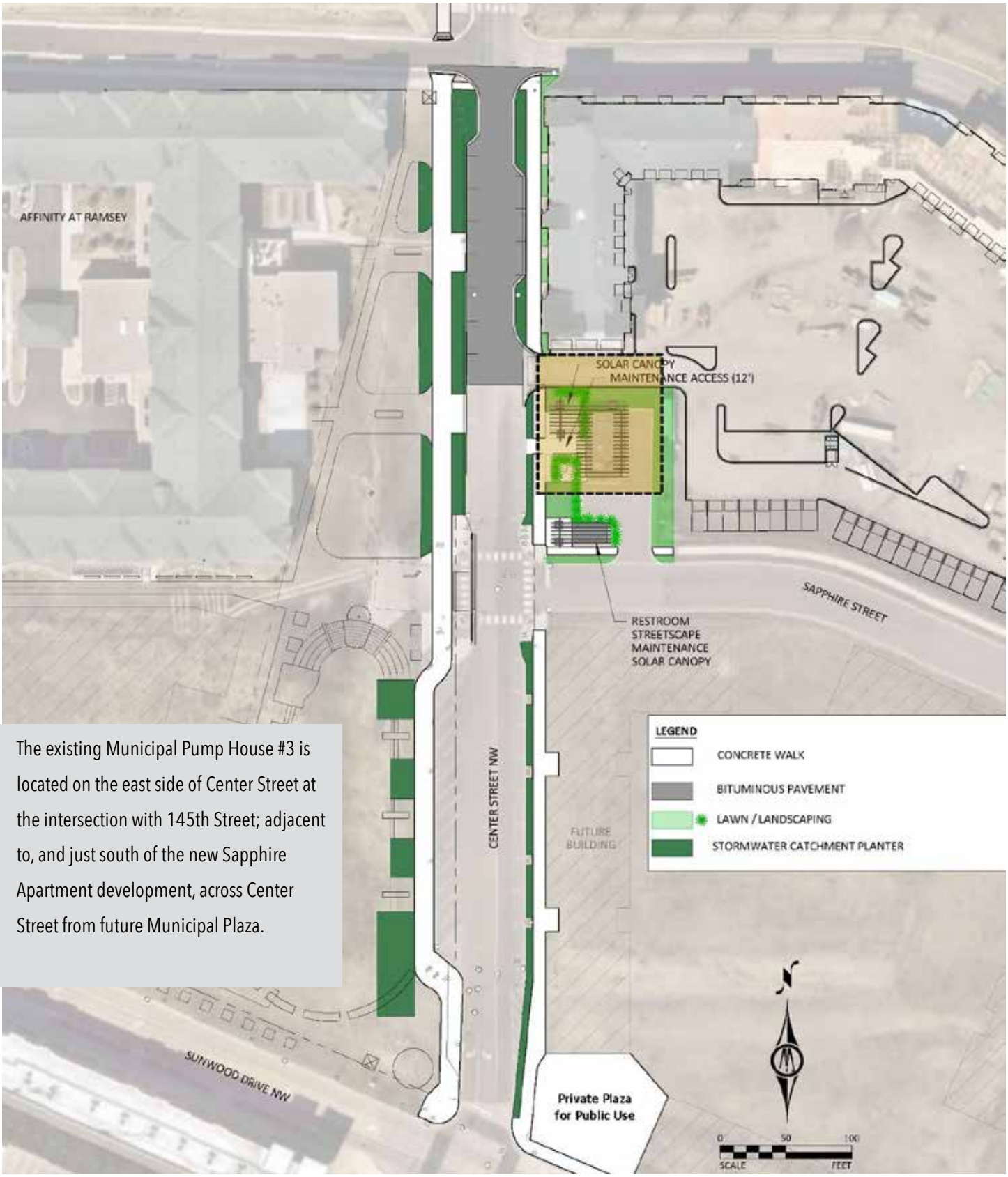
The Center Street Area Framework + Policy Plan basically covers all frontages along Center Street from Sunwood Drive north to Ramsey Parkway. This includes the Sapphire Apartments, Pump House Plaza and future development sites along the east side of the street; and Affinity Apartments, Municipal Plaza, 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.

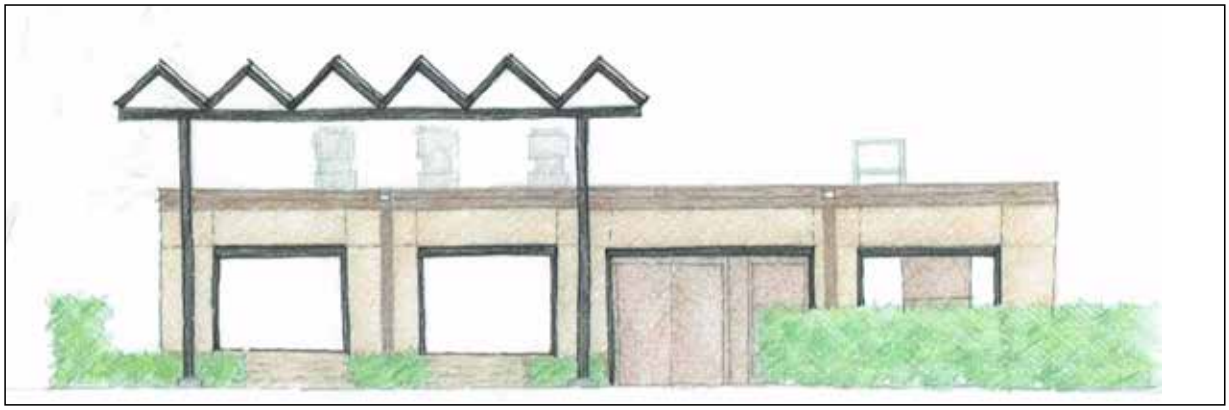
Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



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

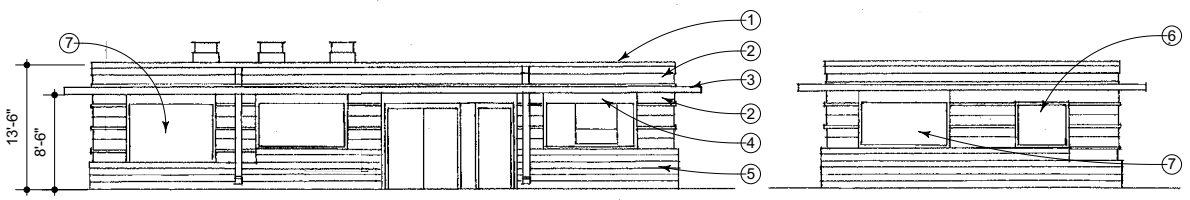


- Concept C: Limestone & brick

Based on design refinements, cost considerations, the limestone and wood siding alternative has been selected for design development.

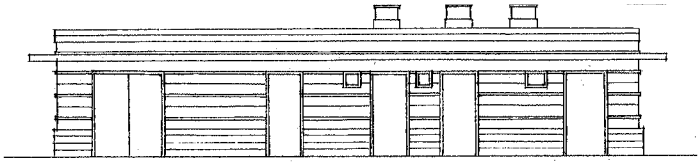
Pump House Building Project Elements

Concept C Developed Design.

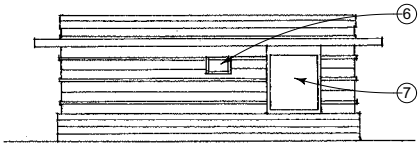


WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION



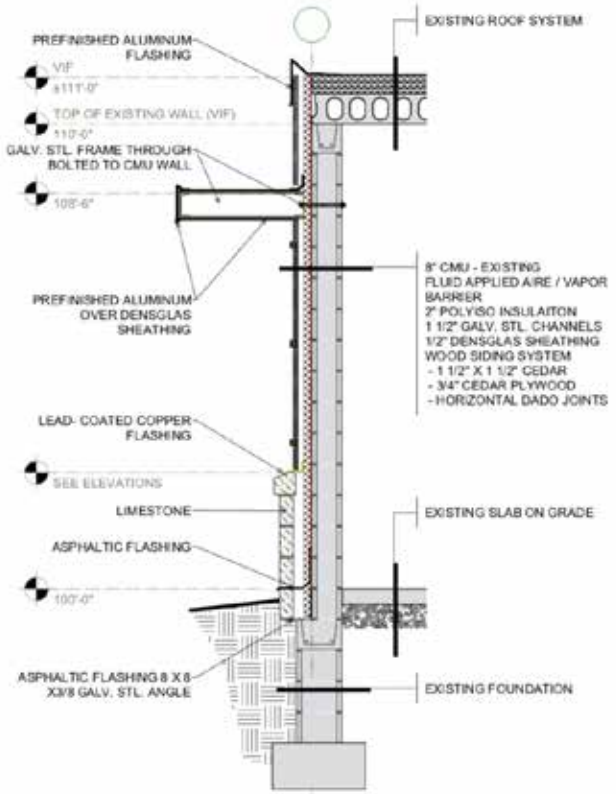
NORTH ELEVATION

BUILDING ELEVATIONS AT PUMP HOUSE- CONCEPT B.1

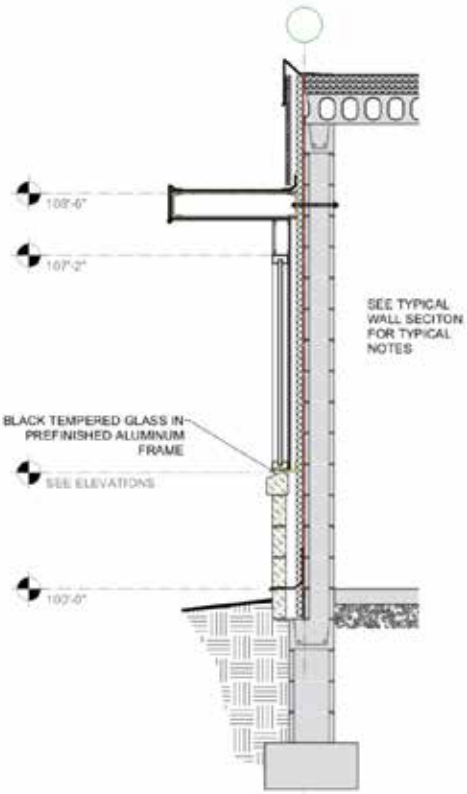
SCALE: 1/8" = 1'-0"

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

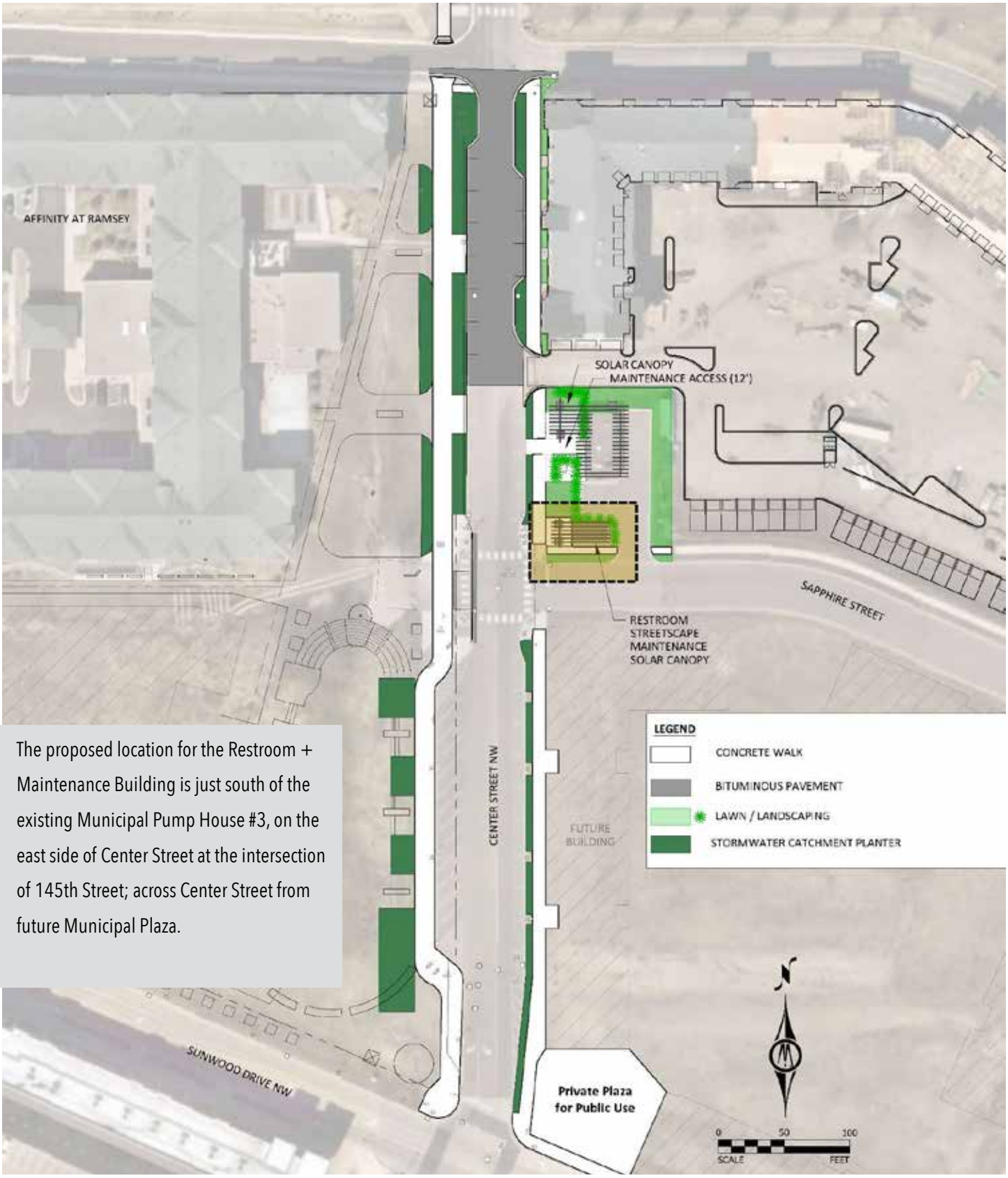


1 / A5.1 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



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.

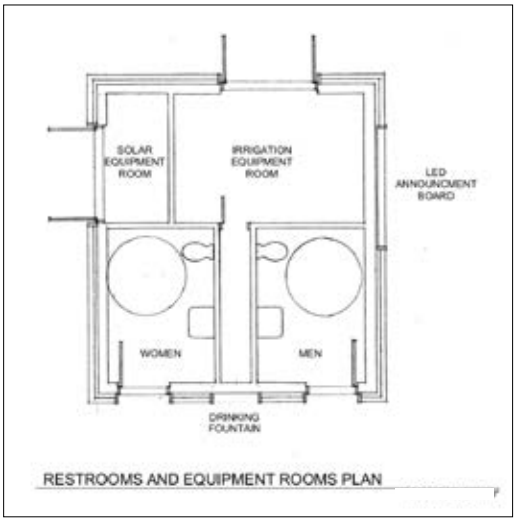


Restroom + Maintenance Bldg

PROJECT DESCRIPTION

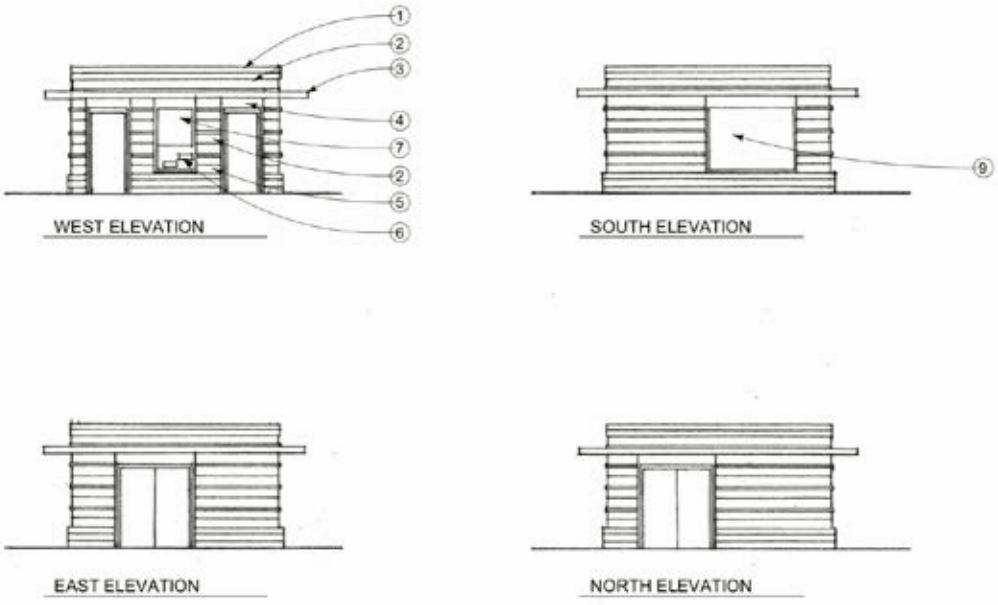
A proposed Restroom + Maintenance Building will be sided with the same materials as the adjacent Pump House #3. This building will support community activities at Center Street's Municipal Plaza. It will also house equipment for the plaza's irrigation system and for the solar array at the Pump House 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.



