City of Ramsey
Agenda
Regular City Council
Tuesday, August 8, 2023
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Presentation

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive June 2023 Financial Reports - General Fund, EDA and Enterprise Funds

2. Receive Cash & Investments for Period Ending June 30, 2023

3. Note the following Board, Commissions, and Committee Meeting Minutes:
- Planning Commission Meeting Minutes Dated May 25, 2023
- Economic Development Authority Meeting Minutes Dated June 8, 2023

4. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 7/18/2023
2. City Council Work Session dated 7/25/2023
3. City Council Regular Session dated 7/25/2023

5. Approve Rental Licenses

6. Approve Business Licenses

7. Adopt Resolution #23-180 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 20, 2023 through August 2, 2023.

8. Adopt Resolution #23-177 Accepting Quotes and Awarding Contract for Street Maintenance Project #23-23, 2023 Spray Patching Contracted Services.

9. Adopt Resolution #23-178 Approving Construction Staking Services Proposal for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06

10. Adopt Resolution #23-179 Approving Construction Staking Services Proposal for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10

11. Adopt Resolution 23-181 Approving a 2-year Extension of the City's Health Insurance Renewal with HealthPartners for 2025-2026.

12. Adopt Resolution #23-182 Accepting Pavement Evaluation Services Proposal for Bowers Drive as part of Improvement Project #24-07

6. Public Hearing

7. Council Business

1. Adopt Resolution #23-174 Resolution Approving Preliminary Term Sheet for Presbyterian Homes Housing Project; Haviland Fields

2. Adopt Resolution #23-173 Approving Purchase Agreement for Portion of Outlot A, COR TWO; Centra Homes - Parcel 46

3. Adopt Resolution #23-176 Accepting Bids and Awarding Contract for Improvement Project #23-20, COR Mass Grading

4. Introduce Ordinance #23-14 - Zoning Code Update

5. Introduce Ordinance #23-15 Tobacco and Cannabis Use Within Public Property and Public Places

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive June 2023 Financial Reports - General Fund, EDA and Enterprise Funds

Purpose/Background:

Purpose: Receive June monthly financial reports for the funds of: General, EDA, 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

June 2023 General Fund Financial Report - Budget to Actual

June 2023 Enterprise Funds Financial Reports - Budget to Actual

June 2023 EDA Fund Financial Report - Budget to Actual

June 2023 Summary of Adopted budgets/expenditures to date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 08:27 AM
Form Started By: Diana Lund		Started On: 07/27/2023 01:08 PM
Final Approval Date: 08/03/2023		

CITY OF RAMSEY
FINANCIAL STATEMENT

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

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2023 BUDGET	2023 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,212,108.00	587,151.85
Building Inspections	721,415.00	302,141.51
Council/Commissions (incld charter, council contingen	258,433.00	46,613.32
Data Processing	818,662.00	391,287.70
Engineering	554,975.00	450,043.65
Finance (incld assessing)	516,910.00	271,778.57
Fire (incld Civil Defense)	1,805,110.00	686,081.50
Gen Govt Buildings	667,254.00	260,711.32
Parks	1,661,536.00	678,671.30
Planning & Zoning	854,650.00	430,088.56
Police (incld animal control & comm orient)	5,527,998.00	2,433,747.56
Streets (incld traffic eng & snow/ice)	2,456,102.00	1,243,277.20
Grand Total	**17,055,153.00**	**7,781,594.04**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2023 BUDGET	2023 YTD GENERAL LEDGER
Capital Outlay	1,074,183.00	319,099.84
Other Services & Charges	2,939,067.00	1,325,610.69
Personal Services	11,609,269.00	5,584,418.14
Supplies	1,326,261.00	552,465.37
Transfers out	106,373.00	-
Grand Total	**17,055,153.00**	**7,781,594.04**

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	487,430.51
Business Licenses/Permits	75,400.00	59,827.17
Fines and Forfeits	50,000.00	17,567.89
Federal Intergovernmental	9,200.00	70,054.68
State Intergovernmental	687,500.00	109,824.34
Interest	25,000.00	-
Miscellaneous	15,750.00	23,874.58
Non-Business Licenses/Permits	624,000.00	420,677.02
Transfers in	1,857,183.00	-
Grand Total	**17,055,153.00**	**1,194,262.68**

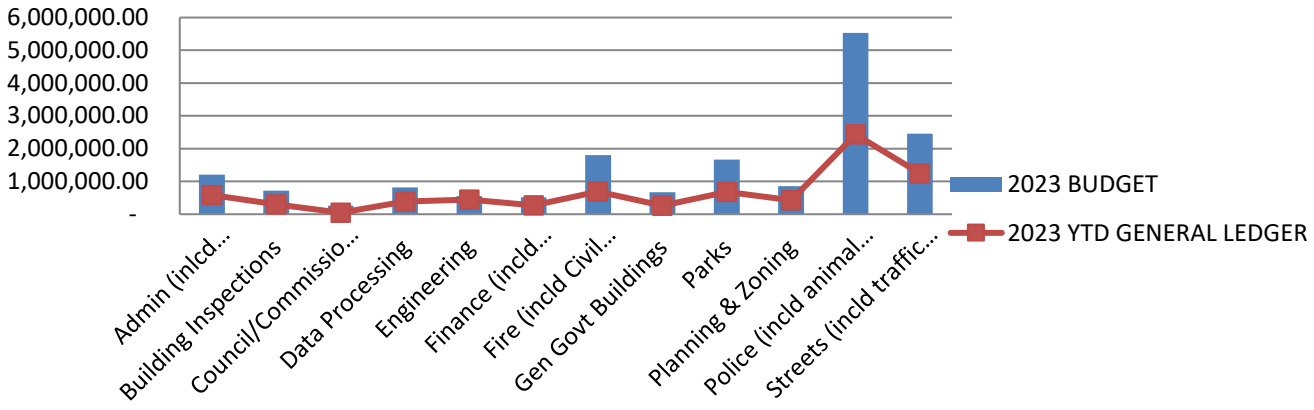
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