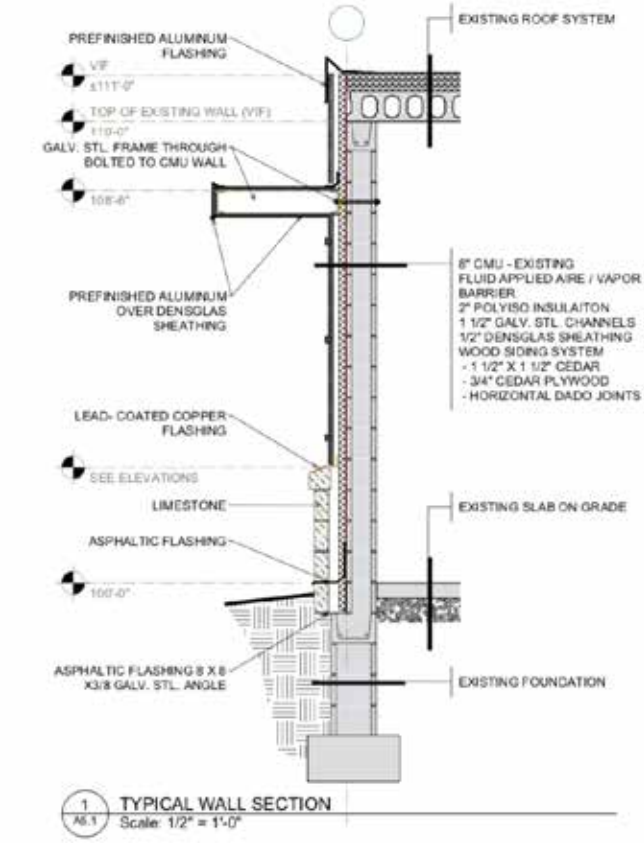
RESTROOMS AND EQUIPMENT ROOMS PLAN

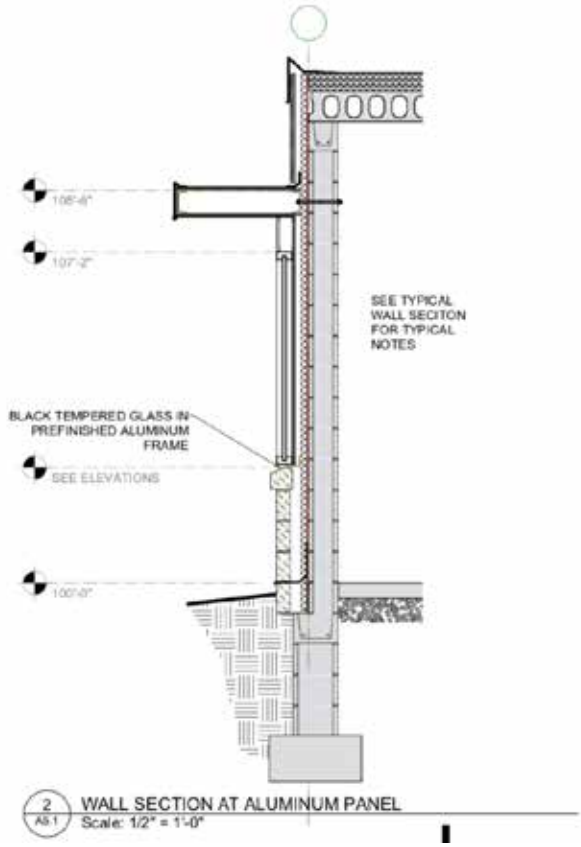
Restroom + Maintenance Bldg Project Elements



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

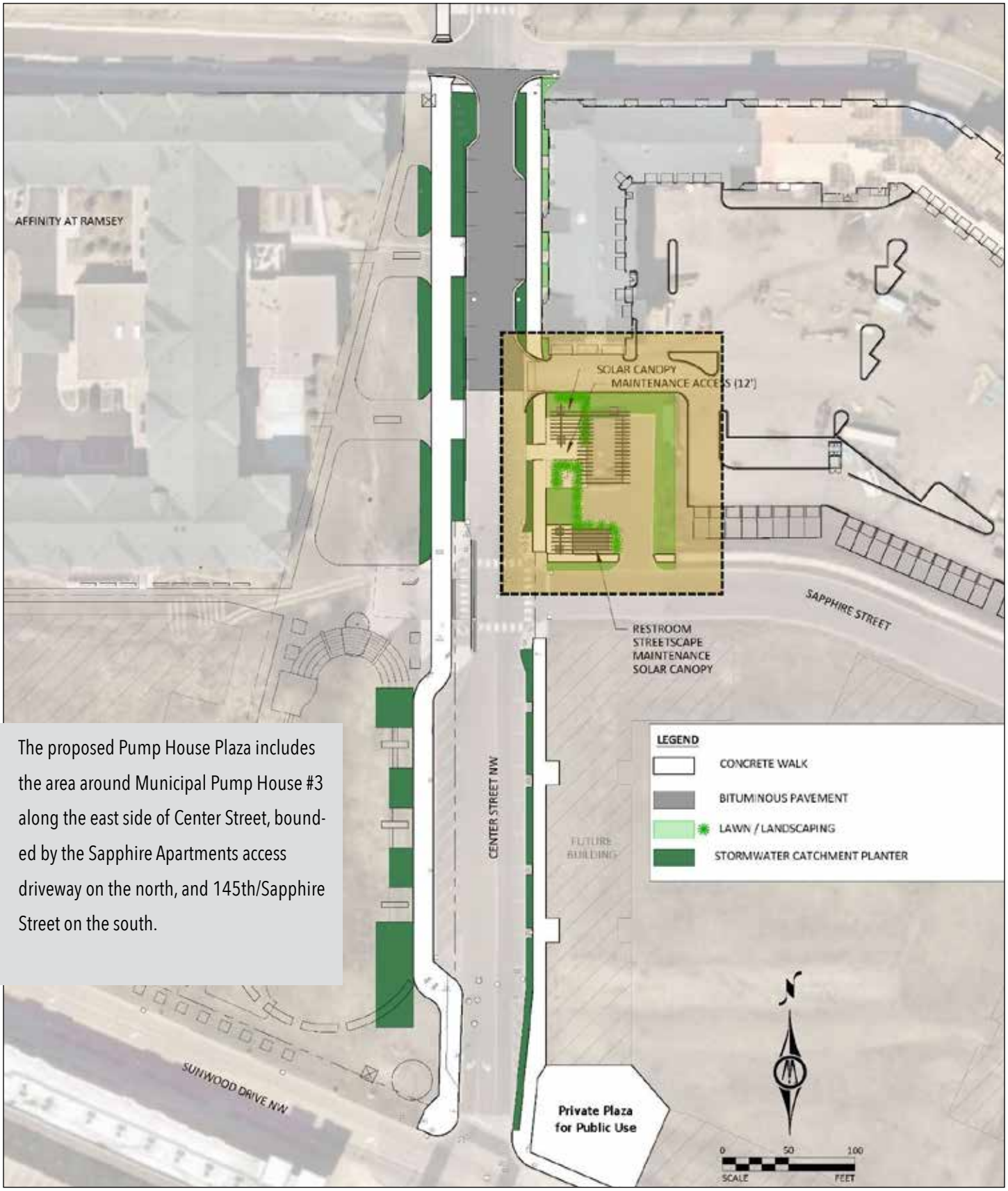




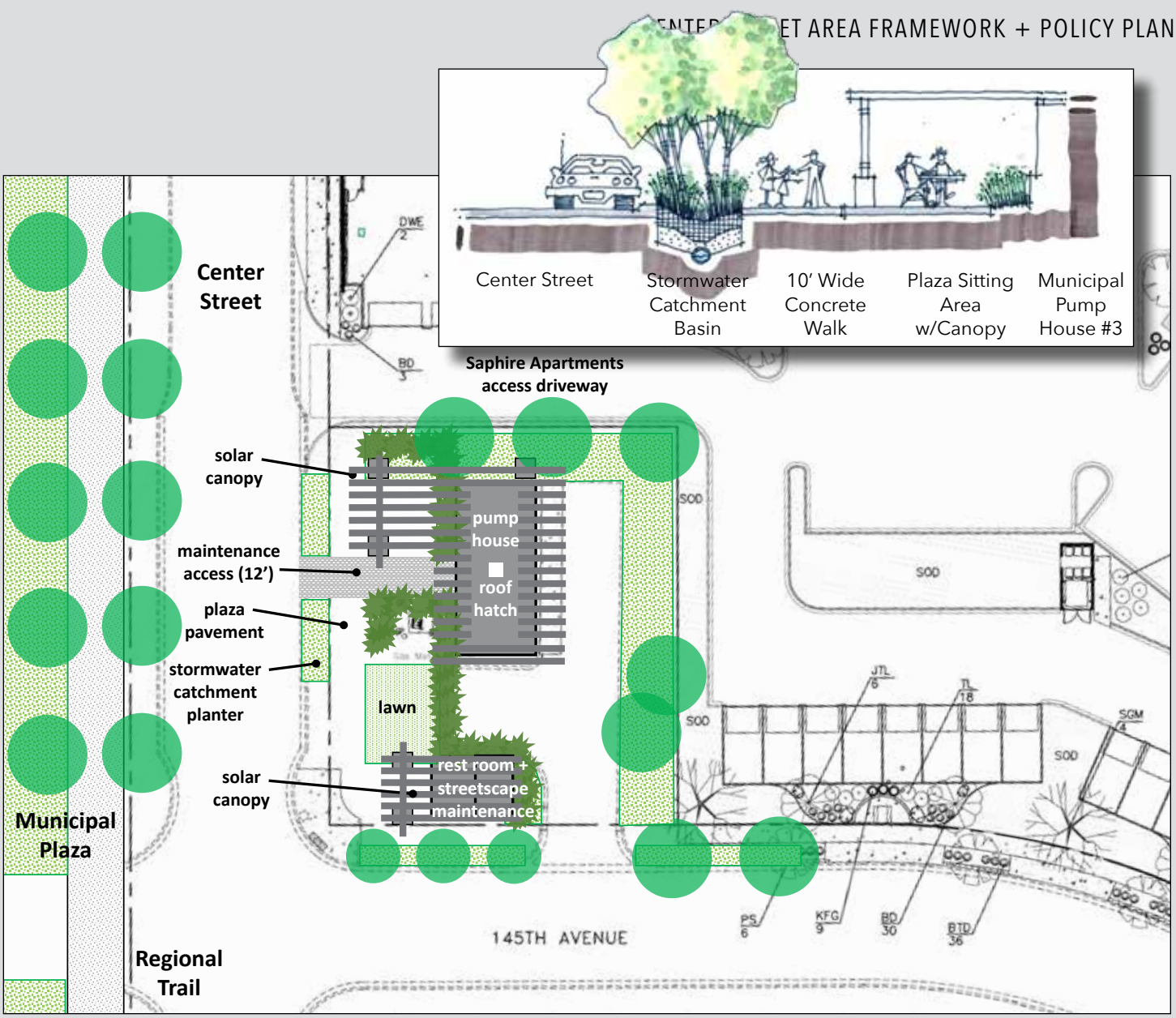


A LED Community Information Board is proposed for the Sapphire Street façade of the Restroom + Maintenance Building. This LED display panel can be used to announce events of community interest, to present the schedule for Municipal Plaza activities, display digital art, etc.(These images shows the capabilities 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.

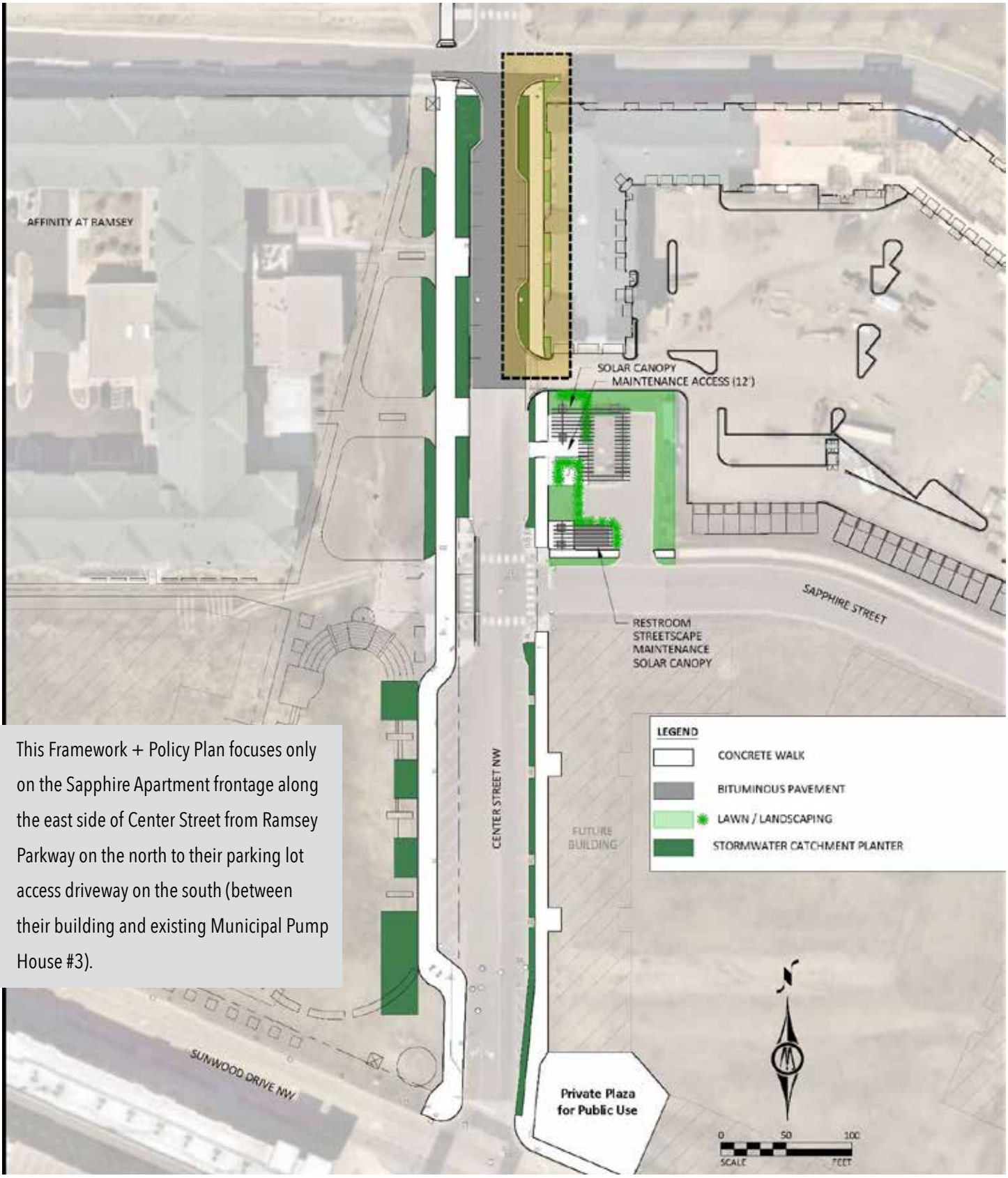
Landscape



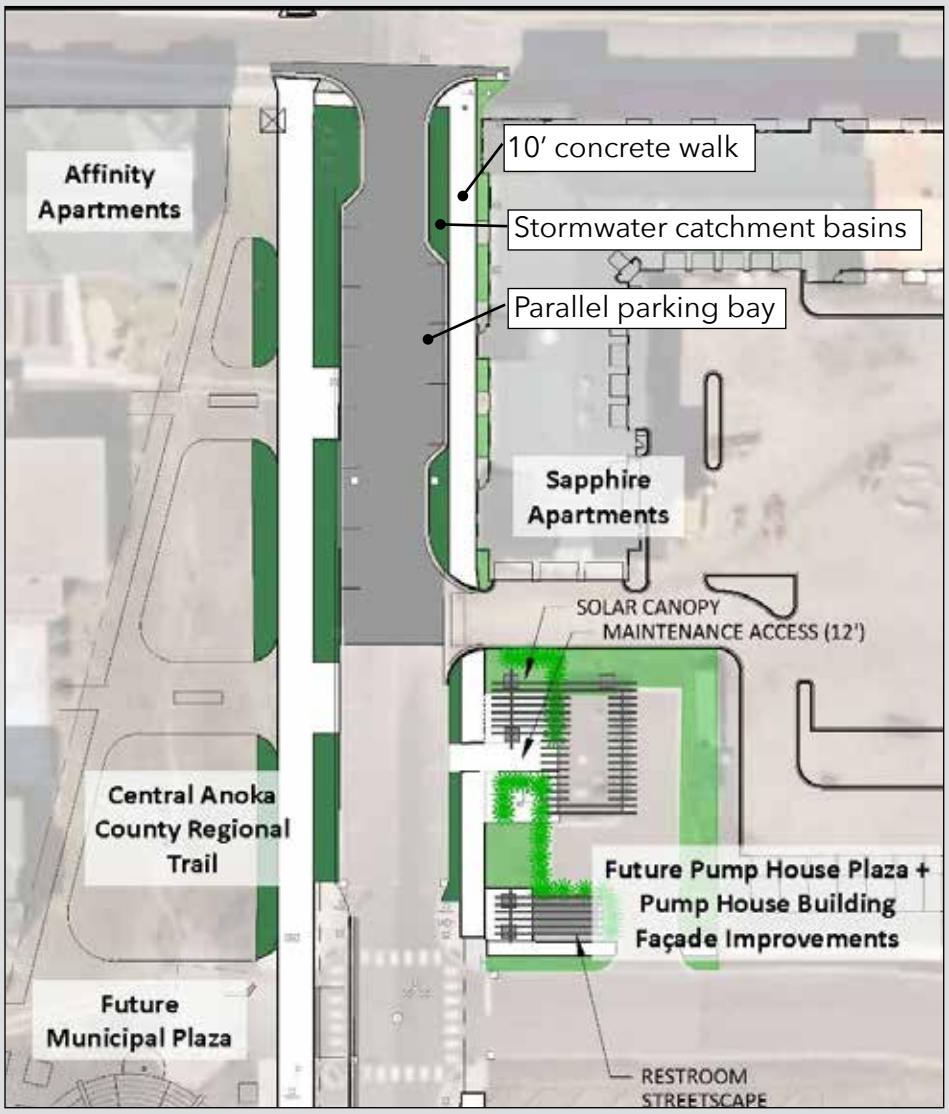



Landscape elements should reflect, or compliment, existing streetscape plantings, and further promote a consistent COR District identity and character; a simple landscape palette provides shade, seasonal color, screening (parking areas/utility boxes), and softens building elevations.

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

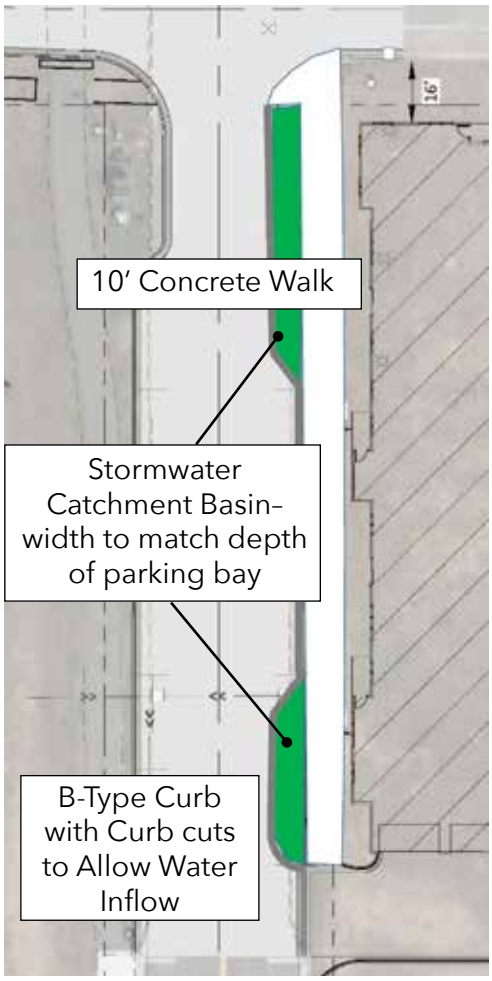
PROJECT DESCRIPTION

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.

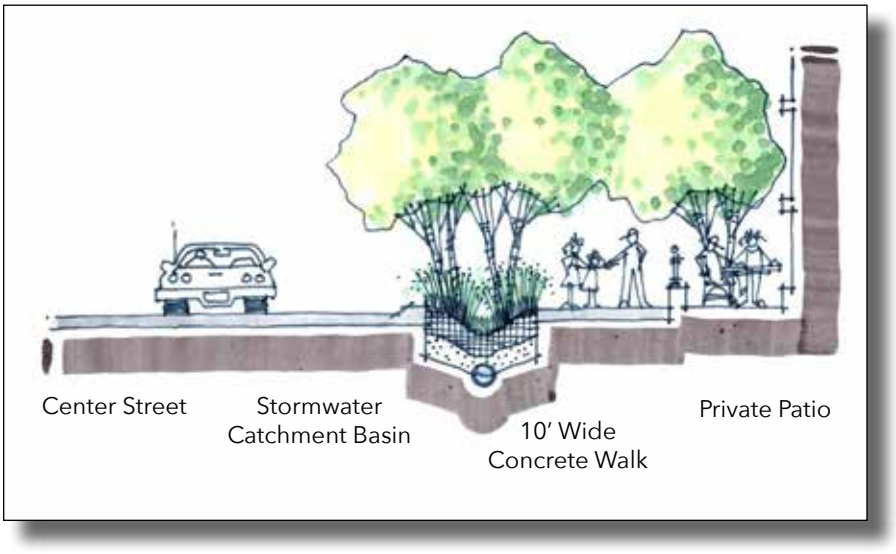
The Sapphire Apartment Frontage will be the first segment of public (pedestrian) realm to be completed, and as such plays an important role in establishing these elements as the benchmark for future projects along the east side of Center Street. A gracious walkway width (10'), connected stormwater basins, 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



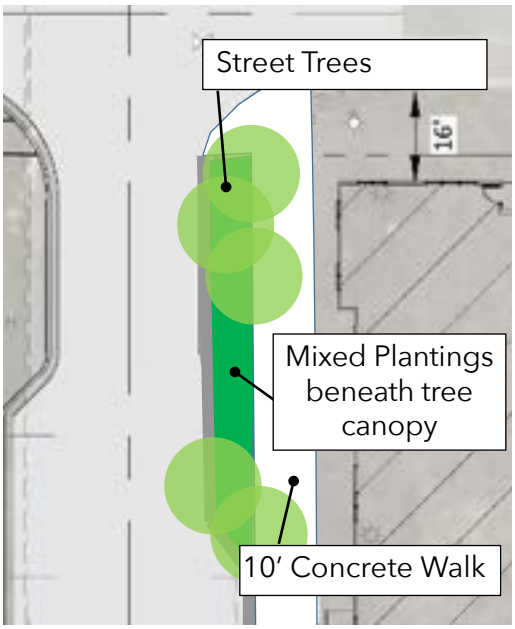
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





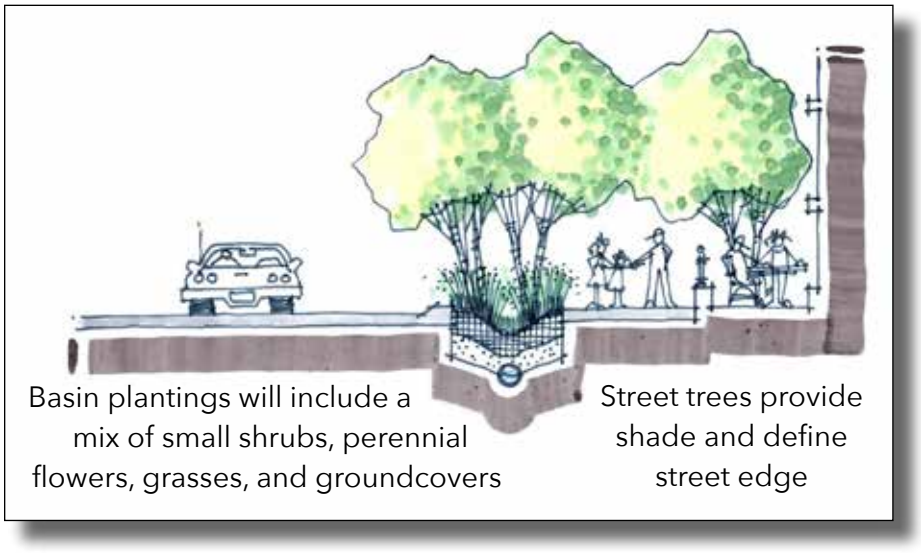


Sapphire Apartment Frontage Project Elements

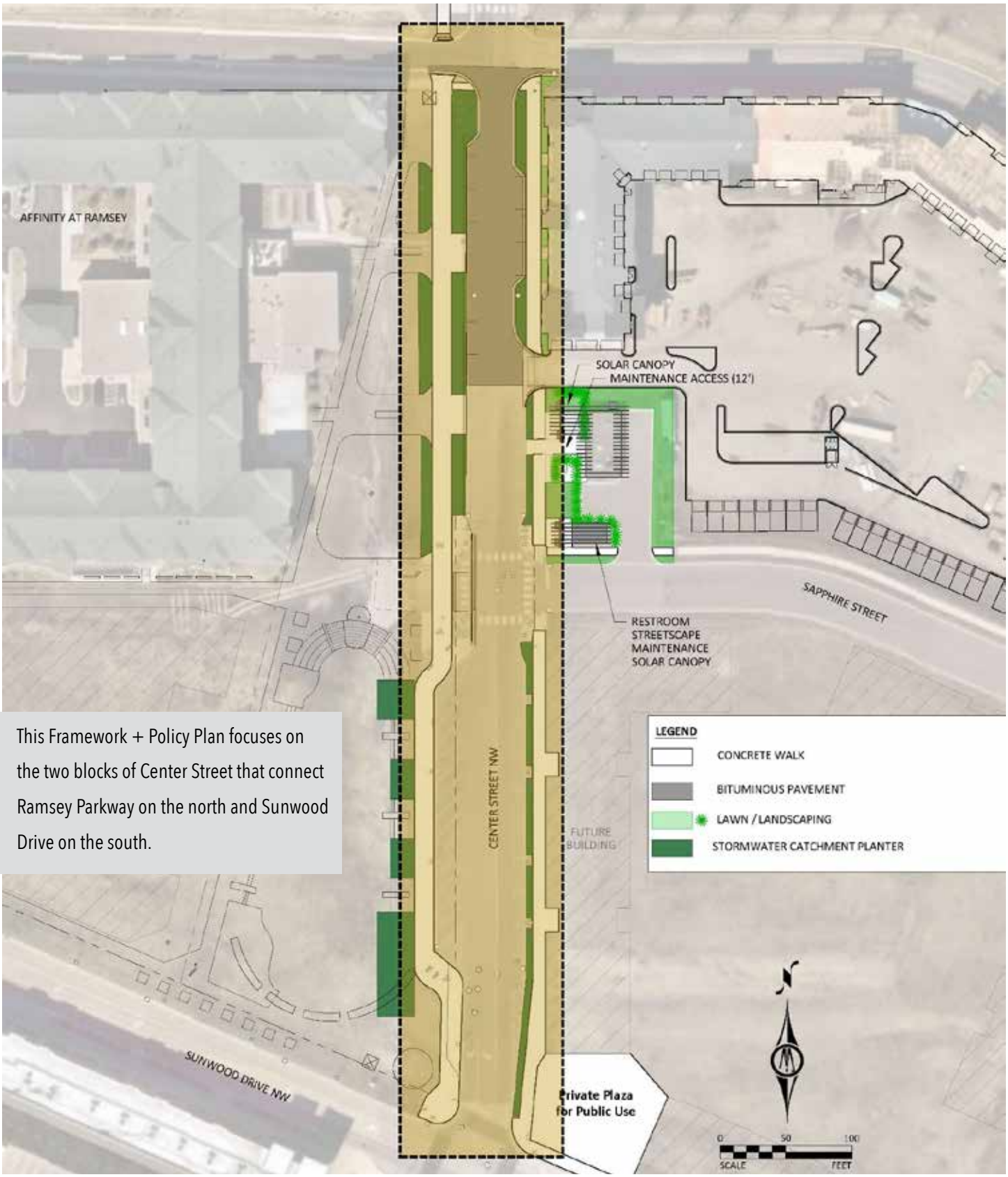




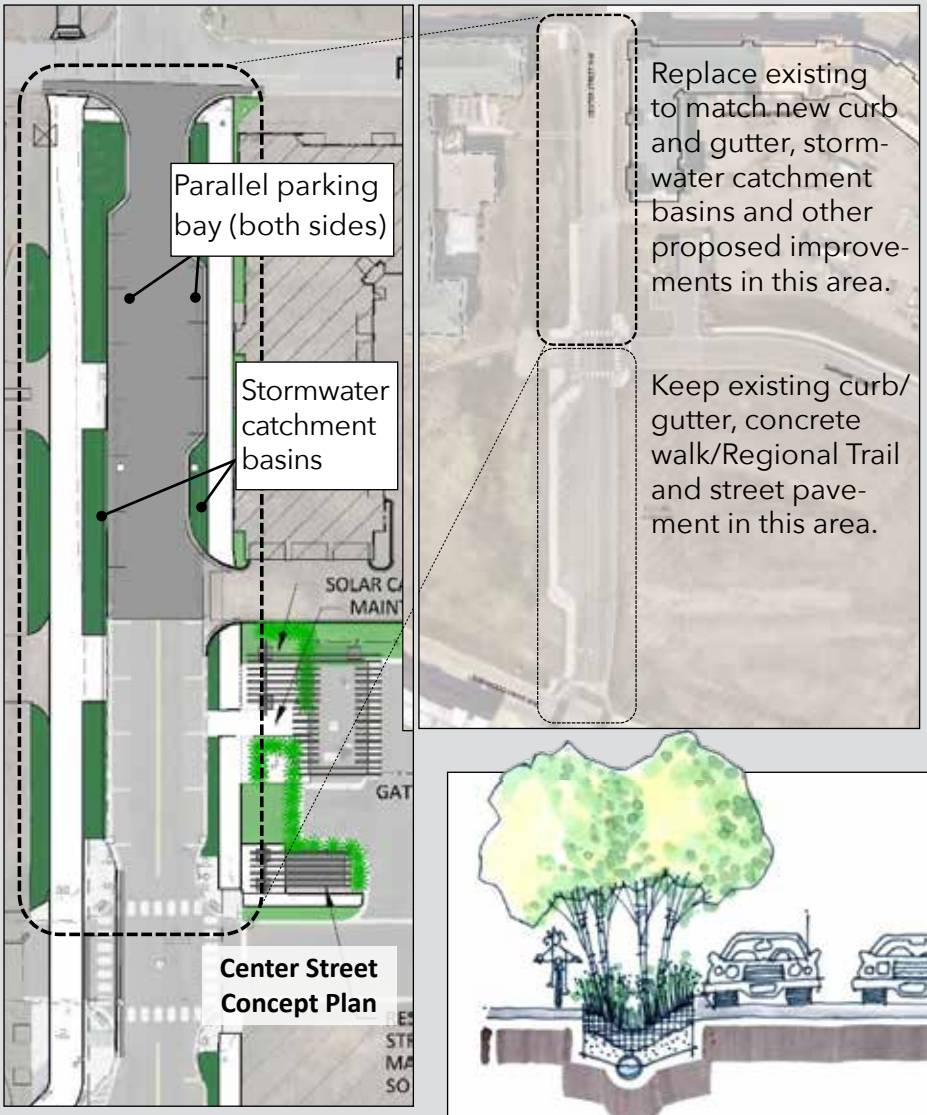


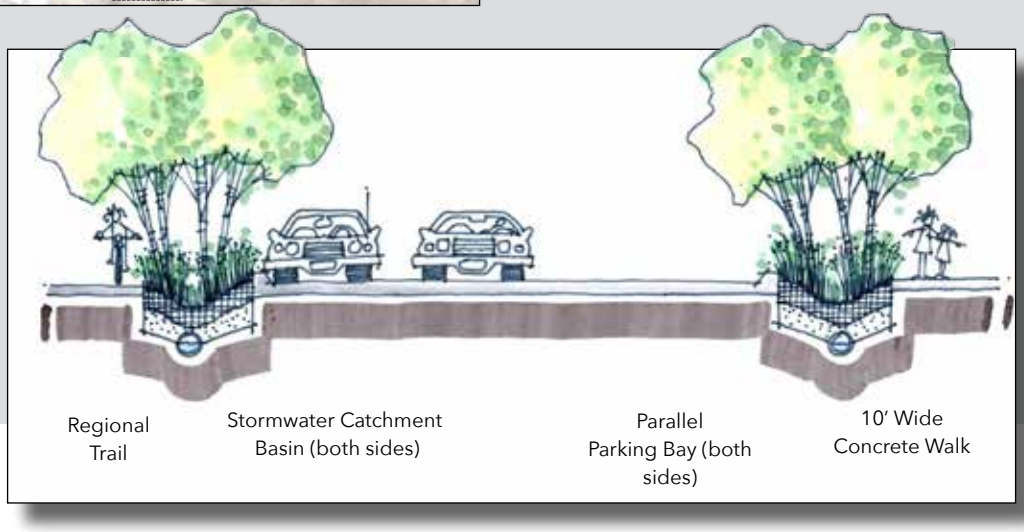


Center Street Location Map



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.





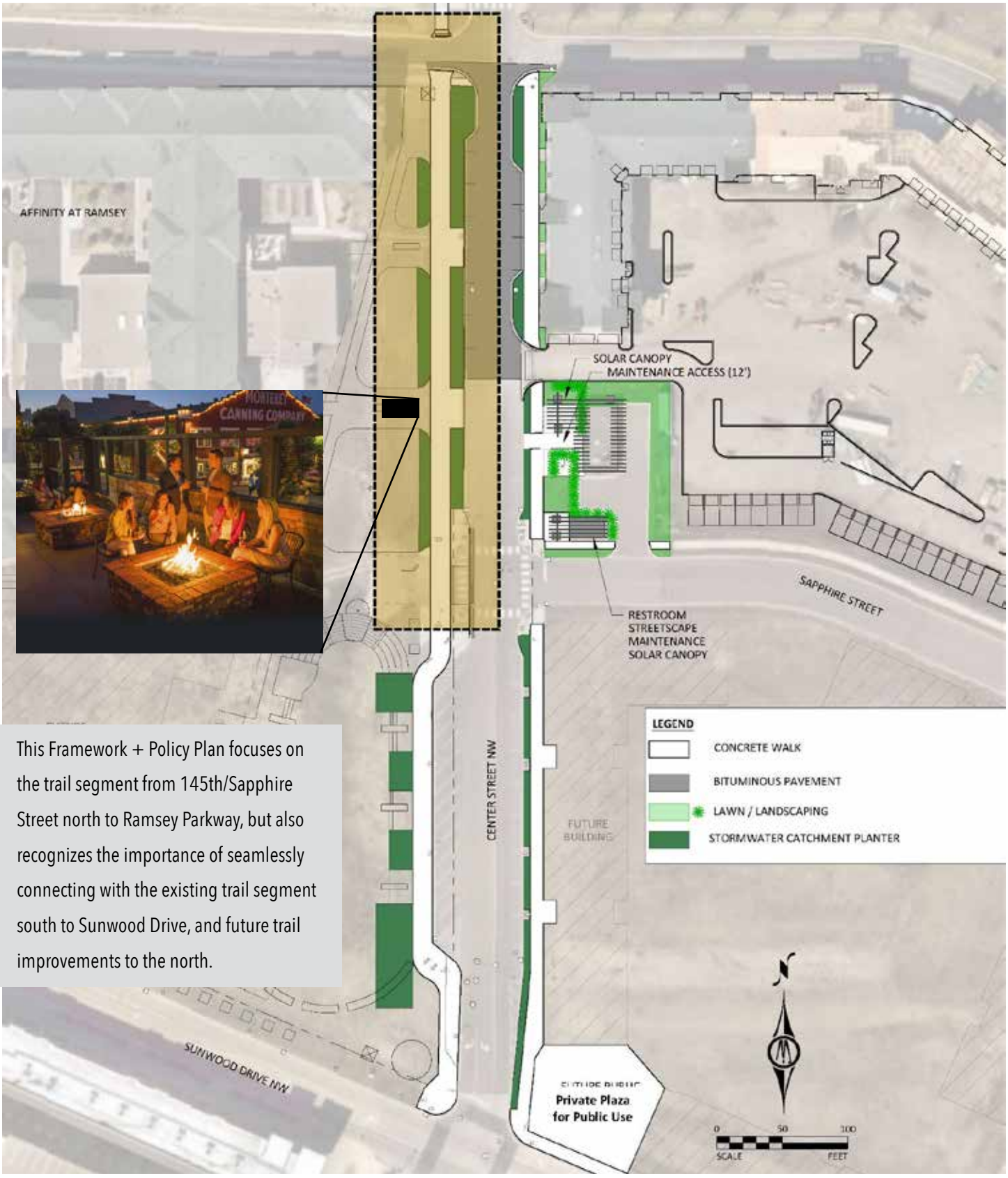
Center Street

PROJECT DESCRIPTION

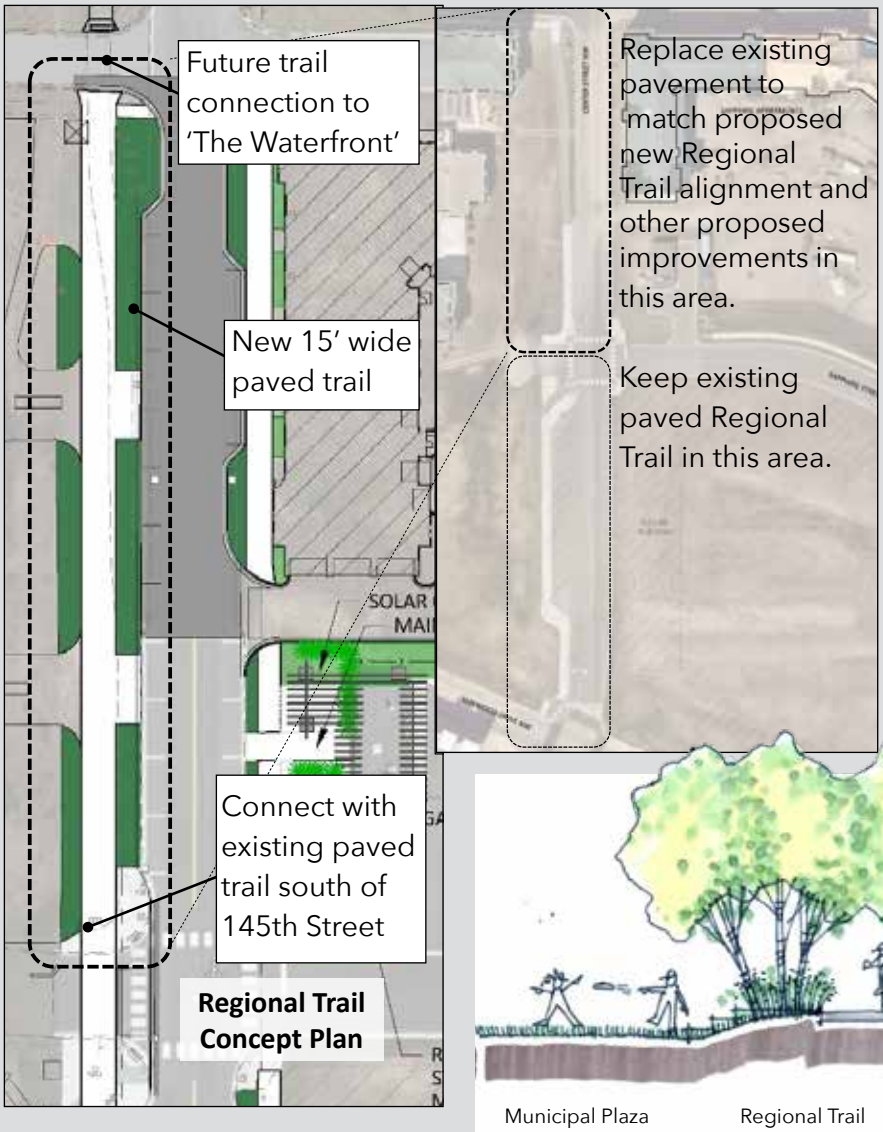
The primary purpose of the Conceptual Site Plan for Center Street is to illustrate how this key north/south connector ties together all the other pieces of this Framework + Policy Plan. At the same time, it also promotes various opportunities for innovative district infrastructure as an integral part 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)