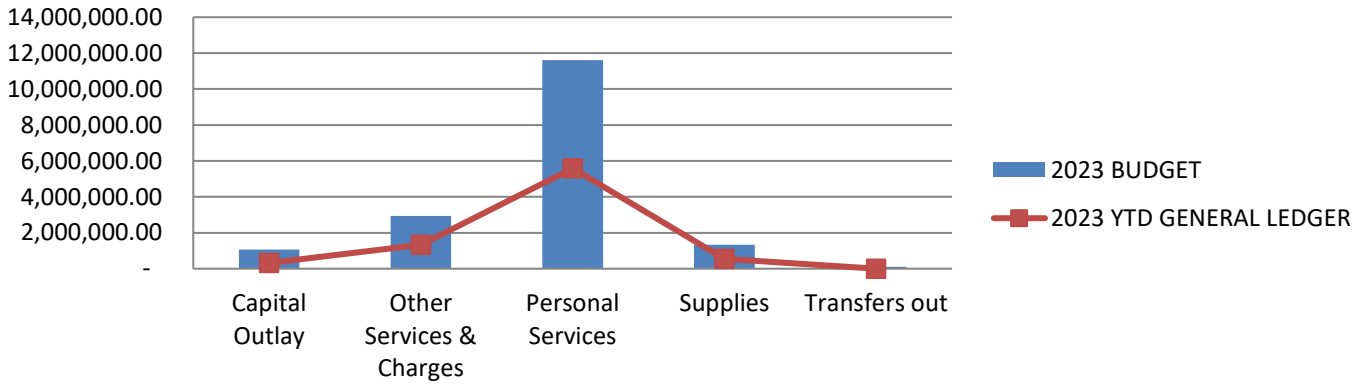
CITY OF RAMSEY
FINANCIAL STATEMENT

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

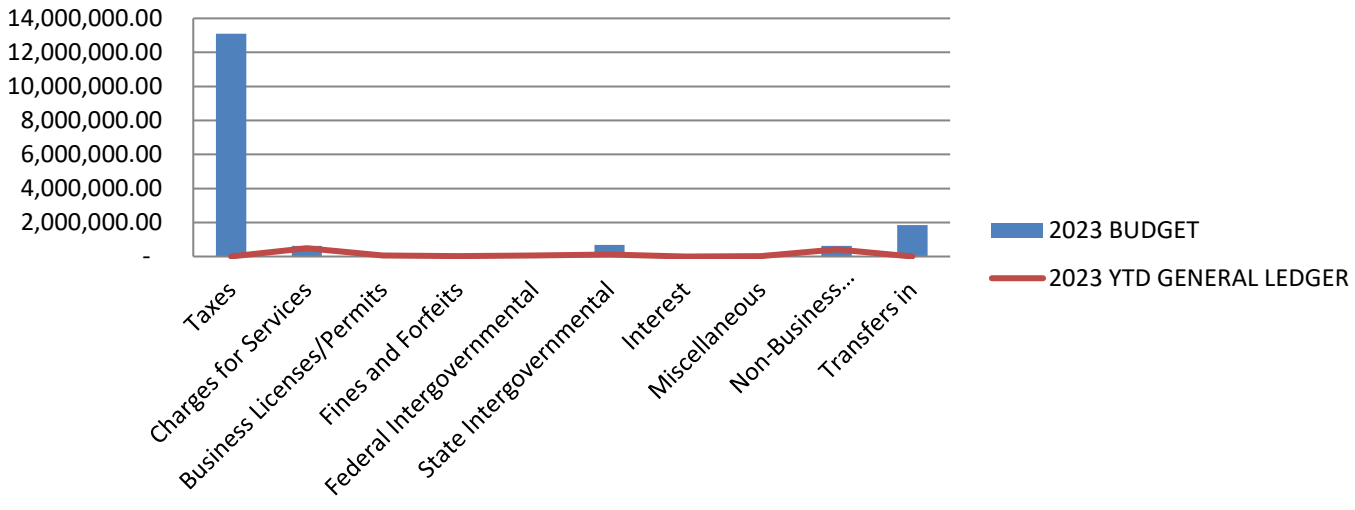
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: June 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)	(10,932.12)	39.04%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	41,367.90	827.36%
4651	WATER REVENUE	-	29.26	0.00%
4652	WATER SALES - RESIDENTIAL	1,496,892.00	270,836.67	18.09%
4653	WATER SALES-COMMERCIAL	785,972.00	57,242.98	7.28%
4654	WATER PENALTIES	44,000.00	10,607.48	24.11%
4655	WATER METER INSTALLATION	15,000.00	8,300.00	55.33%
4656	WATER METERS	40,000.00	19,359.00	48.40%
4657	CONNECTION/RECONNECTION FEES	500.00	-	0.00%
4701	INTEREST ON INVESTMENTS	20,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	547,229.00	0.00%
4601	MISCELLANEOUS REVENUE		1,675.80	0.00%
Grand Total		**2,379,364.00**	**945,715.97**	