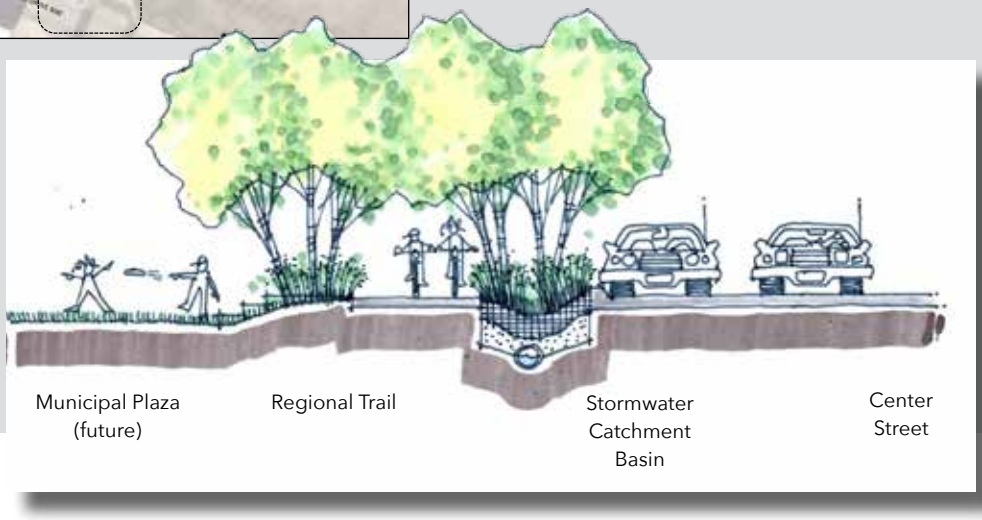
Regional Trail + Municipal Plaza Location Map



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.







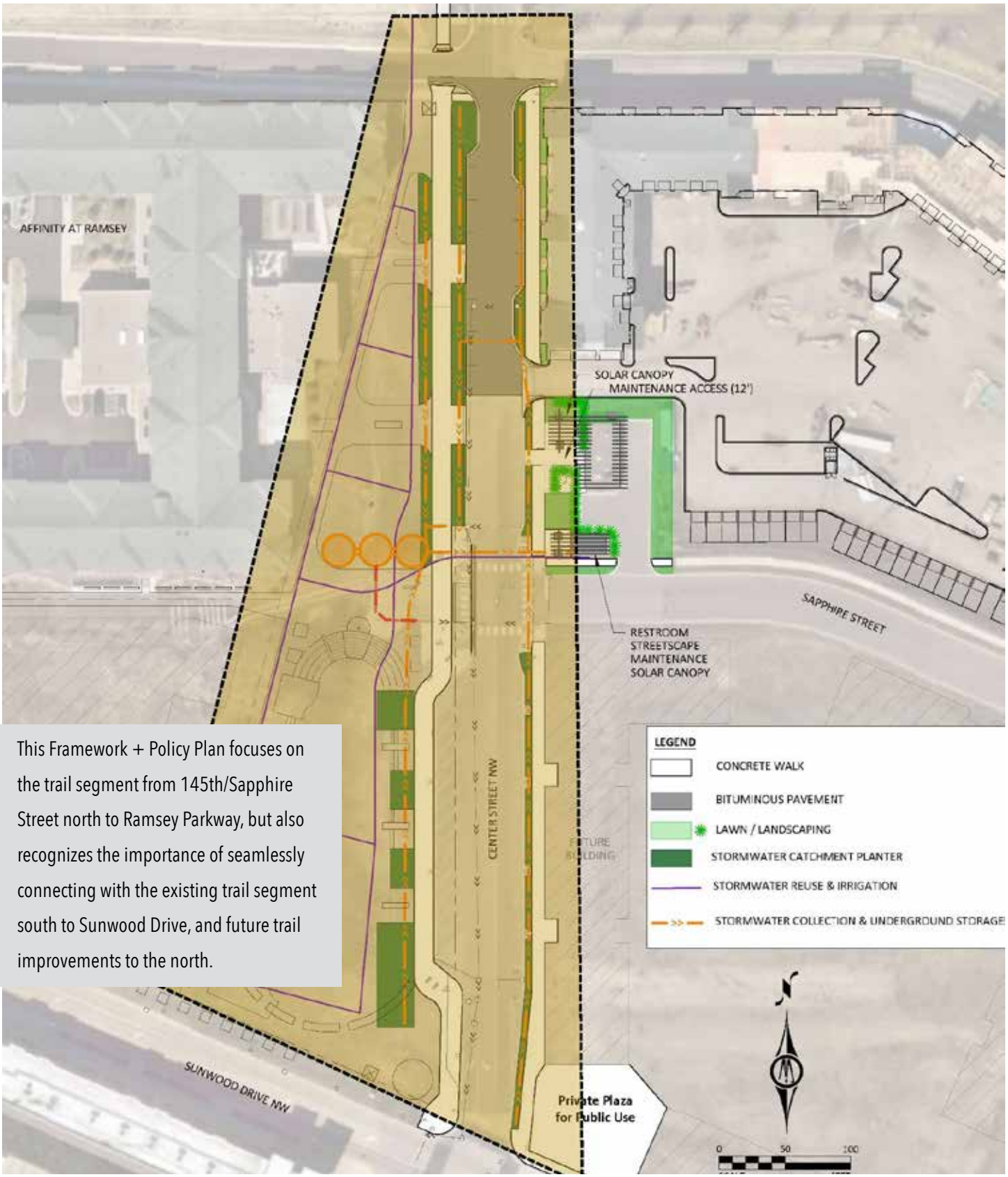
Regional Trail + Municipal Plaza

PROJECT DESCRIPTION

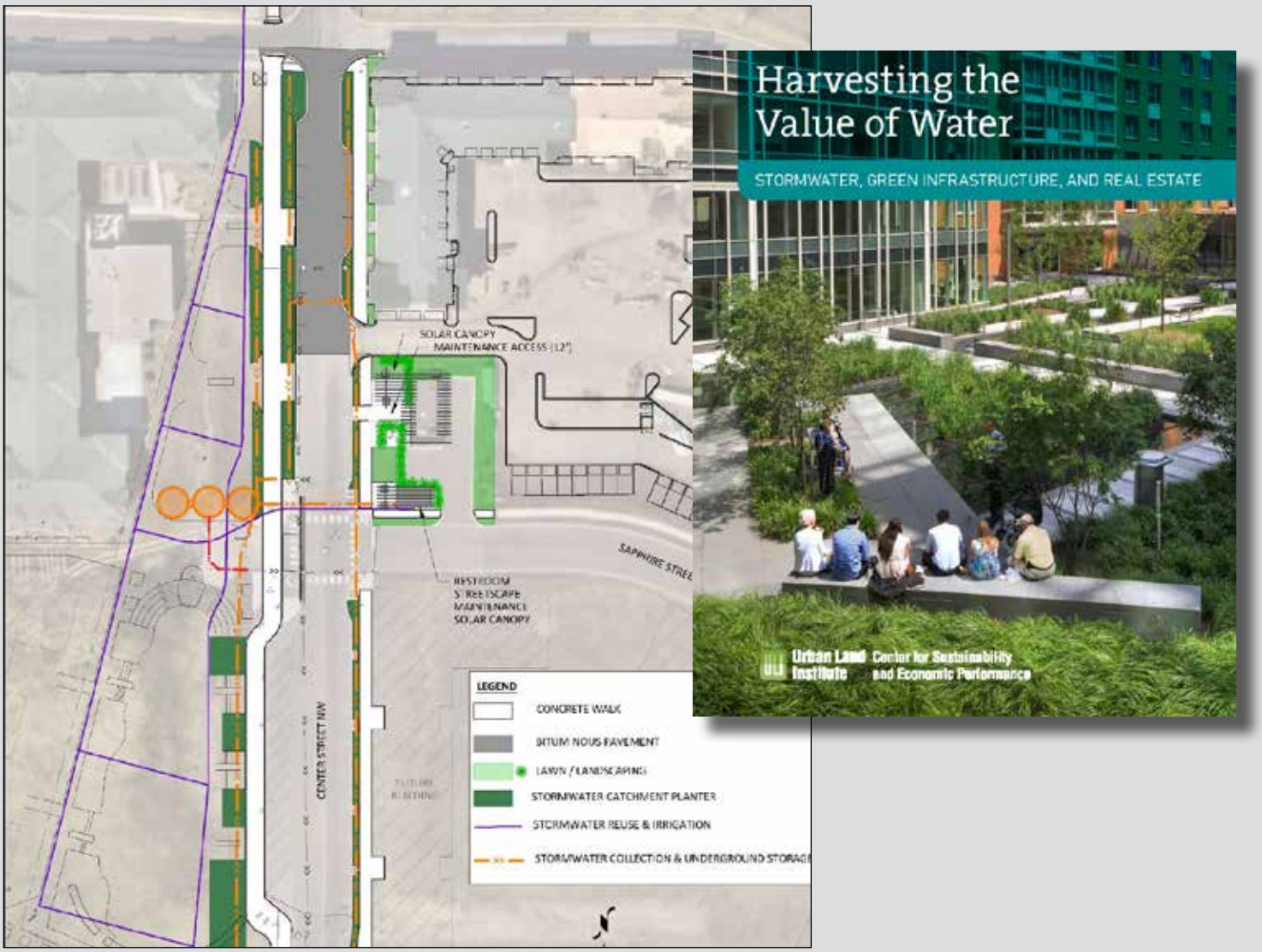
The Central Anoka County Regional Trail is a 26 - mile paved regional trail that traverses the middle of the county connecting Mississippi West Regional Park in Ramsey, to Bunker Lake Regional Park, on to the Rice Creek Chain of Lakes Park Reserve in Lino Lakes and Centerville, MN. All but a portion 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.

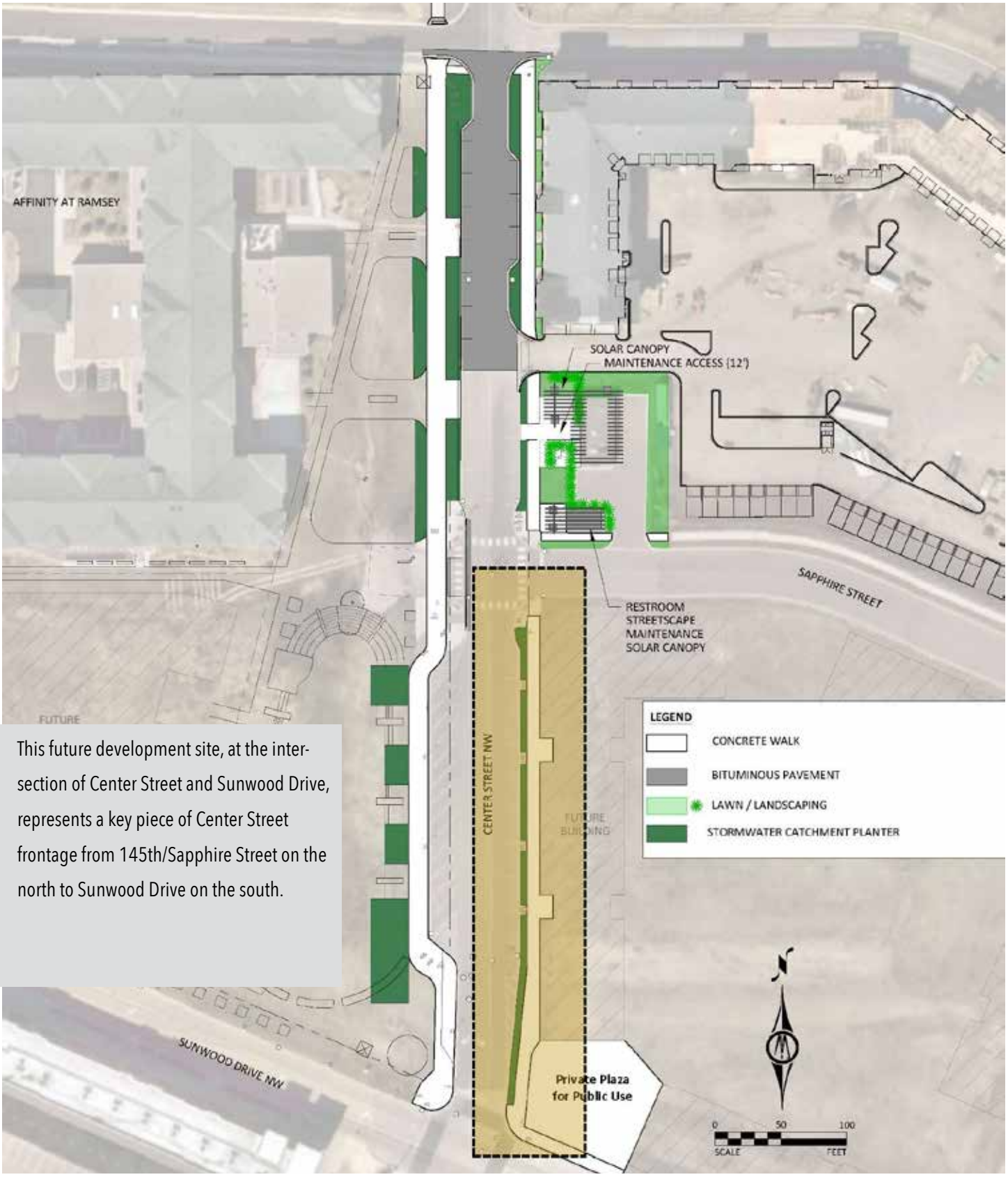
Additional Considerations

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.

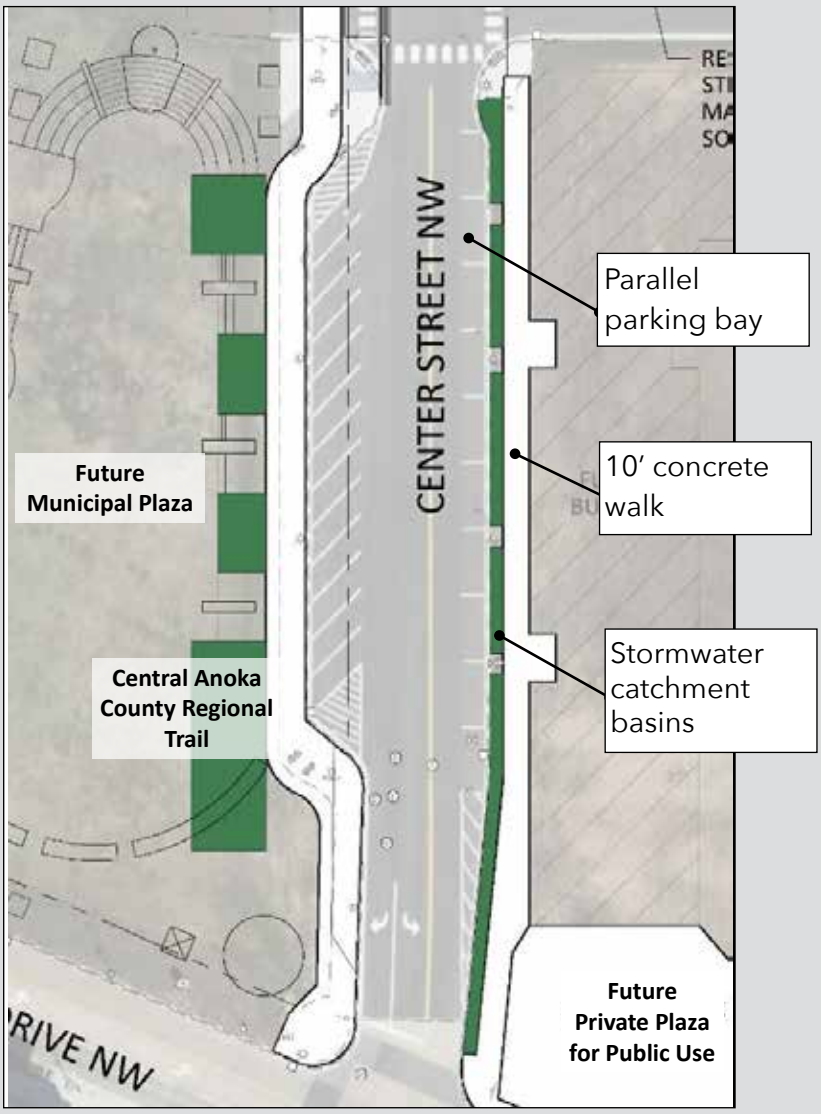
During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, 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

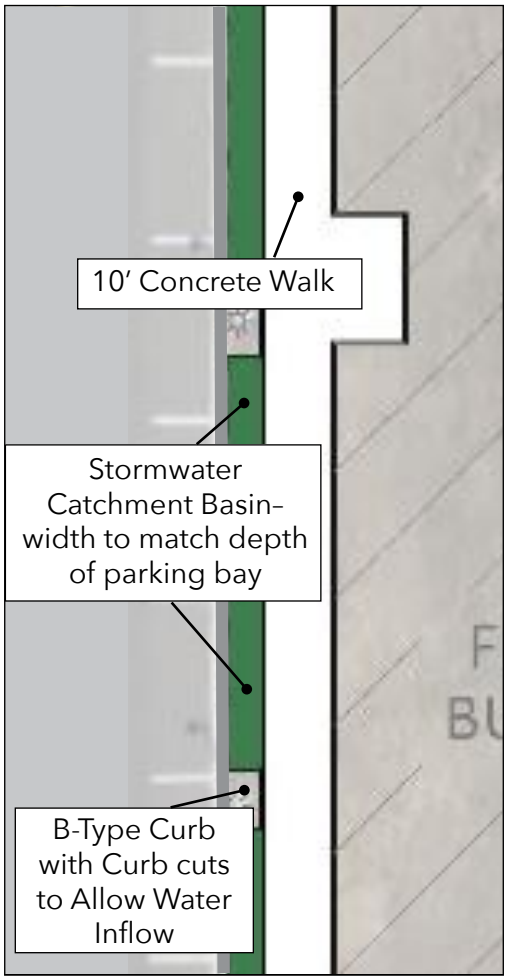
PROJECT DESCRIPTION

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.

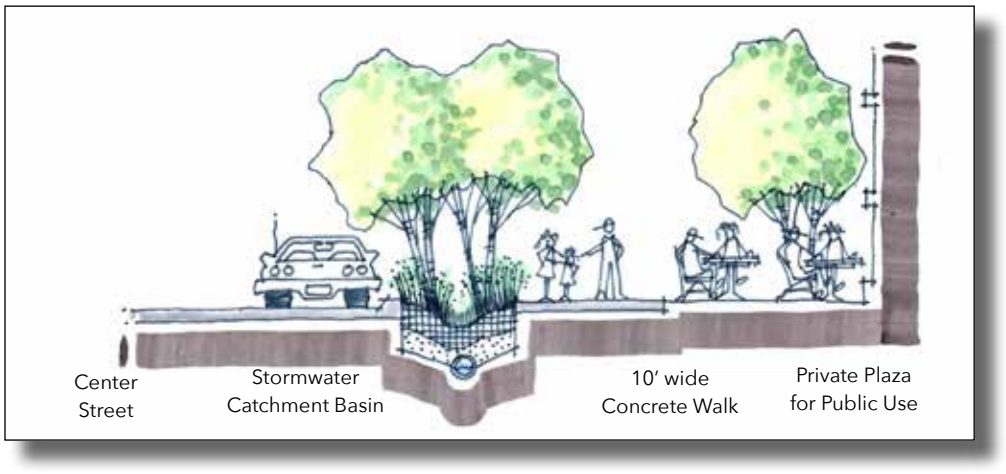
Following in the footsteps of the Sapphire Apartment project, future development of this site will also include a gracious pedestrian walkway (10' width), connected stormwater basins, and landscape plantings that complement existing streetscape, further enhancing the desired Downtown District street character as a welcoming local and regional destination.

Future Development Site Frontage Project Elements



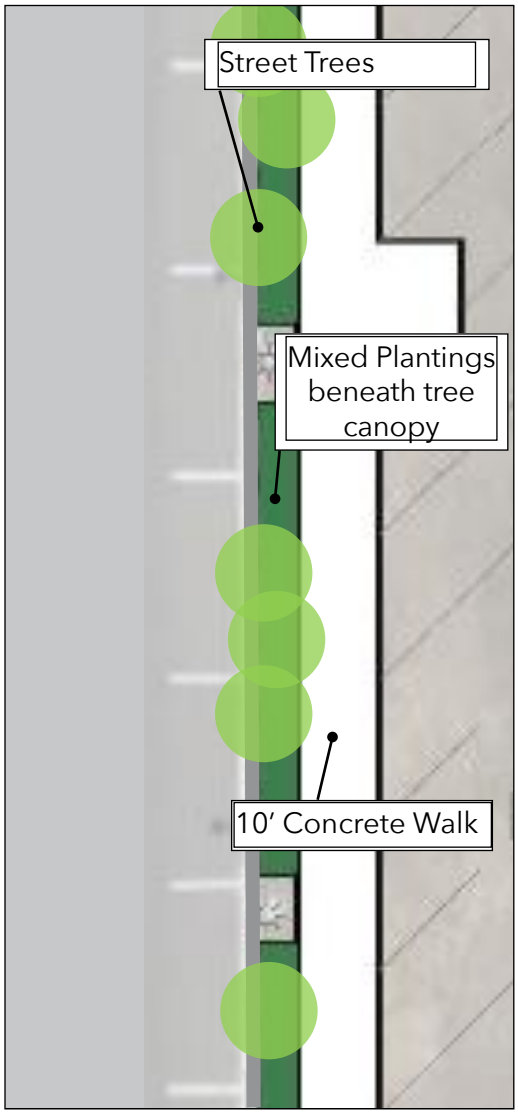
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





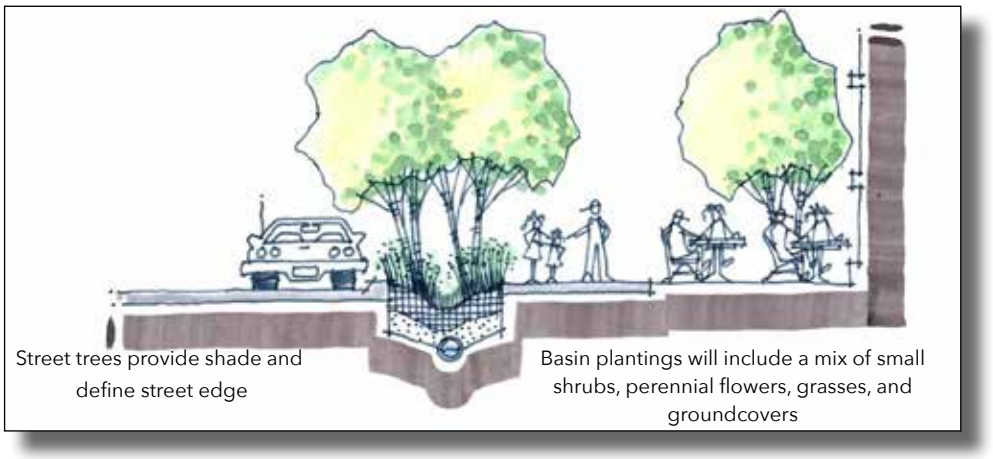


Future Development Site Frontage Project Elements









BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
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.

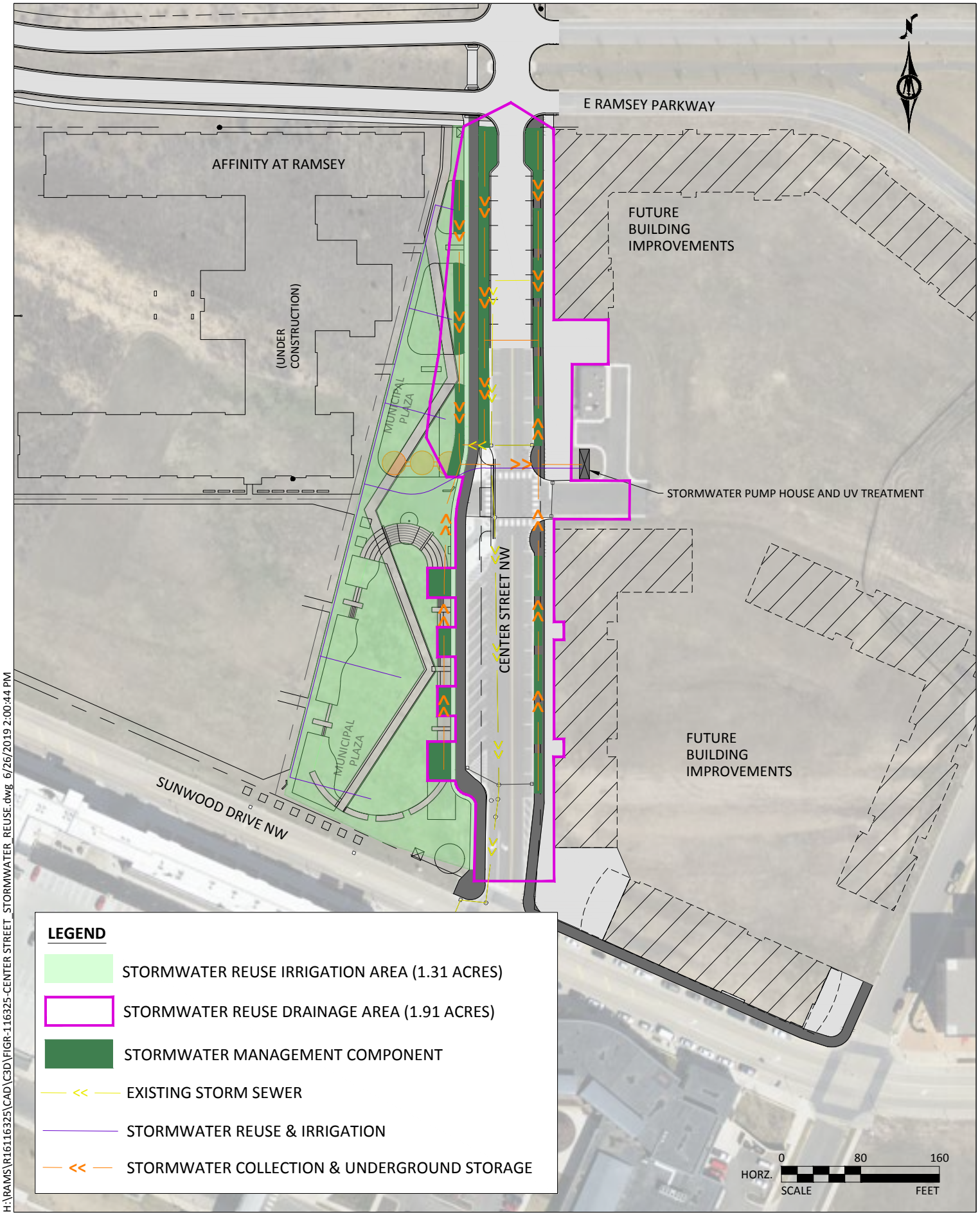
Since the reuse water will pass through a filter and UV treatment system, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are not anticipated.

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

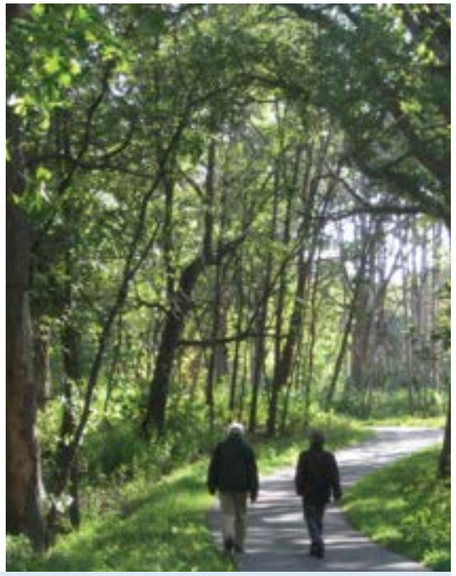
DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
			GENERAL CONDITIONS	10%	$ 146,600
			TESTING	1%	$ 14,653.66
			8% CONSTRUCTION CONTINGENCY	8%	$ 117,300
			TOTAL ESTIMATED CONSTRUCTION COSTS		$ 1,743,900
			PERMITS/BONDS/INSURANCE	3%	$ 52,300
			DESIGN FEES	12%	$ 209,200
			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.





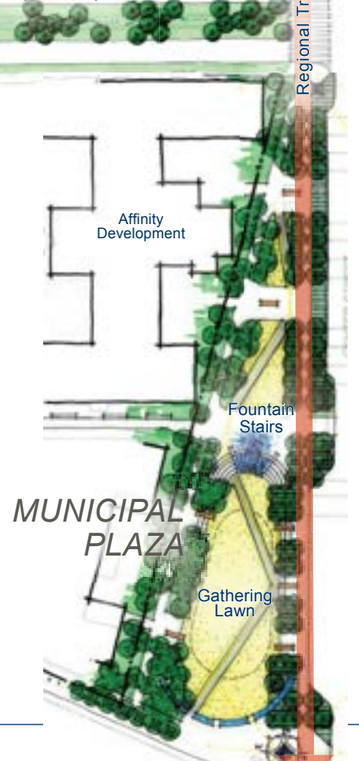
Municipal Plaza will become a signature destination, leveraging private-sector investment with specific focus on adjacent, plaza-frontage uses (such as brew pub, coffee house, with roof terrace) that contribute to the intensity and vibrant street life that characterize successful placemaking

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.



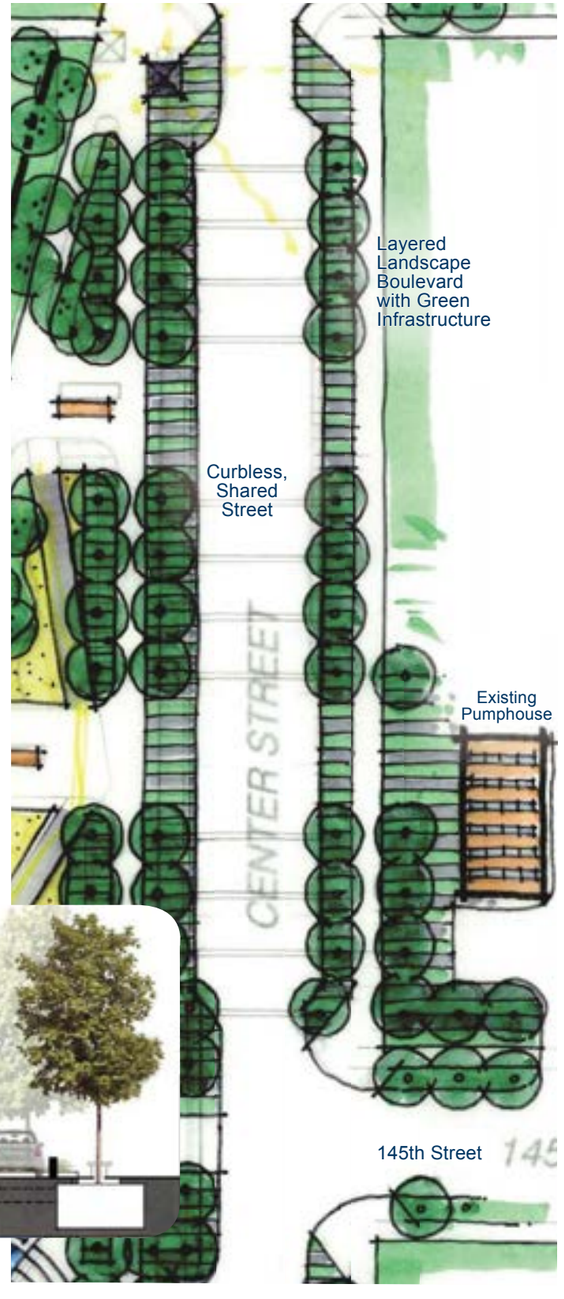
Mixed mode street design promotes ‘pedestrian first’ amentities.



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.

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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.

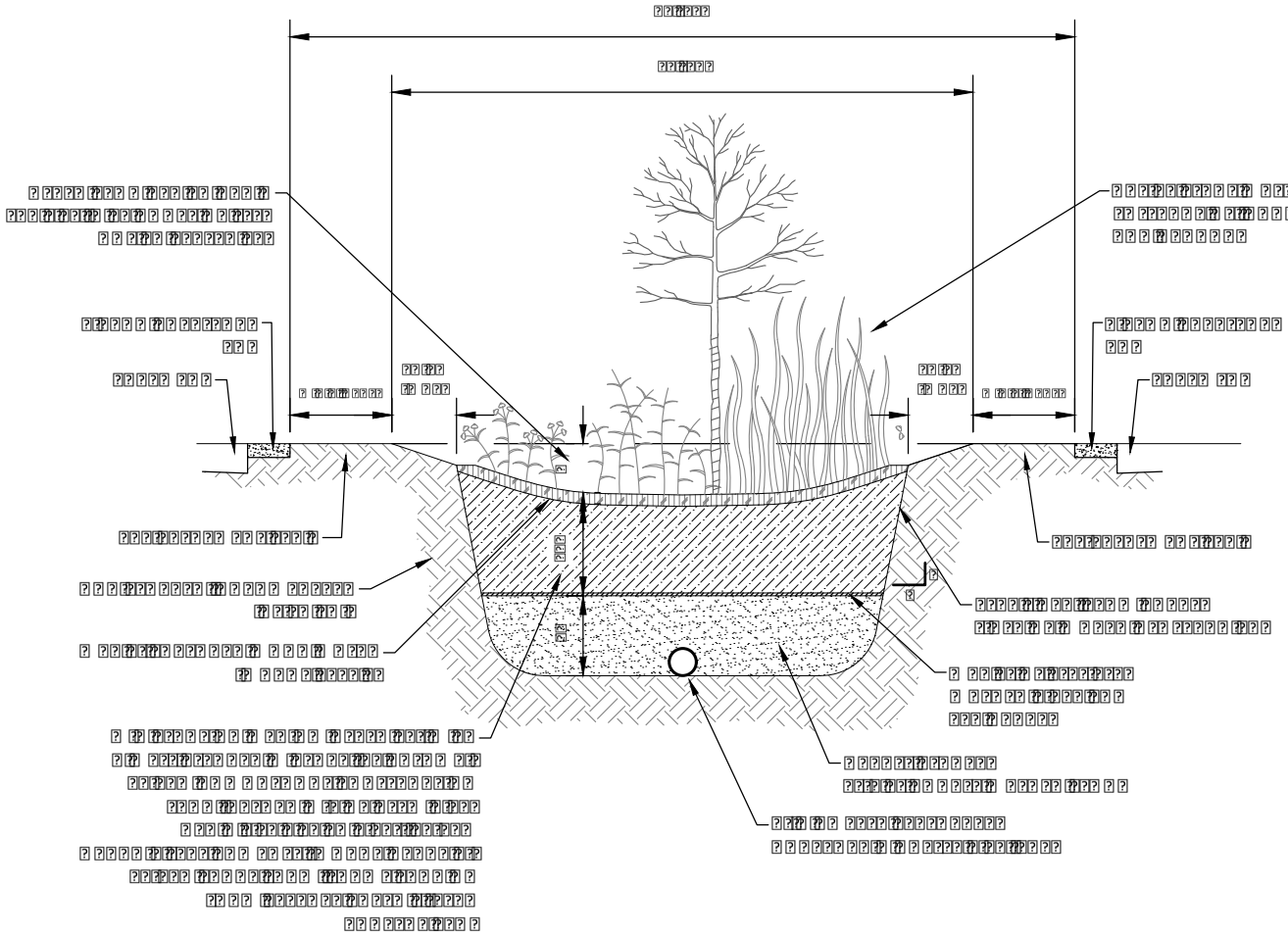
Median Width/Type	Liner Type	Estimated Cost / LF	Estimated Project Cost
20' Raised	NA	$41.00	$64,000
47' Raised	NA	$114.00	$178,000
20' Depressed	Woven Geotextile Liner	$216.00	$338,000
20' Depressed	Clay Liner	$221.00	$346,000
20' Depressed	EPDM Rubber Liner	$237.00	$371,000
47' Depressed	Woven Geotextile 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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APPENDIX G: TREE INVENTORY

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
1/10/2023

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
1/10/2023

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**				

BOLTON & MENK
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7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

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M E M O R A N D U M

Date: June 7, 2023
To: Bruce Westby, P.E., City Engineer / Director of Public Works
From: Kevin Kielb, P.E., Principal Engineer
Subject: Bid Results and Recommendation
COR Tree Clearing
City Project No: 23-17

Five bids were received for the COR Tree Clearing project (City Project #23-17). The bids were publicly read aloud at 10:00 A.M. on June 6, 2023. The bids were then reviewed, tabulated and the results are summarized below:

CONTRACTOR	TOTAL BID
Novco Inc.	$133,500.00
Reshetar Systems, Inc.	$287,000.00
Urban Companies	$334,000.00
Husky Construction, Inc.	$355,569.94
US SiteWork	$399,300.00

The engineer's estimate for the project was $359,000.00.