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	95,345.72	30.55%
6103	FULL TIME-REGULAR-OVERTIME	18,000.00	9,531.80	52.95%
6105	TEMPORARY-WAGES & SALARIES	19,167.00	6,658.34	34.74%
6121	PERA CONTRIBUTIONS	39,417.00	8,299.66	21.06%
6122	FICA/MEDICARE CONTRIBUTIONS	26,542.00	9,223.64	34.75%
6131	GROUP INSURANCE	45,000.00	23,121.67	51.38%
6133	WORKERS COMP INSURANCE PREMIUM	20,000.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	500.00	112.16	22.43%
6223	GASOLINE	8,000.00	4,528.04	56.60%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,000.00	305.31	30.53%
6231	UNIFORMS & TURN-OUT GEAR	3,000.00	3,963.69	132.12%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	2,356.90	15.71%
6257	OTHER VEHICLE PARTS	10,000.00	303.00	3.03%
6273	UTILITY SYSTEM MAINT SUPPLIES	120,000.00	66,218.53	55.18%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	4,447.17	44.47%
6292	WATER METERS FOR RESALE	100,000.00	48,157.37	48.16%
6315	MISCELLANEOUS PROFESSIONAL SER	83,000.00	3,328.21	4.01%
6322	POSTAGE	3,000.00	170.73	5.69%
6323	CELLULAR PHONES	4,000.00	-	0.00%
6334	MILEAGE REIMBURSEMENT	450.00	374.66	83.26%
6335	TRAINING	4,500.00	5,397.39	119.94%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	53.75	17.92%
6361	GENERAL LIABILITY/PROPERTY INS	45,000.00	30,665.79	68.15%
6371	ELECTRIC UTILITIES	175,000.00	43,454.51	24.83%
6372	WATER/IRRIGATION	2,000.00	194.50	9.73%
6373	GAS	9,000.00	4,678.04	51.98%
6374	REFUSE/RECYCLING	1,500.00	470.53	31.37%
6381	BUILDING & STRUCTURE REPAIR	6,000.00	653.08	10.88%
6415	OTHER EQUIPMENT RENTAL	-	75.72	0.00%
6439	OTHER MISCELLANEOUS	30,000.00	394.31	1.31%
6451	MEMBERSHIP DUES	1,400.00	400.00	28.57%
6489	OTHER CONTRACTED SERVICES	80,000.00	10,942.01	13.68%
6722	DEPRECIATION	871,256.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	51,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		8,315.03	0.00%
Grand Total		**2,115,587.00**	**392,141.26**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: June 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)	(10,938.64)	49.72%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	2,385.60	34.08%
4661	RESIDENTIAL-SEWER CHARGES	1,570,800.00	365,127.57	23.24%
4662	COMMERCIAL-SEWER CHARGES	466,400.00	87,610.08	18.78%
4663	SEWER PENALTIES	33,000.00	16,899.40	51.21%
4701	INTEREST ON INVESTMENTS	20,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	259,008.00	0.00%
4601	MISCELLANEOUS REVENUE		1,675.80	0.00%
Grand Total		**2,075,200.00**	**721,767.81**	

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	61,586.75	26.87%
6103	FULL TIME-REGULAR-OVERTIME	-	362.48	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	988.74	0.00%
6121	PERA CONTRIBUTIONS	32,192.00	4,785.03	14.86%
6122	FICA/MEDICARE CONTRIBUTIONS	17,640.00	5,085.76	28.83%
6131	GROUP INSURANCE	20,013.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	12,000.00	-	0.00%
6223	GASOLINE	4,300.00	1,154.91	26.86%
6225	DIESEL FUEL	3,500.00	348.74	9.96%
6229	SHOP MATERIALS	500.00	9.30	1.86%
6249	MISCELLANEOUS OPERATING SUPPLY	26,000.00	4,348.56	16.73%
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	684.99	7.61%
6315	MISCELLANEOUS PROFESSIONAL SER	15,000.00	184.88	1.23%
6323	CELLULAR PHONES	700.00	225.90	32.27%
6334	MILEAGE REIMBURSEMENT	400.00	30.42	7.61%
6335	TRAINING	2,400.00	4,907.16	204.47%
6361	GENERAL LIABILITY/PROPERTY INS	24,000.00	23,230.50	96.79%
6371	ELECTRIC UTILITIES	25,000.00	8,005.80	32.02%
6372	WATER/IRRIGATION	2,000.00	194.51	9.73%
6373	GAS	7,000.00	4,206.24	60.09%
6374	REFUSE/RECYCLING	1,500.00	470.54	31.37%
6377	SEWER SERVICE CHARGE	1,138,899.00	664,357.75	58.33%
6489	OTHER CONTRACTED SERVICES	45,000.00	6,650.71	14.78%
6722	DEPRECIATION	653,080.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	45,000.00	-	0.00%
Grand Total		**2,329,355.00**	**792,910.89**	

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: June 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)	(2,096.01)	46.58%
4681 CHARGES FOR STREET LIGHTS	170,000.00	44,111.64	25.95%
4683 STREET LIGHTING PENALTIES	5,000.00	2,418.68	48.37%
4701 INTEREST ON INVESTMENTS	2,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	56,000.00	14,263.84	25.47%
Grand Total	**228,500.00**	**58,698.15**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2023 BUDGET	2023 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	140,000.00	53,178.01	37.98%
6489 OTHER CONTRACTED SERVICES	18,000.00	10,892.12	60.51%
6722 DEPRECIATION	46,340.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	27,000.00	-	0.00%
Grand Total	**231,340.00**	**64,070.13**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **June 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)	(3,521.87)	50.31%
4287	OTHER LOCAL GOVERNMENT GRANTS	75,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	1,000.00	511.50	51.15%
4651	WATER REVENUE		(29.26)	0.00%
4671	RECYCLING CHARGES	446,500.00	113,180.21	25.35%
4672	RECYCLING PENALTIES	9,000.00	4,629.93	51.44%
4701	INTEREST ON INVESTMENTS	1,000.00	-	0.00%
Grand Total		**525,500.00**	**114,770.51**	

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	7,780.69	31.41%
6103	FULL TIME-REGULAR-OVERTIME	-	378.99	0.00%
6104	PART TIME-WAGES & SALARIES	-	26.36	0.00%
6121	PERA CONTRIBUTIONS	2,858.00	623.72	21.82%
6122	FICA/MEDICARE CONTRIBUTIONS	1,905.00	637.99	33.49%
6131	GROUP INSURANCE	3,696.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	300.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	30,000.00	12,606.96	42.02%
6322	POSTAGE	300.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	460,000.00	232,120.03	50.46%
Grand Total		**523,833.00**	**254,174.74**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **June 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)	(5,801.93)	52.74%
4693 STORM WATER-RESIDENTIAL	596,000.00	151,741.57	25.46%
4694 STORM WATER-COMMERCIAL	608,000.00	164,095.55	26.99%
4695 STORM WATER-PENALTIES	16,000.00	4,676.42	29.23%
4701 INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total	**1,211,000.00**	**314,711.61**	