The low bidder has requested to withdraw their bid due to misinterpretation of project plans and specifications. Per Article 15.03 (see attached), Novco, Inc. provided written notice of their intent to withdraw their bid (see attached). They have also requested that the City consider not cashing their Bid Bond as a result of the misinterpretations. Per Article 15.03, the Bid Bond shall be returned to the Bidder. After a review of the bids, we concur that there was a misinterpretation on the part of the low bidder, given the significant difference between the low bid and the four other bids received.

If the City of Ramsey decides to award the project, we recommend awarding the contract to the second low bidder, Reshetar Systems, Inc. in the amount of $287,000.00.

If you have any questions, please contact me at (651) 968-7760.

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for the item and the corresponding "Bid Unit Price" offered by the Bidder. The total of all unit price Bid items will be the sum of these "Bid Prices"; such total will be used by Owner for Bid comparison purposes. The final quantities and Contract Price will be determined in accordance with Paragraph 13.03 of the General Conditions.

B. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

ARTICLE 14—SUBMITTAL OF BID

14.01 The Bid Form is to be completed and submitted with the Bid security and the other documents required to be submitted under the terms of Article 2 of the Bid Form.

14.02 A Bid must be received no later than the date and time prescribed and at the place indicated in the Advertisement or invitation to bid. Paper bids, if applicable, must be enclosed in a plainly marked package with the Project title, and, if applicable, the designated portion of the Project for which the Bid is submitted, the name and address of Bidder, and must be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid must be enclosed in a separate package plainly marked on the outside with the notation "BID ENCLOSED." A mailed Bid must be addressed to the location designated in the Advertisement.

14.03 Bids received after the date and time prescribed for the opening of bids, or not submitted at the correct location or in the designated manner, will not be accepted. Paper bids that are not accepted will be returned to the Bidder unopened.

ARTICLE 15—MODIFICATION AND WITHDRAWAL OF BID

15.01 An unopened Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.

15.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 15.01 and submit a new Bid prior to the date and time for the opening of Bids.

15.03 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, the Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, the Bidder will be disqualified from further bidding on the Work.

ARTICLE 16—OPENING OF BIDS

16.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. A tabulation of the total amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 17—BIDS TO REMAIN SUBJECT TO ACCEPTANCE

17.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 18—EVALUATION OF BIDS AND AWARD OF CONTRACT

18.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner also reserves the right to waive all minor Bid informalities not involving price, time, or changes in the Work.

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Date: June 6, 2023

Subject: The COR- Ramsey MN Bid 6-6-23

On June 6, 2023 we placed a bid on the tree clearing/removal project for the City of Ramsey at the COR. With a post- bid follow up discussion and plan set review, I have determined we misinterpreted the wording in the plan set, and therefore have mis-bid the Project. We have a short history, but successful prior workings with the City of Ramsey recently and are asking for your understanding by not cashing our bid bond.

Novco, Inc.
Travis Novotny
11090 173rd ave
Elk River, MN 55330

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.

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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

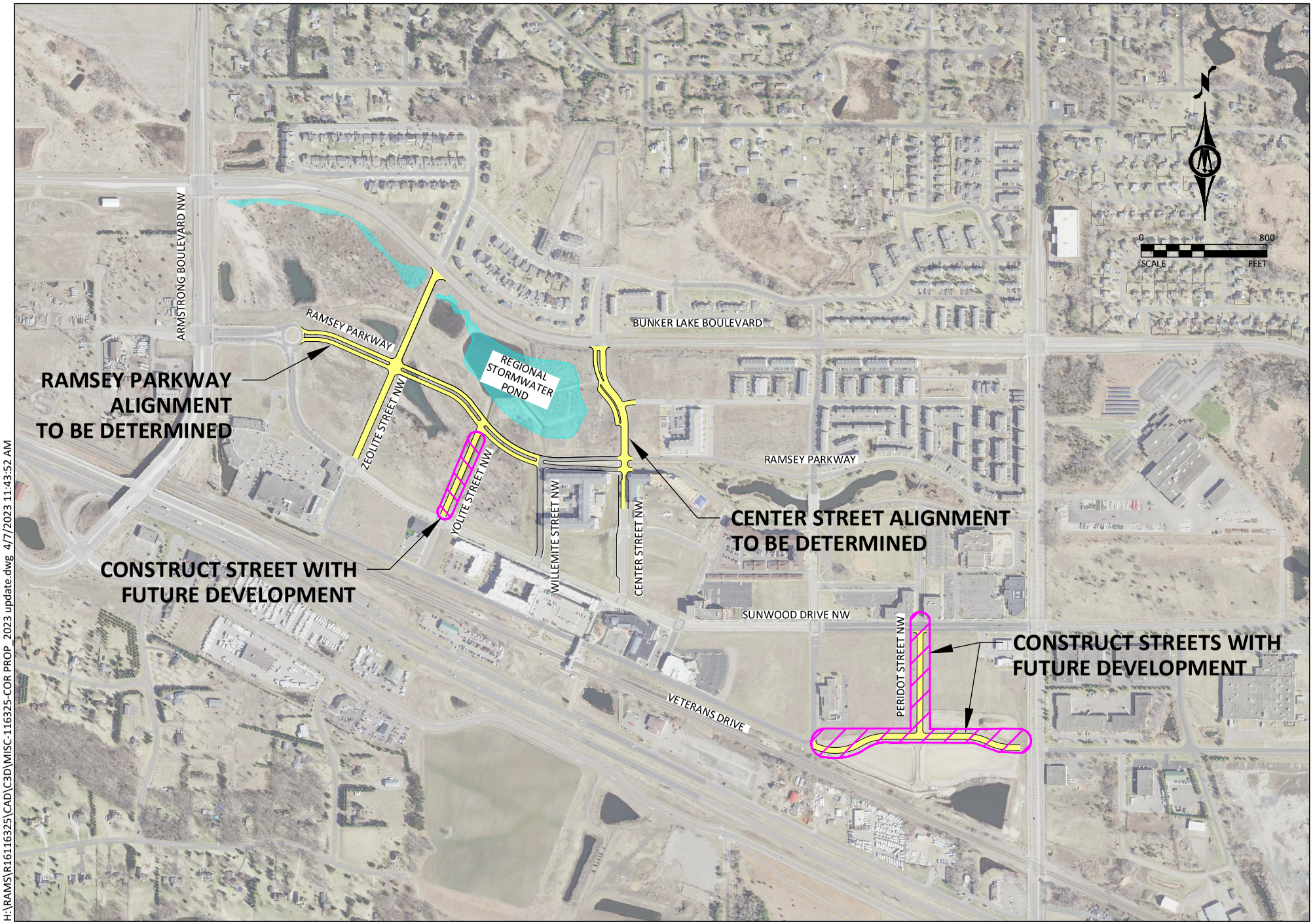
Bolton & Menk is an equal opportunity employer.

THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

Figure 1

APRIL 2023



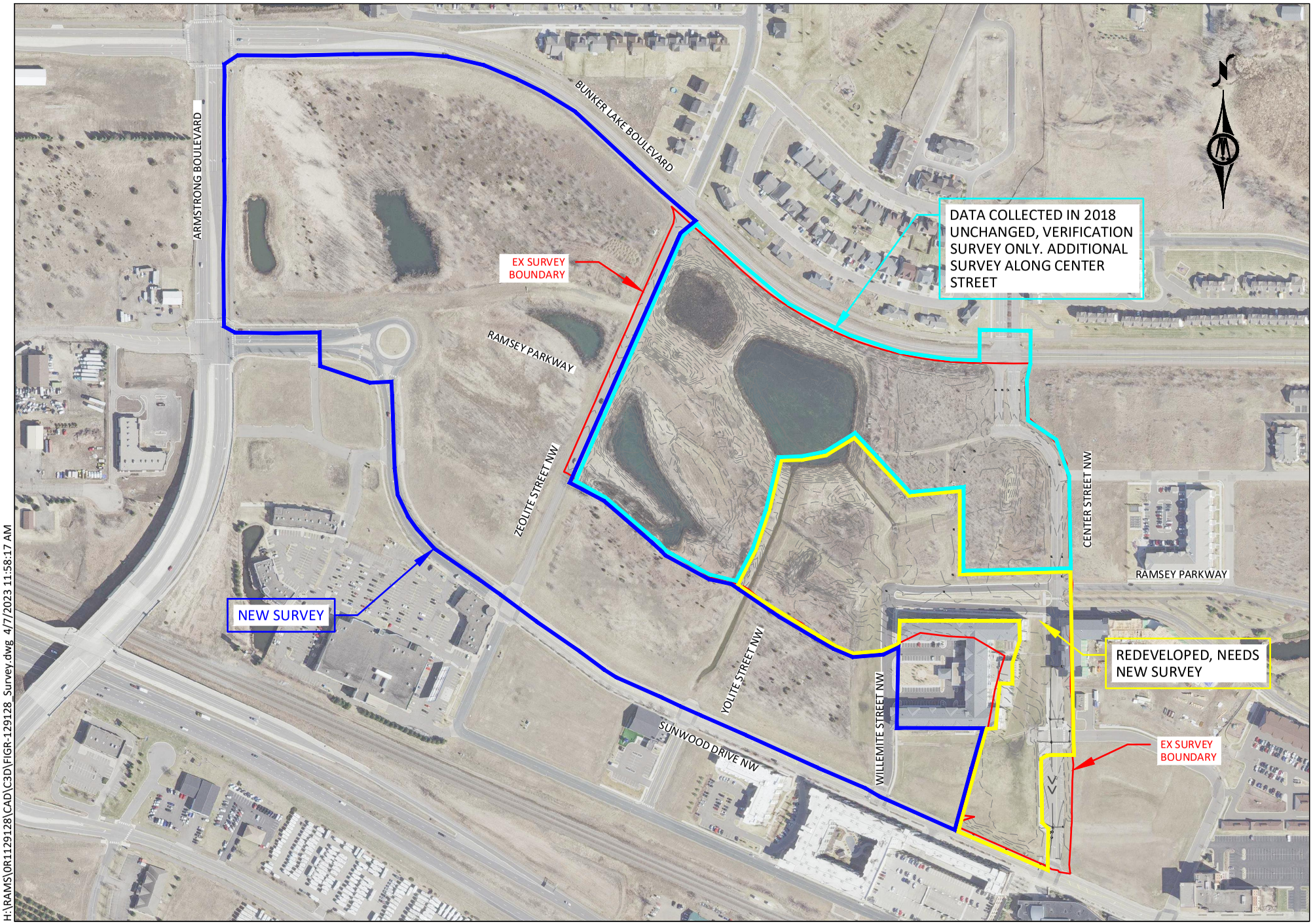
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THE COR INFRASTRUCTURE TOPOGRAPHIC SURVEY SERVICES

CITY OF RAMSEY

FIGURE 2

APRIL 2023



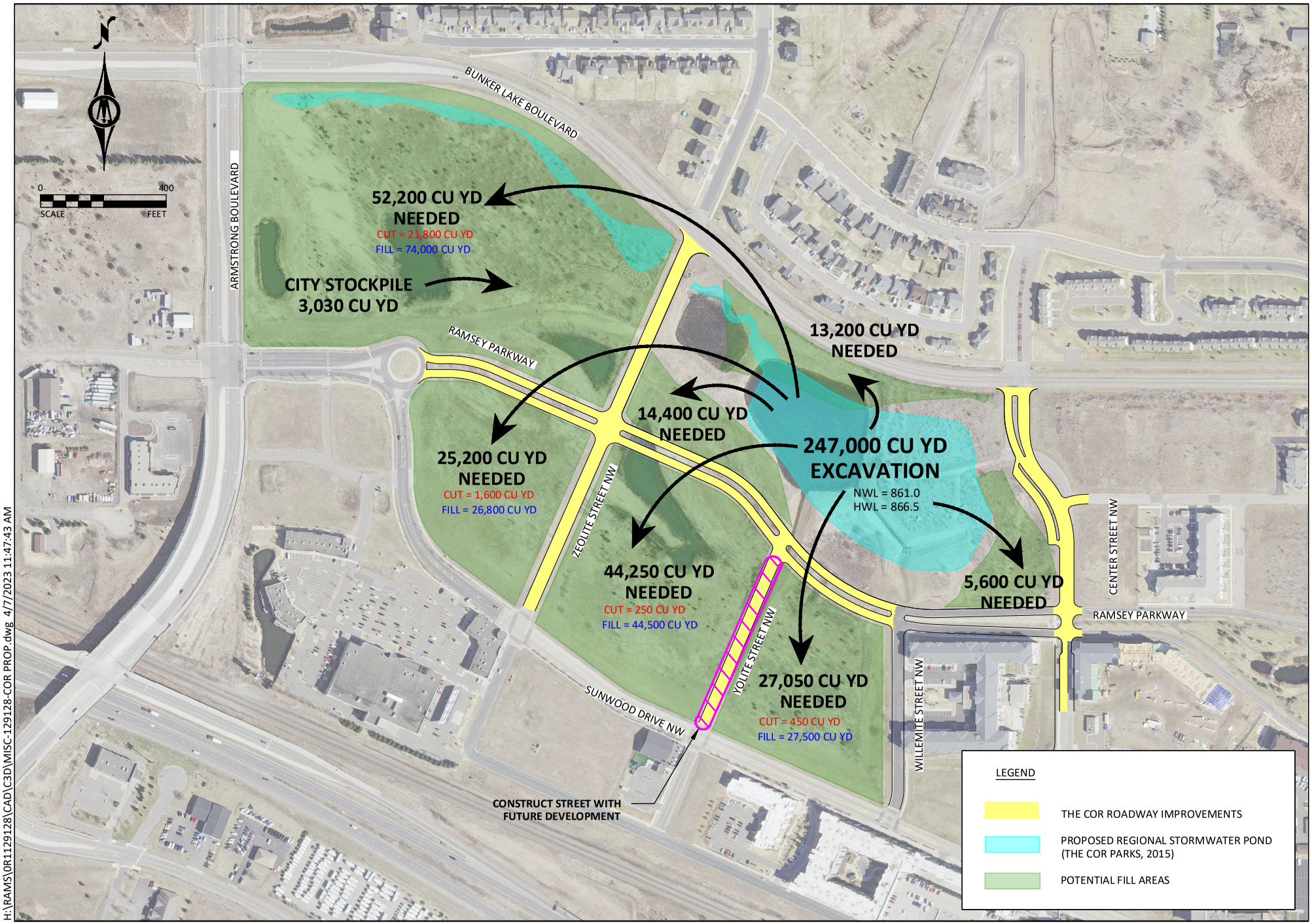
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THE COR INFRASTRUCTURE

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?

_____
_____
_____
_____

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. 4.**

Meeting Date: 06/13/2023

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #23-131 Accepting Bids and Awarding Contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

Purpose/Background:

Purpose:

Adopt Resolution #23-131 accepting bids and awarding a construction contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

Background:

On January 11, 2022, the City Council approved the Preliminary Plat for the Trott Brook Crossing residential subdivision.

On November 7, 2022, the City Council approved a Grading Agreement for the Trott Brook Crossing residential subdivision, allowing grading activities for the first phase of construction to begin. The developer has since completed mass grading operations for the first phase of the subdivision, consistent with the approved preliminary plat.

On March 28, 2023, the City Council approved the Final Plat and Development Agreement for Trott Brook Crossing.

The City enlisted Bolton & Menk to prepare plans and specifications to construct a sanitary sewer lift station to serve this development, along with future developments in this area of the City. This is the same process the City followed to design and construct the trunk sanitary sewer lift station improvements now serving the Riverstone South residential subdivision, for which Bolton and Menk was also the design engineer. This process worked well.

A total of two (2) bids were publicly received, opened and tabulated on May 25, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids.

Company	**Bid**
Meyer Contracting, Inc.	$1,461,454.93
Geislinger & Sons	$1,547,105.00

The bid of Meyer Contracting, Inc. of Maple Grove, Minnesota, in the amount of $1,461,454.93 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisements for bids, was the lowest responsible bid received.

The title sheet from the final plans is attached for reference.

Notification:

Advertisements for bids were published in the Anoka County Union Herald and in Finance and Commerce on April 28th and on May 5th, 2023. Bids were also advertised on QuestCDN.

Time Frame/Observations/Alternatives:

Observations:
Awarding the bid at this time will allow the City to serve the Trott Brook Crossings residential subdivision with the necessary municipal trunk sanitary sewer in 2023 as required to meet the proposed development schedule.

Alternatives:
Alternative 1: Motion to adopt Resolution #23-131 accepting bids and awarding a construction contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

Alternative 2: Motion of other.

Funding Source:
The engineer's estimate of construction costs is $1,210,885.00.

As is noted in their attached bid results and award recommendation memo, Bolton and Menk reviewed the bids and held discussions with the low bidder who indicated that continuing price inflation is being seen for concrete, large diameter PVC pipe, pumps, and electrical equipment. When compared to bids received last year for the Lift Station No. 9 improvements at Riverdale South, prices for the lift station and valve vault increased by 62%, or approximately $248,000.00. Bolton and Menk had projected a 20% increase in their engineer's estimate for this item. This accounted for the majority of difference between the engineer's estimate and the low bid. Meyer Contracting indicated that trucking costs also factored into the higher bids received, with those cost increases being seen across most of the bid items.

While there is the option of re-bidding the project, there is the potential of seeing continual inflation, which would then result in receiving higher bid prices.

Funding for these improvements are proposed to come from sanitary sewer enterprise funds, which has sufficient funds.

Attached to this case is a construction services proposal from Bolton & Menk at a proposed not-to-exceed fee in the amount of $39,277.00.

City staff will inspect construction and process pay requests with assistance from Bolton & Menk.

Recommendation:
Staff recommends approving alternative #1 to align with previous City Council approvals related to the Trott Brook Crossing residential subdivision, and to ensure that the City will be able to provide the required trunk sanitary sewer when homes are ready to be occupied. Staff also recommends using Bolton and Menk to stake construction and provide administrative assistance during construction.

If the City Council decides to award the project, Bolton & Menk recommends awarding the contract to Meyer Contracting, Inc. in the amount of $1,461,454.93.

Outcome/Action:
Motion to adopt Resolution #23-131 accepting bids and awarding a construction contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

Attachments

Resolution 23-131
Plan Title Sheet
BMI Bid Award Recommendation Memo
BMI Construction Services Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/09/2023 08:15 AM
Form Started By: Bruce Westby		Started On: 06/09/2023 05:26 AM
Final Approval Date: 06/09/2023		

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

RESOLUTION #23-131

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #23-11, TROTT BROOK CROSSING LIFT STATION #10 IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #22-010, adopted January 11, 2022, the City Council approved the Preliminary Plat for the Trott Brook Crossing residential subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-252, adopted November 7, 2022, the City Council approved a Grading Agreement for the Trott Brook Crossing residential subdivision, allowing grading activities for the first phase of construction to begin; and

WHEREAS, on March 28, 2023, the City Council approved the Final Plat and Development Agreement for Trott Brook Crossing; and

WHEREAS, Bolton and Menk, Inc. prepared final plans and specifications for Improvement Project #23-11 to allow the City to serve the Trott Brook Crossing residential subdivision with the necessary municipal trunk sanitary sewer in 2023 as required to meet the proposed development schedule; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-094, adopted April 25, 2023, the City Council approved the plans and specifications prepared by Bolton and Menk, Inc. and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on April 28 and May 5, 2023, and in QuestCDN; and

WHEREAS, two (2) bids were received, opened and tabulated on May 25, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	**Bid**
Meyer Contracting, Inc.	$1,461,454.93
Geislinger & Sons	$1,547,105.00

WHEREAS, the bid of Meyer Contracting, Inc. of Maple Grove, Minnesota, in the amount of $1,461,454.93 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible

bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept the Construction Services Proposal received from Bolton and Menk, Inc. in the not-to-exceed amount of $39,277.00 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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

LIFT STATION #10 IMPROVEMENTS

CITY IMPROVEMENT PROJECT # 23-11

LIFT STATION, DIRECTIONALLY DRILLED FORCEMAIN, SITE GRADING, CONCRETE FLATWORK, AND EROSION AND SEDIMENT CONTROL

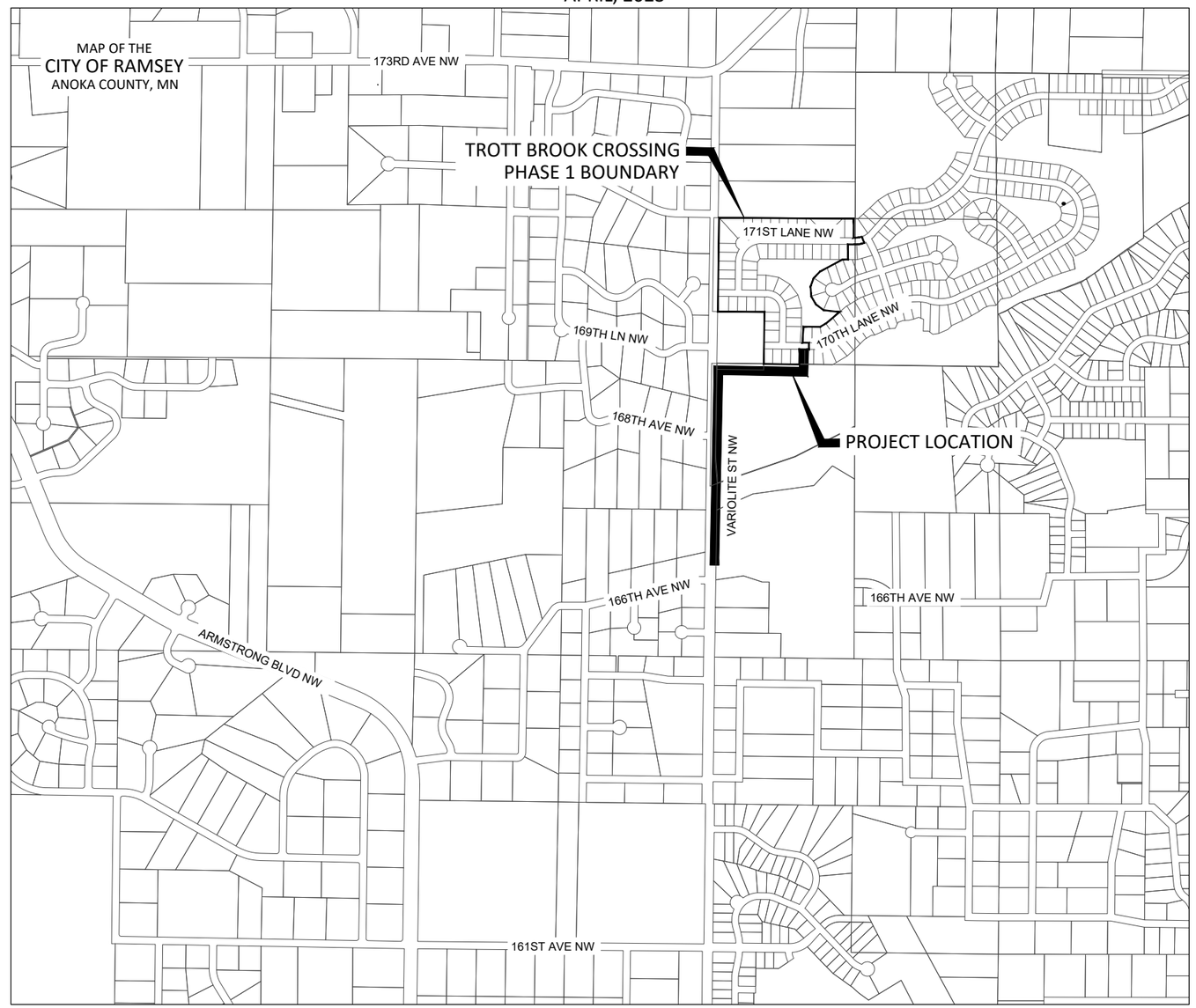
APRIL, 2023

RESOURCE LIST

CITY OF RAMSEY

City Hall
7550 Sunwood Drive NW.
Ramsey, MN 55303

AGGREGATE STOCKPILE SITE:
RAMSEY PUBLIC WORKS, 14199 JASPER STREET NE



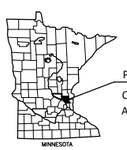
0 600 1200
SCALE FEET

SCALES

PLAN 0' 50'

PROFILE 0' 50' HORIZ.
0' 5' VERT.

INDEX MAP 0' 600'



PROJECT LOCATION
CITY OF RAMSEY
ANOKA COUNTY, MN

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

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

SHEET NUMBER	SHEET TITLE
1 - 2	TITLE SHEET, LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
4 - 6	STORMWATER POLLUTION PREVENTION PLAN, LEGEND, AND SOILS
7 - 9	CONSTRUCTION DETAILS
10	LIFT STATION GRADING PLAN
11	LIFT STATION LAYOUT PLAN
12 - 16	SANITARY SEWER, FORCEMAIN PLAN & PROFILE
17-18	ELECTRICAL PLANS

THIS PLAN SET CONTAINS 18 SHEETS.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ZACHARY F. LINGL, P.E. REG. NO. 56344 DATE: 04/19/2023

REVIEWED & APPROVED _____ DATE: _____
CITY ENGINEER / DIRECTOR OF PUBLIC WORKS

BM=871.05
TOP NUT HYDRANT
STATION 22+00
168TH AVE

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

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H:\RAMS\08112941O\CAD\C3D\129410G001.dwg 4/19/2023 3:01:52 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	TJH
CHECKED	KPK
CLIENT PROJ. NO.	23-11

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MN
LIFT STATION #10 IMPROVEMENTS
TITLE SHEET

SHEET 1 OF 18

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

M E M O R A N D U M

Date: May 25, 2023
To: Bruce Westby, P.E., City Engineer / Director of Public Works
From: Kevin Kielb, P.E., Principal Engineer
Subject: Bid Results and Recommendation
Lift Station #10 Improvements
City Project No: 23-11

Two bids were received for the Lift Station #10 Improvements project (City Project #23-11). The bids were publicly read aloud at 10:00 A.M. on May 25, 2023. The bids were then reviewed, tabulated and the results are summarized below:

CONTRACTOR	TOTAL BID
Meyer Contracting Inc.	$1,461,454.93
Geislinger & Sons	$1,547,105.00

The engineer's estimate for the project was $1,210,885.00.

A review of the bids and discussions with the low bidder indicate that continuing price inflation is being seen for concrete, large diameter PVC pipe, pumps, and electrical equipment. When compared to bids received last year for the Lift Station No. 9 improvements, prices for the lift station and valve vault increased by 62%, or approximately $248,000.00. We had projected a 20% increase in our engineer's estimate for this item. This accounted for the majority of difference between the engineer's estimate and the low bid. Meyer Contracting indicated that trucking costs also factored into the higher bids received, with those cost increases being seen across most of the bid items.

While there is the option of re-bidding the project, there is the potential of seeing continual inflation which would then result in receiving higher bid prices.

If the City of Ramsey decides to award the project to the low bidder, we recommend awarding the contract to Meyer Contracting, Inc. in the amount of $1,461,454.93.

If you have any questions, please contact me at (651) 968-7760.

Bolton & Menk is an equal opportunity employer.

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

June 1, 2023

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Construction Related Services – Lift Station #10 Improvements
City Project No. 23-11

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the Lift Station #10 Improvements. Our scope and fees were prepared based on our understanding of the project and our previous experience in assisting the City of Ramsey with similar project types. We are proposing to use Barr Engineering to augment our staff for lift station related items. Our proposed services will be as described below:

Contract Preparation – Assist with Notice of Award, Contracts, and Notice to Proceed. Prepare sets of contract documents (plans and specifications) for City and Contractor.

Pre-Construction Conference – Attend Pre-Construction Conference to address questions that may arise related to project design or construction staking.

Shop Drawing / Submittal Review – Review submittals for key project components.

Construction Staking – Includes the following:

- Staking Calculations and Preparation of Data,
- Establishing Survey Control,
- Staking of Forcemain, and
- Staking of Lift Station Erosion Control, Grading, Roadway, Slab, and Structures.

Pay Application Assistance – Work with City and Contractor to complete payment documents.

As-Built Survey and Record Drawings – Survey key project components after completion of construction and prepare of Record Drawings.

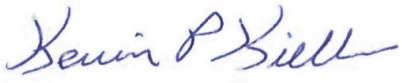
Construction Revisions / Plan Updates / O & M Manual Reviews – To be performed as needed during construction. We have assumed a total of 26 hours for site civil related items and 32 hours for lift station related items.

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. Our proposed Not-To-Exceed fees for the work are $39,277.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: Lift Station #10 Improvements	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	**Project Manager**	**Environmental Engineer**	**Project Engineer**	**Licensed Surveyor**	**Survey Technician**	**Surveyor**	**Clerical**	**Total Hours**	**Cost**
Construction Services Assistance									
Contract Preparation	1	0	2	0	0	0	4	**7**	$906
Pre-Con	1	0	4	0	1	0	0	**6**	$1,020
Construction Staking	0	0	4	2	1	38	0	**45**	$8,066
Shop Drawing Review	2	8	16	0	0	0	1	**27**	$4,621
Pay Application Assistance	0	0	12	0	0	0	0	**12**	$1,956
As-Built Survey	0	0	0	1	1	10	0	**12**	$2,158
Record Drawings	0	4	24	0	0	0	0	**28**	$4,664
Revisions / Plan Updates	4	32	26	0	0	0	0	**62**	$11,086
Subtotal Bolton & Menk Design	**8**	**44**	**88**	**3**	**3**	**48**	**5**	**199**	$34,477
Barr Engineering									$4,800
				TOTAL for Staking and Construction Admin					**$39,277**

CC Regular Session **7. 5.**

Meeting Date: 06/13/2023

Submitted For: Stephanie Hanson, Community Development

By: Stephanie Hanson, Community Development

Information

Title:

Adopt Ordinance #23-10 Amendment to Chapter 105, Building and Building Regulations

Purpose/Background:

At the May 23, 2023 City County meeting, Ordinance #23-10 was introduced. The amendment to Chapter 105, Building and Building Regulations adds Section 3, 105-25. Plumbing Permit Admistration, Plan Review and Inspections. The changes permit the delegation of authority for plumbing plan review for public and commercial projects from the Department of Labor and Industry (DOLI) to the City of Ramsey. As part of the delegation process, the City must approve an ordinance to offer local plumbing plan review services, the endorsement of and application and submission of an agreement with the State of MN DOLI, establishment of local fees and ensure the designated representative of the City is eligible to perform the local plumbing plan reviews.

Rum River Consultants (RRC) has provided inspection services for the City in the past, and remains in contact with City staff to assist when needed, and has added a master plumber to its 23-member team. Staff supports a supplemental contract with RRC to provide plumbing review for public and commercial projects and to provide inspection services when needed. DOLI typically takes 8 -12 weeks to review plans; RRC has indicated its capacity to review plumbing plans in half the amount of time. The delegation agreement will benefit Ramsey by generating additional revenue the State of MN usually retains by conducting the reviews and reviews will be completed in a more timely manner.

As part of the process, the City of Ramsey should terminate the supplemental contract with Inspectron, Inc. Service has been very minimal since late 2022 with the hiring of an additional building inspector. Termination of the agreement would be completed upon receiving a delegation as the two supplemental service agreements would be an unnecessary redundancy.

Notification:

Notification not required.

Time Frame/Observations/Alternatives:

After adoption of Ordinance #23-10, the ordinance will be published on June 13, 2023 for a term of thirty (30) days. In the meantime, submit ordinance and agreements to DOLI for approval. The ordinance becomes effective once approved by DOLI.

Alternative 1: Adopt Ordinance #23-10 and approve agreements.
Alternative 2: Deny Ordinance #23-10 and continue to have DOLI review commercial and public plumbing plans.

Funding Source:

The amount of funds collected through the commercial plumbing review process is undetermined. However, the City of Ramsey will retain 15% to cover administrative costs and the agreement with Rum River Consultants states the Contractor (RRC) will collect 85% of the fees for plan review services.

Recommendation:

Staff recommends the adoption of Ordinance #23-10, Building and Building Regulations.

Outcome/Action:

Motion to waive city charter requirement that the ordinance be read aloud and adopt Ordinance #23-10, Amendment to Chapter 105, Building and Building Regulations.

Attachments

Ordinance #23-10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/02/2023 08:09 AM
Form Started By: Stephanie Hanson		Started On: 05/24/2023 12:48 PM
Final Approval Date: 06/02/2023		

ORDINANCE #23-10

AN ORDINANCE AMENDING RAMSEY CITY CODE, CHAPTER 105, BUILDINGS AND BUILDING REGULATIONS, ARTICLE II, STATE BUILDING CODE, SECTION 105-23 AND THE CREATION OF CITY CODE, CHAPTER 105, BUILDINGS AND BUILDING REGULATIONS, ARTICLE II, STATE BUILDING CODE, SECTION 105.25, PLUMBING PERMIT ADMINISTRATION, PLAN REVIEW, AND INSPECTIONS

The City of Ramsey ordains:

The purpose of this amendment is to add Section 105-25 Plumbing Permit Administration, Plan Review, Inspections to Chapter 105 Buildings and Building Regulations, Article II State Building Code. The City of Ramsey does ordain that Chapter 105, Article II is hereby amended as follows:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CITY CODE SECTION 105-23

The current City Code Section 105-23 is revised as follows (additions indicated by underline, deletions indicated by ~~strikethrough~~):

Sec. 105-23. - Application, administration and enforcement.
The community development department of the city shall be the enforcing agency. The code shall be enforced by the state certified building official designated by the city to administer the Minnesota State Building ~~c~~Code in compliance with Minnesota Statute 326B.133, including plumbing plan review and inspections.

SECTION 3. SECTION 105-25 ADDITION TO CITY CODE

City Code Section 105-25 is created as follows (additions indicated by underline):

Sec. 105-25. - Plumbing Permit Administration, Plan Review, and Inspections

a. All plumbing on private property within the city must comply with the provisions of the state building and plumbing code and this article.

b. Plans and specifications. Prior to the installation of a system of plumbing other than for a single-family dwelling, complete plans and specifications, together with any additional information that the building official may require, must be submitted and reviewed by the building official or their designee prior to permits and installation. Construction cannot proceed except in accordance with approved plans and specifications. Any alteration, extension, or repair of an existing system is subject to these same requirements, unless waived by the building official in accordance with Minn. Rules, part 1300.0215.

c. Exceptions. Pursuant to Minn. Stat. § 326B.43, subd. 2(n), plumbing plans and specifications for the following projects must be submitted to the Minnesota Department of Labor and Industry for a full plan review:

    1. State-licensed facilities as defined in Minn. Stat. § 326B.103, subd. 13;
    2. Public buildings as defined in Minn. Stat. § 326B.103, subd. 11; and
    3. Projects of a special nature for which department review is requested by either the municipality or the state.

d. Inspections. New plumbing systems or parts of existing plumbing systems that have been altered, extended, or repaired shall be inspected, tested, and approved by the building official or their designee in accordance with Minn. Rules, part 1300.0215 before the plumbing system is put into use. The building official shall perform the final inspection and witness the test. The building official shall approve the plumbing system if the system complies with the requirements of this Code, any permit requirements, and the requirements of any approved plans and specification. Plumbing system tests shall comply with Minn. Rules, Chapter 4714.

e. Covering of work. No building drainage or plumbing system or part thereof shall be covered until it has been inspected, tested, and approved as herein prescribed.

f. The City of Ramsey intends to reserve the right to collect fees, issue permits and perform inspections in accordance with Minnesota Statute 326B.43, Subd. 2.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 5. SUMMARY

The following official summary of Ordinance #23-10 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 #23-10 amends Chapter 105 to allow commercial plumbing plan reviews to be completed by the City of Ramsey Building Official or its' designee.