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	21,472.64	10.26%
6121 PERA CONTRIBUTIONS	30,704.00	1,610.57	5.25%
6122 FICA/MEDICARE CONTRIBUTIONS	16,047.00	1,650.27	10.28%
6131 GROUP INSURANCE	29,550.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	10,000.00	-	0.00%
6225 DIESEL FUEL	7,000.00	3,657.03	52.24%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	2,950.81	22.70%
6257 OTHER VEHICLE PARTS	10,000.00	1,356.27	13.56%
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	4,350.30	36.25%
6372 WATER/IRRIGATION	2,000.00	194.51	9.73%
6373 GAS	8,000.00	4,206.26	52.58%
6374 REFUSE/RECYCLING	2,000.00	334.25	16.71%
6451 MEMBERSHIP DUES	54,000.00	58,070.00	107.54%
6489 OTHER CONTRACTED SERVICES	50,000.00	11,330.42	22.66%
6722 DEPRECIATION	402,708.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	40,000.00	-	0.00%
Grand Total	**957,893.00**	**119,219.24**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2022 THROUGH PERIOD ENDING: **June 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%
4609 OTHER MISCELLANEOUS REVENUES	-	275.42	0.00%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**87,610.00**	**275.42**	

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	205.00	13.67%
6122 FICA/MEDICARE CONTRIBUTIONS	100.00	15.69	15.69%
6133 WORKERS COMP INSURANCE PREMIUM	10.00	-	0.00%
6208 MISCELLANEOUS OFFICE SUPPLIES		11.35	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	19,000.00	(1,684.86)	-8.87%
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	112.50	0.32%
6331 TRAVEL & LODGING	2,300.00	49.17	2.14%
6335 TRAINING	1,500.00	1,125.00	75.00%
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	564.22	25.65%
6246 MARKETING & PROMOTIONS	25,000.00	5,197.50	20.79%
6351 LEGAL NOTICES PUBLISHING		65.00	0.00%
Grand Total	**87,610.00**	**6,049.73**	

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CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

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

GENERAL FUND EXPENDITURES BY DEPARTMENT	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	6/12 ADOPTED BUDGET (Jun)	% of Budget Used (50% is 6/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,212,108.00	587,151.85	606,054.00	48.44%	624,956.15
Building Inspections	721,415.00	302,141.51	360,707.50	41.88%	419,273.49
Council/Commissions (incld charter, council contingency)	258,433.00	46,613.32	129,216.50	18.04%	211,819.68
Data Processing	818,662.00	391,287.70	409,331.00	47.80%	427,374.30
Engineering (personnel costs allocated after year-end)	554,975.00	450,043.65	277,487.50	81.09%	104,931.35
Finance (incld assessing) (personnel costs allocated after year-end)	516,910.00	271,778.57	258,455.00	52.58%	245,131.43
Fire (incld Civil Defense)	1,805,110.00	686,081.50	902,555.00	38.01%	1,119,028.50
Gen Govt Buildings	667,254.00	260,711.32	333,627.00	39.07%	406,542.68
Parks	1,661,536.00	678,671.30	830,768.00	40.85%	982,864.70
Planning & Zoning	854,650.00	430,088.56	427,325.00	50.32%	424,561.44
Police (incld animal control & comm orient)	5,527,998.00	2,433,747.56	2,763,999.00	44.03%	3,094,250.44
Streets (incld traffic eng & snow/ice)	2,456,102.00	1,243,277.20	1,228,051.00	50.62%	1,212,824.80
TOTAL	*17,055,153.00*	*7,781,594.04*	*8,527,576.50*	*45.63%*	*9,273,558.96*

ENTERPRISE EXPENDITURES BY FUND	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	6/12 ADOPTED BUDGET (Jun)	% of Budget Used (50% is 6/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2023 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,079,587.00	392,141.26	1,039,793.50	18.86%	1,687,445.74	*$ 871,256.00*
Sewer (budgeted depreciation not booked until after year-end)	2,329,355.00	792,910.89	1,164,677.50	34.04%	1,536,444.11	*$ 653,080.00*
Street Light (budgeted depreciation not booked until after year-end)	231,340.00	64,070.13	115,670.00	27.70%	167,269.87	*$ 46,340.00*
Recycling	523,833.00	254,174.74	261,916.50	48.52%	269,658.26	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	957,893.00	119,219.24	478,946.50	12.45%	838,673.76	*$ 402,708.00*
TOTAL	*6,122,008.00*	*1,622,516.26*	*3,061,004.00*	*26.50%*	*4,499,491.74*	$ 1,973,384.00

EDA FUND EXPENDITURES	2023 ADOPTED BUDGET	CURRENT YTD POSTED EXP	6/12 ADOPTED BUDGET (Jun)	% of Budget Used (50% is 6/12)	BUDGET AMOUNT REMAINING
Economic Development	87,610.00	6,325.15	43,805.00	7.22%	81,284.85

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive Cash & Investments for Period Ending June 30, 2023

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending June 30, 2023.

Cash and investment report shows the monthly cash flow - receipts and expenditures through June 30, 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 & Investment Report for Period Ending July 31, 2023

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 08:27 AM
Form Started By: Diana Lund		Started On: 07/27/2023 01:21 PM
Final Approval Date: 08/03/2023		

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

	July-23 CURRENT MONTH	2023 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 108,838,331.80	$ 106,549,768.65
CASH INFLOWS:		
Daily Deposit	450,250.50	4,565,808.89
Tax Settlements	4,112,181.31	10,651,130.10
U/B Receipts	27,281.07	941,408.02
Credit Cards (Includes Utility Billing)	204,160.06	2,372,500.37
Interest Earnings [Net of Interest Paid on Investments]	322,363.35	1,436,896.86
Bond Proceeds-int	-	-
TOTAL CASH INFLOW	$ 5,116,236.29	$ 19,967,744.24
TOTAL CASH AVAILABLE	$ 113,954,568.09	$ 126,517,512.89
CASH OUTFLOWS:		
Prepaid Checks	646,045.79	5,507,195.28
Bills Lists	990,431.47	5,007,225.98
Pay Estimates	1,092,765.76	1,523,440.59
Credit Cards	6,895.02	49,855.41
Payroll - Net	475,450.94	3,440,429.52
Flex Reimbursement	1,920.67	14,504.36
Void Checks/Dormant Checks Paid	(1,441.00)	(33,515.84)
Debt Service	-	265,237.50
Miscellaneous [Bank Charges; etc.]	236.50	877.15
TOTAL CASH OUTFLOW	$ 3,212,305.15	$ 15,775,249.95
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 110,742,262.94**	**$ 110,742,262.94**
MEMO - NET 2023 CASH INFLOW (OUTFLOW)	**1,903,931.14**	**4,192,494.29**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 77,264,103.66**	**89,614,560.81**
Purchases	554,843.90	10,111,668.59
Maturities/Sales	(4,495,000.00)	(26,402,281.84)
ENDING BALANCE	**$ 73,323,947.56**	**$ 73,323,947.56**

Prepared by the City of Ramsey Finance Department
8/1/2023

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	4,000,000.00	0.00
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
									7,000,000.00
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		120,000.00	0.00
190726B	6/1/2023	Northland	DESMOINES IA COMM COLLEGE TAX		250097L75	250,000.00		250,000.00	0.00
220714	7/1/2023	Northland	MANCHESTER NH TAX		562333-QS-6	250,000.00		250,000.00	0.00
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		245,000.00	0.00
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
									5,850,000.00
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		300,000.00	0.00
180628	6/28/2023	UBS	CD-COMENITY BAN	27499	981996UP3	200,000.00		200,000.00	0.00
191230B	6/30/2023	UBS	CD-RAYMOND JAMI	33893	75472RAR2	245,000.00		245,000.00	0.00
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 HAPOALI	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
230731		UBS	UBS PRIME FUND				554,843.90	0.00	554,843.90
230630		UBS	UBS PRIME FUND				859,359.98	0.00	859,359.98
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

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
230430		UBS	UBS PRIME FUND				1,092,112.18	0.00	1,092,112.18
230531		UBS	UBS PRIME FUND				229,646.85	0.00	229,646.85
221102A		UBS	UBS PRIME FUND			40,367.65		0.00	40,367.65
221231		UBS	UBS PRIME FUND			1,699,750.74		0.00	1,699,750.74
221004		UBS	UBS PRIME FUND			411,292.57		302,131.99	109,160.58
210107		UBS	UBS PRIME FUND			0.00		0.00	0.00
211130		UBS	UBS PRIME FUND			0.00		0.00	0.00
210826		UBS	UBS PRIME FUND			0.00		0.00	0.00
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
						-			
									60,473,947.56
	TOTAL INVESTMENTS					89,614,560.81	10,111,668.59	26,402,281.84	**73,323,947.56**
			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	28,316,525.84	25,920,613.04	9,024,714.08
			Bond Proceeds			11,904,760.14		524,044.53	11,380,715.61
			Money Market Accounts			985,723.50	18,611,239.27		19,596,962.77
			Net Cash and Investments			106,549,768.65	57,039,433.70	52,846,939.41	110,742,262.94

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title

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

- Planning Commission Meeting Minutes Dated May 25, 2023
- Economic Development Authority Meeting Minutes Dated June 8, 2023

Purpose/Background:

Recommendation:

Action:

Attachments

May PC Minutes
EDA Minutes 6.8.23

Form Review

Inbox	Reviewed By	Date
Mary Jo Warner	Kathy Schmitz	07/31/2023 02:34 PM
Kathy Schmitz	Kathy Schmitz	08/03/2023 01:59 PM
Brian Hagen	Brian Hagen	08/03/2023 02:03 PM
Form Started By: Dana Verbeek		Started On: 07/31/2023 11:22 AM
Final Approval Date: 08/03/2023		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 25, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer (virtual) Commissioner Ryan Heineman Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Heineman	aye

Commissioner Peters aye
Chairperson Gengler aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the April 27, 2023 Planning Commission Meeting Minutes

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: CorTrust Bank – Site Plan Review, Rezoning, and Plat at the Northeast Corner of Sunwood Drive and Zeolite Street NW

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the proposal.

Commissioner Anderson asked if the lighting would be downcast.

Senior Planner Larson replied that the lighting would be downcast shielded lighting and provided details on the additional wall mounted lighting and canopy lighting.

Commissioner Van Scoy noted the referenced knee wall and asked where that would be located.

Commissioner Hunt asked if the wall portion would count towards the building.

Senior Planner Larson confirmed that is counted in the calculation.

Commissioner Bauer asked for details on the current zoning and requested rezoning, asking if it would make sense to rezone the entire parcel rather than just the southwest corner.

Planning Manager Larson commented that it did not appear there were many use differences between 2A and 2B, more design differences. He stated that the Council heard a proposal for multifamily housing and townhomes in a recent worksession. He stated that there will most likely be a mapping exercise upcoming and that could be an opportunity to review the remainder of this parcel.

Citizen Input

Chairperson Gengler invited the applicants to speak.

Mark Pitts, representing the applicant, stated that he is present to answer any questions.

Commissioner Van Scoy referenced the staff recommendations and asked if the applicant has any issues with those.

Mr. Pitts replied that from a design standpoint he has no objections.

Dean Suchy, Market President for CorTrust, commented that they were hoping they could have a third lane, uncovered, for an ATM. He confirmed that the current plans they worked on with staff have two covered drive thru lanes.

Councilmember Woestehoff referenced the space between the driveways on Zeolite and asked if that will remain grass or whether there are other plans.

Mr. Suchy replied that there are no plans other than grass at this time.

Councilmember Woestehoff stated that perhaps trees could be planted between the two driveways.

Planning Manager Larson stated that a 1,000 square foot building with a few parking spaces could fit within that space. He acknowledged that this design does not make the best use of the space but noted that this driveway would align with the hotel driveway that will be across the street.

Chairperson Gengler asked and received confirmation that the empty space is not needed for water treatment.

Commissioner Bauer referenced the interest in the ATM lane and asked if that could be accommodated.

Planning Manager Larson replied that given that the use is allowed, a variance could not be granted and therefore in order to allow that, they would need to do a text amendment. He noted that perhaps the ATM could be located on the island where the outside drive-thru lane is to stagger those.

Commissioner Bauer stated that he would encourage the applicant to work with staff to determine if the plan could be modified to allow that.

Mr. Suchy stated that if they could not do the third lane, he would move the ATM inside.

Commissioner Anderson asked why the canopy would not cover both lanes.

Planning Manager Larson replied that is not a City restriction and noted that many businesses choose not to cover both lanes to allow options for oversized vehicles.

Commissioner Anderson asked if a third lane is really wanted or needed. He stated that if there is that need, something should be done to accommodate that.

Mr. Suchy commented that he does not see the ATM as a third lane. He stated that if the ATM would not be allowed outside the canopy, it would be placed inside the bank.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Gengler closed the public hearing closed at 7:27 p.m.

Commission Business

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to recommend that City Council approve Ordinance #23-12 Rezoning Property at the Northeast Corner of Sunwood Drive and Zeolite Street NW from COR-2a to COR-2b.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Anderson	aye

Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to recommend that City Council approve of Resolution #23-111 Approving Site Plan and Preliminary Plat for a Bank at the Northeast Corner of Sunwood Drive and Zeolite Street NW.

A roll call vote was performed:

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

Motion Carried.

Planning Manager Larson noted that this item will proceed to the City Council at the June 13, 2023 meeting.

7. COMMISSION BUSINESS

7.01: Aldi – Architectural Review for a New Retail Store at 7992 Sunwood Drive NW

Presentation

Planning Manager Larson presented the Staff Report requesting feedback on the proposed building design and direction on how the Commission would like to see the plans revised.

Commission Business

Commissioner Bauer commented that he likes the original proposal with two buildings. He referenced the statements related to pedestrian activity and noted that Aldi is not a typical store accessed by pedestrians. He stated that he would prefer to concentrate more on the appearance of the designs rather than pedestrians. He noted that he would prefer to have a nicer view for those driving by on Sunwood.

Commissioner Heineman commented that he likes the architecture plan, façade, and colors. He commented that this will not be distracting and fits well into the theme of the COR. He suggested adding shrubs to break up the brick areas.

Commissioner Anderson asked the disadvantage of turning the building to having the back of the store to the back of the strip mall.

Planning Manager Larson identified an area that will be preserved for future use, whether that is a multitenant building or single user.

Councilmember Woestehoff commented that would be an issue of visibility for Aldi. He commented that the business is attempting to draw traffic from Armstrong and if you spin the building, you will not see the Aldi arch. He commented that he is not a huge fan of what is occurring on the Sunwood side, making businesses have doors onto Sunwood while others do not. He commented that with parcel 46 to the north, there would most likely be residents walking to Aldi. He noted that apartment residents also walk to Coborns and would most likely walk to Aldi as well along with those at the dome. He stated that he likes the mural concept but would also be in favor or forcing a door on that side of the building as other businesses were made to do so. He stated that he loves the other sides of the building and would like to see a similar design scape on the back. He commented that he believes pedestrian facilities are still a must.

Commissioner Anderson noted that his suggestion to back the buildings up would prevent the developer from having to invest more into the design of the back side of the building.

Chairperson Gengler invited the applicant to address the Commission.

Ryan Anderson, representing the applicant, stated that there is a lot of flexibility and discretion within the concepts. He thanked the Commission for allowing this informal review to provide input so that the public process can proceed smoothly. He stated that the presented concept would be the preferred aesthetic of Aldi. He commented that they want to have a nice building that fits within the framework of Aldi and also works well within the City's design. He commented that while the changed orientation could be an option, that would be a last resort. He believed that they could enhance the design in the current proposed location. He stated that they have the ability to add windows in the rear to make it look more four sided. He commented that the rear of the building is warehouse and storage space, therefore they would prefer the opaque version of windows. He commented that although not everyone will walk to get groceries, some users would and provided a general overview of the pedestrian connections. He stated that they would not prefer to add a second door as that would not function well with the floorplan. He commented that with the corner entrance, it does face the parking lot and street to the north. He agreed that they could add landscaping to break up facades.

Commissioner Heineman commented that in his experience an Aldi is set up to have one entrance into the building with customers weaving through the aisles, therefore having a second door would not work well with that layout.

Mr. Anderson confirmed that to be true. He commented that there are some rare locations where a second door has been added but those are more unique designs.

Commissioner Heineman referenced the northeast corner with an angled sidewalk and asked if that were to connect straight rather than angled, perhaps that would be a compromise to an entrance on Sunwood.

Councilmember Woestehoff commented that he does not see issue with the north side of the building, as the corner entrance meets the desire to have frontage on Sunwood. He commented that the east side could be enhanced easily with architecture but finds the south side of the building more troublesome because of the loading dock and industrial look. He believed that pedestrian access would be more challenging on the south side.

Commissioner Heineman asked how close the south side of the building backs to Sunwood Nutrition.

Planning Manager Larson estimated a distance of about 200 feet.

Commissioner Heineman referenced an area near the parcel and asked if there are plans to do anything with that area as that could help screen the southern area.

Planning Manager Larson replied that is a stormwater basin on a separate parcel that is privately owned.

Commissioner Anderson commented that he likes the idea of people walking to the store and asked where the trash is located.

Mr. Anderson replied that Aldi has a small dumpster in the loading dock area and that will be hidden by the brick wall.

Commissioner Anderson commented that while he is not a fan of people walking by a loading dock, he also does not see any other option.

Mr. Anderson acknowledged that this is a unique site with three street frontages.

Chairperson Gengler asked if there would be space for greenery on the south side.

Mr. Anderson replied that there would not be additional space because of the building, drive, and sidewalk.

Chairperson Gengler commented that she would be concerned with the discontinuation of the sidewalk which would cause people to walk in front of a vehicle. She stated that she likes the trees and spacing on the north side and perhaps the building could be shifted up a little to provide more separated walking space on the south. She commented that the dock is well screened and would simply like more space for pedestrians.

Councilmember Woestehoff noted that adding more space would require more walking of pedestrians. He asked the length of the dock and how far out a semi would stick out.

Mr. Anderson commented that the truck would fully fit within and would not cross over the painted marks.

Commissioner Anderson asked the timing of deliveries.

Mr. Anderson replied that typically deliveries are timed to occur prior to the opening of the store but a truck could come during business hours.

Chairperson Gengler commented that she likes the Brooklyn Park design with the awnings and tower. She stated that while she does like murals, she was unsure this would be the best fit.

Commissioner Anderson commented that something should be done to the east side if the building is not rotated. He commented that the fake windows would be sufficient.

Commissioner Heineman commented that he does not like awnings and looks strange when done for show. He agreed that it could break up the area but preferred the original concept with greenery to break up the east side.

Commissioner Bauer stated that he understands the concerns of Commissioner Anderson and his preference to rotate the building but noted that would kick the can down the road when an additional building is added. He stated that he prefers the location as proposed. He asked if something could be done on the loading dock side, similar to what is proposed for the east, to break up that appearance.

Mr. Anderson commented that he thinks they could work something up. He stated that they had not considered the south side prior to tonight and is something they could add to.

Planning Manager Larson commented that the Aldi locations they found with awnings had slanted awnings whereas other businesses on Sunwood have more straight-out awnings, which could better fit. He stated that one of the staff comments was that a sign added to that corner could break that side up and direct traffic.

Commissioner Van Scoy commented that he does not see the feasibility in adding another door and would agree that the east side should have something to break up that façade through architecture.

Commissioner Hunt agreed that greenery and fake windows could help to break up the façade.

8. COMMISSION / STAFF INPUT

Commissioner Van Scoy asked if staff received input from legal counsel on the topic of conditional use permits.

Planning Manager Larson noted that legal counsel will attend the public hearing to answer that question and any others that may arise.

Commissioner Bauer asked if there is a delay on the sports dome.

Planning Manager Larson commented that approval has been granted to construct a practice facility and it is now in the courts.

Councilmember Woestehoff replied that the City has given the necessary approvals and the project is delayed for other reasons.

Planning Manager Larson noted that there are five public hearings scheduled for the June meeting and provided a brief overview.

Councilmember Woestehoff commented that public works has been out filling potholes in addition to their other work. He stated that the City has also contracted with an outside party to assist in filling potholes.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:18 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

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, June 8, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Chairperson Shanna Stewart Member Rachal Johnson Member Michael Olson Member Chris Riley
Members Absent:	Chairperson Scott Wiyninger Member Chelsee Howell Member Brittany Lindahl Member William MacLennan
Also Present:	Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated May 11, 2023

Motion by Member Johnson, seconded by Member Riley, to approve the May 11, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Approval of Amended and Restated Right of Re-Entry Agreement: Stories Foundation

Economic Development Manager Sullivan presented the staff report.

Member Olson asked what is involved in the site plan process, whether that needs to be redone or simply verify what has already been done.

Economic Development Manager Sullivan replied that site plan approval is good for one year and if a project does not move forward, it would start over. He noted that much of the same information could be resubmitted. He stated that there were many contingencies in the first approval, so staff has been working with the applicant to address those prior to resubmission.

Stephanie Page, Stories Foundation, commented that they signed the purchase agreement at the end of 2020 and closed at the end of 2021. She stated that the bank funding that was secured decided to change the percentage they would need to have on hand from 20 percent to 80 percent, therefore they had to start that process of finding a bank over again. She stated that it is taking more time to raise additional funds to gain the bank financing, noting that they have many fundraising events and focused efforts this year.

Acting Chairperson Stewart asked the likelihood that they would be able to work through the contingencies.

Ms. Page replied that she has been working with her general contractor to address those items. She commented that this project is important to her organization and the community, and they are committed to Ramsey.

Member Riley asked if the City has had other interest in this property.

Economic Development Manager Sullivan replied that there have not been any other inquiries on the parcel but noted that it is not listed. He commented that the City has other available land within The COR should other users have interest.

Motion by Member Johnson, seconded by Member Riley to recommend to City Council to approve the Amended and Restated Right of Re-Entry Agreement with contingencies (Site Plan Approval, Development Agreement Approval, Final Plat Approval) as presented; subject to City Attorney review.

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

4.02: Consider Approval of Second Amendment to Purchase Agreement for Ramsey Properties, LLC (A portion of this meeting may be closed to public)

Economic Development Manager Sullivan presented the staff report.

Member Riley commented that this seems to just better align dates and is a difference of one month.

Motion by Member Johnson, seconded by Member Olson, to recommend to City Council to approve the Second Amendment to Purchase Agreement for Ramsey Properties, LLC, as presented; subject to City Attorney review.

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

4.03: Receive 2023 Business Expo Summary and Select 2024 Venue and Date

Economic Development Manager Sullivan presented the staff report.

Motion by Member Johnson, seconded by Member Riley, to select Adrenaline Sports Center as the home of the 2024 Business Expo and to reserve the venue for April 27 and to budget and allocate $5,000 from the EDA (9230-6249 and 9230-6246).

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on parcel 46 and plans for Zeolite Street. He also provided an update on development interest and activity.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 7:57 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

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title:

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 7/18/2023
2. City Council Work Session dated 7/25/2023
3. City Council Regular Session dated 7/25/2023

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Outcome/Action:

Motion to approve the following Council meeting minutes:

1. City Council Special Work Session dated 7/18/2023
2. City Council Work Session dated 7/25/2023
3. City Council Regular Session dated 7/25/2023

Attachments

7-18-23 Special Work Session

7-25-23 CCWS

7-25-23 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 12:33 PM
Form Started By: Katie Schmidt		Started On: 08/03/2023 12:29 PM
Final Approval Date: 08/03/2023		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 18, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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

1. CALL TO ORDER

Mayor Kuzma called the City Council Special Work Session to order at 6:38 p.m.

2. TOPICS FOR DISCUSSION

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

City Administrator Hagen reviewed the Staff report in regards to the litigation of PSD Holdings, LLC v. City of Ramsey.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recess to Closed Session at 6:39 p.m.

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

The meeting reconvened to Open Session at 7:51 p.m.

2.02: COR Public Infrastructure Improvements

City Administrator Hagen reviewed the Staff report concerning the COR infrastructure improvements. He shared that Staff is looking for what the Council is wanting to move forward with over the next few years.

Mayor Kuzma asked if there will be any dirt spread with the removal of all of the trees.

City Administrator Hagen explained that the Council approved going out for bids for the excavation aspect of the pond and placing the fill. He stated that the bids were advertised on Friday and will be brought back to Council at a later date.

Councilmember Specht asked if they are discussing what other projects they want to fit in this year or what they are wanting to do long term.

City Administrator Hagen stated that they are working towards what they could get done this year and that when they made the decision to do this they did not know if the TIF legislation would pass. He noted that since it has passed they now have three years to spend money against the district to reimburse themselves in the future with tax revenue. He stated that at this point it is a policy decision.

Councilmember Specht asked if a developer really wants to come into the area they could pay to come themselves.

City Administrator Hagen stated that the general practice has been a 60/40 cost split on the roadways where the City pays 60% and the property owners on either side of the road pay the remaining 40%.

Councilmember Specht asked about the fill from what they are dredging out.

City Administrator Hagen noted that the City will possibly generate a slight excess of fill. He added that the goal is that if the developer gets approval to fill these wetlands they can just push a pile of fill in. He stated that there will be plenty of fill for the City owned parcels.

Councilmember Musgrove asked about the funding and how the policy stated that they can pay themselves back with the TIF. She asked if they will be short in paying themselves back. She asked if this is with the expectation that they spend money or if that is with them not spending any additional money from the TIF fund.

City Administrator Hagen explained that the Ehlers' analysis shows how much has been collected through land sales and tax revenue. He shared what was in the analysis. He noted that development is not going to go away and they should see something in the future and extra revenue will be generated. He stated that if there are no other expenses that these revenues could go towards the district would decertify about five years early as all of the expenses would have been reimbursed. He mentioned that this memo from Ehlers was prior to any 2023 projects. He stated that if they did not spend any more dollars against the district after the 2023 projects they would likely have this paid off by 2040. He asked Council if they want to spend more against the TIF and hope for a more successful development future than what Staff has predicted.

Councilmember Musgrove asked if they have the option of paying themselves back or paying into new projects, such as finishing some of the roads in the COR that are not finished.

City Administrator Hagen stated that this is a reimbursable expense if they wanted it to be.

Economic Development Manager Sullivan explained that the cost for the newly reconstructed roads and the utilities and sidewalks are TIF eligible expenses. He stated that the Council has already committed to doing the dirt work and getting the cost for Zeolite Street and West Ramsey Parkway. He asked if the Council wants to commit to the construction of Zeolite and West Ramsey or other projects that could be rolled into this bond that Ehlers is referring to. He stated that if they do not do Zeolite and the dirt work then the development will not happen. He noted that they need to spend this money if they want to get a return on it. He said that with the hotel project moving forward and the interest with the residential development, he thinks it is important that they can get commitment to get Zeolite Street built. He added that Zeolite was something that the City had planned on building on its own so it would not be a 60/40 split; however, many of the other roads, like West Ramsey Parkway, are ones that would be a 60/40 split.

Councilmember Woestehoff asked if the Elhers' analysis assumes that the City will have about $5,700,000 more than they are expecting but Staff is saying that all of the improvements will cost over $7,500,000.

City Administrator Hagen stated that with the 2023 projects alone they have surpassed the $5,700,000.

Economic Development Manager Sullivan stated that is with estimated costs.

Councilmember Musgrove stated that they approved the specs and plans for the building of these streets.

Economic Development Manager Sullivan confirmed. He reviewed the other areas in the COR where the different developments will go. He noted that in the A-2 section, both developers were given notice that they will each be responsible for 20% of the costs. He stated that as West Ramsey Parkway gets extended to the east, section A-1 will likely have some shared costs with the developers as well but would likely only be a 20% total contribution as the waterfront is on the other side. He explained that from a Staff perspective they are asking the Council for commitment to build Zeolite and West Ramsey next year, at least in the A-2 and F-1 sections. He stated that any future projects in this area will struggle if they do not take care of the roads.

Councilmember Woestehoff asked about West Ramsey in the A-1 and if they are limiting site plans in this area by putting these roads in. He asked if it would be better to put the roads in first or to leave the land open and let the future developers help decide where the road goes.

Economic Development Manager stated that he thinks that by putting A-1 in first they are setting the boundary for the waterfront park. He said that this also allows them to start working with developers to the south of this area to see what they have for spacing. He noted that whether they

built this or plat it, this piece is very important. He stated that he does not know the schedule for the infrastructure of Yolite Street.

City Administrator Hagen noted that Yolite Street was not included in the design for this year and it was more of a same-day project.

Councilmember Riley asked if this is built on the assumption that no other improvements are built into this.

City Administrator Hagen said that was correct.

Councilmember Riley stated that if Parcel 46 has 130 townhomes put on it this would have a big effect on the production of the TIF district.

Economic Development Manager Sullivan stated that this was discussed at an earlier work session and they found that on a per acre basis the apartment projects would generate the most tax increment for the district. He noted that the nice thing about property taxes from an apartment building is that it is pretty much all of the taxes that go into the district, as commercial properties have other State taxes. He stated that there are benefits for an apartment project if they are looking to generate cash. He added that this would be more than what they had anticipated when they discussed this with Elhers originally. He noted that this is 4-A not 4-D and that there is not an affordable component to what they are proposing which leads to a lower tax generation based on some legislation that just passed that lowers tax breaks for these projects.

Councilmember Musgrove asked if the Elhers' memo does not include the proposed homes or the apartment and if the return potential is greater after these developments.

Economic Development Manager Sullivan stated that was correct. He asked what items are the ones the City wants to pay themselves back for. He explained that there are some development costs that have been memorialized within the TIF district and that they may not be eligible for the TIF dollars. He stated that it is possible they can get these items added. He noted that the special legislation allows them to at least incur the expense. He explained that the order in which they make the payments back to themselves is up to the City. He stated that they could build Zeolite Street next year and reimburse themselves for that if they so choose.

Councilmember Musgrove shared that she would like to see development go forward but would also like to see how paying themselves back may impact the budget.

City Administrator Hagen stated that when looking at the policy, none of them are for the general operating fund. He said that paying these things back would help the budget in future years. He stated that TIF 1, 2, and 4 are flexible. He explained that if they want to redo the reimbursement policy to focus on where they will get the most bang for their buck, they can look at this.

Councilmember Woestehoff stated that doing Zeolite and West Ramsey makes sense. He asked if these investments that they make in the TIF district have an impact on the taxpayer or the general fund because of how it is structured.

City Administrator Hagen shared that the impact to the taxpayer would come if property values drastically decrease and the annual revenue also decreases. He noted that the Elhers' analysis assumes that property values stay the same.

Councilmember Riley stated that they have always been proponents of putting TIF dollars in the ground as it is money that the City would have to spend anyway.

City Administrator Hagen asked Council what projects they would like the City to focus on as they look at planning the 2024 projects. He noted that the Zeolite and West Ramsey projects make sense, as well as the Center