PASSED by the City Council of the City of Ramsey, Minnesota, the 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption dates:
Publication date:
Effective date:

CC Regular Session **7. 6.**

Meeting Date: 06/13/2023

Submitted For: Stephanie Hanson, Community Development

By: Stephanie Hanson, Community Development

Information

Title:

Adopt Ordinance #23-11 Granting Centerpoint Energy Nonexclusive Franchise and Public ROW Access

Purpose/Background:

On May 23, 2023, City Council introduced Ordinance #23-11, Granting Centerpoint Energy Nonexclusive Franchise and Public ROW Access.

Adopted Ordinance #03-16 Granting Centerpoint Energy Nonexclusive Franchise and ROW Access became effective on August 11, 2003 for a term of twenty (20) years. The ordinance is set to expire August 11, 2023. Proposed Ordinance #23-11 will replace the existing ordinance and have a term of twenty (20) years, expiring on July 16, 2043.

Centerpoint Energy has been part of the ordinance process and supports the draft language and term.

Notification:

The proposed ordinances does not require a public hearing or notification.

Time Frame/Observations/Alternatives:

Once approved, the Ordinance will be published on June 16, 2023 for a period of thirty (30) days. The Ordinance will be effective on July 16, 2023.

Alternative 1: Adopt Ordinance #23-11
Alternative 2: Deny Ordinanace #23-11. If denied, the City will not have regulations or fee collections for work in the city right-of-way.

Funding Source:

This ordinance is being handled as part of normal staff duties. Also, any time work is completed, the City collects a right-of-way permit fee from Centerpoint. In 2022, the City collected $1,755. 2023 fees are as follows:

Boring/Open Trench	$95 + $15 per driveway
Road Closing	$20
Bond Per Mile	$10,000

Recommendation:

Staff recommends City Council adopt Ordinance #23-11.

Outcome/Action:

Motion to waive the City Charter requirement to read the ordinance aloud and to adopt Ordinance #23-11, Granting Centerpoint Energy Nonexclusive and Public Right-of-Way Access.

Attachments

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/02/2023 08:13 AM

Form Started By: Stephanie Hanson
Started On: 05/24/2023 12:52 PM
Final Approval Date: 06/02/2023

ORDINANCE #23-11

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE GRANTING CENTERPOINT ENERGY RESOURCES CORP. d/b/a CENTERPOINT ENERGY MINNESOTA GAS ("CENTERPOINT ENERGY"), ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE FRANCHISE TO CONSTRUCT, OPERATE, REPAIR AND MAINTAIN FACILITIES AND EQUIPMENT FOR THE TRANSPORTATION, DISTRIBUTION, MANUFACTURE AND SALE OF GAS ENERGY FOR PUBLIC AND PRIVATE USE AND TO USE THE PUBLIC WAYS AND GROUNDS OF THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA, FOR SUCH PURPOSE; AND, PRESCRIBING CERTAIN TERMS AND CONDITIONS THEREOF

The City of Ramsey ordains:

SECTION 1. DEFINITIONS

For purposes of this Ordinance, the following capitalized terms listed in alphabetical order shall have the following meanings:

City. The City of Ramsey, County of Anoka, State of Minnesota.

City Utility System. Facilities used for providing public utility service owned or operated by City or agency thereof, including sewer, storm sewer, water service, street lighting and traffic signals, but excluding facilities for providing heating, lighting, or other forms of energy.

Commission. The Minnesota Public Utilities Commission, or any successor agency or agencies, including an agency of the federal government, which preempts all or part of the authority to regulate gas retail rates now vested in the Minnesota Public Utilities Commission.

Company. CenterPoint Energy Resources Corp. d/b/a CenterPoint Energy Minnesota Gas its successors and assigns including all successors or assigns that own or operate any part or parts of the Gas Facilities subject to this Franchise.

Gas Energy. Gas Energy includes both retail and wholesale natural, manufactured or mixed gas.

Gas Facilities. Gas transmission and distribution pipes, lines, ducts, fixtures and all necessary equipment and appurtenances owned or operated by the Company for the purpose of providing Gas Energy for retail or wholesale use.

Notice. A writing served by any party or parties on any other party or parties. Notice to Company shall be mailed to CenterPoint Energy, Minnesota Division Vice President, 505 Nicollet Mall, Minneapolis, Minnesota, 55402. Notice to the City shall be mailed to 7550 Sunwood Dr NW,

Ramsey, MN 55303. Any party may change its respective address for the purpose of this Ordinance by written Notice to the other parties.

Ordinance. This gas franchise ordinance, also referred to as the Franchise.

Public Way. Any highway, street, alley or other public right-of-way within the City.

Public Ground. Land owned or otherwise controlled by the City for utility easements, park, trail, walkway, open space or other public property, which is held for use in common by the public or for public benefit.

SECTION 2. ADOPTION OF FRANCHISE

2.1 **Grant of Franchise.** City hereby grants Company, for a period of twenty (20) years from the date this Ordinance is passed and approved by the City, the right to import, manufacture, distribute and sell Gas Energy for public and private use within and through the limits of the City as its boundaries now exist or as they may be extended in the future and also the right to transport Gas Energy through the limits of the City for use outside of the City limits. For these purposes, Company may construct, operate, repair and maintain Gas Facilities in, on, over, under and across the Public Ways and Public Grounds, subject to the provisions of this Ordinance. Company may do all reasonable things necessary or customary to accomplish these purposes, subject, however, to such reasonable regulations as may be imposed by the City pursuant to a public right-of-way ordinance or permit requirements adopted consistent with state law.

2.2 **Effective Date; Written Acceptance.** This Franchise shall be in force and effect from and after the passage of this Ordinance and publication as required by law and its acceptance in writing by Company.

2.3. **Service and Gas Rates.** The terms and conditions of service and the rates to be charged by Company for Gas Energy in City are subject to the exclusive jurisdiction of the Commission.

2.4. **Publication Expense.** Company shall pay the expense of publication of this Ordinance.

2.5. **Dispute Resolution.** If either party asserts that the other party is in default in the performance of any obligation hereunder, the complaining party shall notify the other party of the default and the desired remedy. The notification shall be written. Representatives of the parties must promptly meet and attempt in good faith to negotiate a resolution of the dispute. If the dispute is not resolved within thirty (30) days of the written Notice, the parties may jointly select a mediator to facilitate further discussion. The parties will equally share the fees and expenses of this mediator. If a mediator is not used or if the parties are unable to resolve the dispute within thirty (30) days after first meeting with the selected mediator, either party may commence an action in District Court to interpret and enforce this Franchise or for such other relief as may be permitted by law or equity.

2.6. **Continuation of Franchise.** If the City and the Company are unable to agree on the terms of a new franchise by the time this Franchise expires, this Franchise will remain in effect until

a new franchise is agreed upon, or until ninety (90) days after the City or the Company serves written Notice to the other party of its intention to allow Franchise to expire.

SECTION 3. LOCATION, OTHER REGULATIONS

3.1. **Location of Facilities.** Gas Facilities shall be located, constructed, and maintained so as not to interfere with the safety and convenience of ordinary travel along and over Public Ways and so as not to disrupt normal operation of any City Utility System. Gas Facilities may be located on Public Grounds in a location to be mutually agreed by the City and the Company. The location and relocation of Gas Facilities shall be subject to reasonable regulations of the City consistent with authority granted the City to manage its Public Ways and Public Grounds under state law, to the extent not inconsistent with a specific term of this Franchise.

3.2. **Street Openings.** Company shall not open or disturb the surface of any Public Way or Public Ground for any purpose without first having obtained a permit from the City, if required by a separate ordinance, for which the City may impose a reasonable fee, unless the City is receiving a franchise fee pursuant to this Ordinance, in which case all permit fees will be waived. Permit conditions imposed on Company shall not be more burdensome than those imposed on other public right-of-way users for similar facilities or work. Company may, however, open and disturb the surface of any Public Way or Public Ground without a permit if (i) an emergency exists requiring the immediate repair of Gas Facilities and (ii) Company gives telephone, email or similar Notice to the City before commencement of the emergency repair, if reasonably possible. Within two (2) business days after commencing the repair, Company shall apply for any required permits and pay any required fees.

3.3. **Restoration.** After undertaking any work requiring the opening of any Public Way or Public Ground, the Company shall restore the Public Ways or Public Grounds in accordance with Minnesota Rules, 7819.1100. Company shall restore the Public Ground to as good a condition as formerly existed, and shall maintain the surface in good condition for six (6) months thereafter. All work shall be completed as promptly as weather permits, and if Company shall not promptly perform and complete the work, remove all dirt, rubbish, equipment and material, and put the Public Ground in the said condition, the City shall have, after demand to Company to cure and the passage of a reasonable period of time following the demand, but not to exceed five (5) days, the right to make the restoration of the Public Ways or Public Grounds at the expense of Company. Company shall pay to the City the cost of such work done for or performed by the City. The Company shall not be required to post a construction performance bond.

3.4. **Avoid Damage to Gas Facilities.** The Company must take reasonable measures to prevent the Gas Facilities from causing damage to persons or property. The Company must take reasonable measures to protect the Gas Facilities from damage that could be inflicted on the Gas Facilities by persons, property or the elements. Per Minnesota Statute § 216D.05, the City must take protective measures when it performs work near the Gas Facilities.

3.5. **Notice of Improvements to Streets.** The City will give Company reasonable written Notice of plans for improvements to Public Ways and Public Grounds where the City has reason to believe that Gas Facilities may affect or be affected by the improvement. The Notice will contain: (i) the nature and character of the improvements, (ii) the Public Ways or Public Grounds upon which

the improvements are to be made, (iii) the extent of the improvements, (iv) the time when the City will start the work, and (v) if more than one Public Way or Public Grounds is involved, the order in which the work is to proceed. The Notice will be given to Company a sufficient length of time, considering seasonal working conditions, in advance of the actual commencement of the work to permit Company to make any additions, alterations or repairs to its Gas Facilities Company deems necessary.

3.6 **Mapping Information.** If requested by City, Company must promptly provide complete and accurate mapping information for any of its Gas Facilities in accordance with the requirements of Minnesota Rules 7819.4000 and 7819.4100.

3.7. **Emergency Response.** As emergency first responders, when a public safety concern exists both the City and Company shall respond to gas emergencies within the City without additional direct fee or expense to either City or Company.

SECTION 4. RELOCATIONS

4.1. **Relocation in Public Ways.** The Company and City shall comply with the provisions of Minnesota Rules 7819.3100 with respect to requests for the Company to relocate Gas Facilities located in Public Ways.

4.2 **Relocation in Public Grounds.** City may require Company at Company's expense to relocate or remove its Gas Facilities from Public Grounds upon a finding by City that the Gas Facilities have become or will become a substantial impairment to the existing or proposed public use of the Public Grounds. Nothing in this Section 4.2 shall be construed so as to invalidate or impair any existing company easements in Public Grounds. If Company is required to relocate from an existing easement, City shall provide an equivalent easement for the relocated facilities.

4.3. **Projects with Federal Funding.** Relocation, removal or rearrangement of any Company Gas Facilities made necessary because of the extension into or through City of a federally aided highway project shall be governed by the provisions of Minnesota Statutes §§ 161.45 and 161.46.

SECTION 5. INDEMNIFICATION

5.1. **Indemnity of City.** Company shall indemnify and hold the City harmless from any and all liability, on account of injury to persons or damage to property occasioned by the construction, maintenance, repair, inspection, the issuance of permits or the operation of the Gas Facilities located in the Public Ways and Public Grounds. The City shall not be indemnified for losses or claims occasioned through its own negligence or otherwise wrongful act or omission except for losses or claims arising out of or alleging the City's negligence as to the issuance of permits for, or inspection of, Company's plans or work.

5.2. **Defense of City.** In the event a suit is brought against the City under circumstances where this agreement to indemnify applies, Company at its sole cost and expense shall defend the City in such suit if written Notice thereof is promptly given to Company within a period wherein Company is not prejudiced by lack of such Notice. If Company is required to indemnify and defend, it will thereafter have control of such litigation, but Company may not settle such litigation without

the consent of the City, which consent shall not be unreasonably withheld. This section is not, as to third parties, a waiver of any defense or immunity otherwise available to the City. The Company, in defending any action on behalf of the City, shall be entitled to assert in any action every defense or immunity that the City could assert in its own behalf. This Franchise agreement shall not be interpreted to constitute a waiver by the City of any of its defenses of immunity or limitations on liability under Minnesota Statutes, Chapter 466.

SECTION 6. VACATION OF PUBLIC WAYS AND PUBLIC GROUNDS

The City shall give Company at least two weeks prior written Notice of a proposed vacation of a Public Ways or Public Grounds. The City and the Company shall comply with Minnesota Rules 7819.3100 and 7819.3200 with respect to any request for vacation.

SECTION 7. CHANGE IN FORM OF GOVERNMENT

Any change in the form of government of the City shall not affect the validity of this Ordinance. Any governmental unit succeeding the City shall, without the consent of Company, succeed to all of the rights and obligations of the City provided in this Ordinance.

SECTION 8. FRANCHISE FEE

8.1. **Form.** During the term of the franchise hereby granted, the City may charge the Company a franchise fee. The Company will administer the collection and payment of franchise fees to City in lieu of permit fees or other fees that may otherwise be imposed on the Company in relation to its operations as a public utility in the City. The franchise fee will be collected on a flat fee basis, or by some other method that is mutually acceptable to both City and Company for each retail customer account within the corporate limits of the City. The amount of the fee collected may differ for each customer class. The City will use a formula that provides a stable and predictable amount of fees, without placing the Company at a competitive disadvantage. Such fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City and be consistent with the Minnesota Public Utility Commission's March 23, 2011, Order establishing franchise fee filing requirements in Docket No. E,G999/CI-09-970. If the Company claims that the City required fee formula is discriminatory or otherwise places the Company at a competitive disadvantage, the Company will provide a formula that will produce a substantially similar fee amount to the City. If the City and Company are unable to agree, the disagreement shall be subject to the Dispute Resolution provisions of this Ordinance.

8.2. **Separate Ordinance.** The franchise fee shall be imposed by separate ordinance duly adopted by the City Council. The effective date of the franchise fee ordinance shall be no less than ninety (90) days after written Notice enclosing a copy of the duly adopted and approved ordinance has been served upon the Company by Certified mail. The Company is not required to collect a franchise fee if the terms of the fee agreement are inconsistent with this franchise or state law, provided the Company notifies the City Council of the same within the ninety (90) day period.

8.3. **Condition of Fee.** The separate ordinance imposing the fee shall not be effective against the Company unless it lawfully imposes a fee of the same or substantially similar amount on the sale of energy within the City by any other energy supplier, provided that, as to such supplier, the

City has the authority or contractual right to require a franchise fee or similar fee through an agreed-upon franchise.

8.4. **Collection of Fee.** The franchise fee shall be payable not less than quarterly during complete billing months of the period for which payment is to be made. The franchise fee formula may be changed from time to time, however, the change shall meet the same Notice and acceptance requirements and the fee may not be changed more often than annually. Such fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City and be consistent with Minnesota Public Utility Commission's March 23, 2011, Order establishing franchise fee filing requirements in Docket No. E,G999/CI-09-970. Such fee is subject to subsequent reductions to account for uncollectibles and customer refunds incurred by the Company. The Company shall not be responsible to pay City fees that Company is unable to collect under Commission rules or order. Company agrees to make available for inspection by City at reasonable times all records necessary to audit Company's determination of the franchise fee payments.

8.5. **Continuation of Franchise Fee.** If this franchise expires and the City and the Company are unable to agree upon terms of a new franchise, the franchise fee, if any being imposed by the City at the time this franchise expires, will remain in effect until a new franchise is agreed upon. However, the franchise fee will not remain in effect for more than one (1) year after the franchise expires as stated in Section 2.6 of this Franchise. If for any reason the franchise terminates, the franchise fee will terminate at the same time.

SECTION 9. ABANDONED FACILITIES

The Company shall comply with Minnesota Rules, Part 7819.3300, as it may be amended from time to time with respect to abandoned facilities in Public Ways. The Company shall maintain records describing the exact location of all abandoned and retired Gas Facilities within the Public Ways and Public Grounds, produce such records at the City's request and comply with the location requirements of Minnesota Statutes § 216D.04 with respect to all Gas Facilities located in Public Ways and Public Grounds.

SECTION 10. PROVISIONS OF ORDINANCE

10.1. **Severability.** Every section, provision or part of this Ordinance is declared separate from every other section, provision or part; and if any section, provision or part shall be held invalid, it shall not affect any other section, provision or part. Where a provision of any other City ordinance is inconsistent with the provisions of this Ordinance, the provisions of this Ordinance shall prevail.

10.2. **Limitation on Applicability.** This Ordinance constitutes a franchise agreement between City and Company as the only parties. No provisions herein shall in any way inure to the benefit of any third person (including the public at large) so as to constitute any such person as a third-party beneficiary of this Ordinance or of any one or more of the terms hereof, or otherwise give rise to any cause of action in any person not a party hereto.

SECTION 11. AMENDMENT-PROCEDURE

Either party may propose at any time that this Franchise Ordinance be amended. Franchise Ordinance may be amended at any time by the City passing a subsequent ordinance declaring the provisions of the amendment, which amendatory ordinance shall become effective upon the filing of Company's written consent thereto with the City Clerk within ninety (90) days after the effective date of the amendatory ordinance.

SECTION 12. SUMMARY

The following official summary of Ordinance #23-11 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 #23-11 approves a gas energy nonexclusive franchise to Centerpoint Energy.

SECTION 13. 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 13th day of June, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date: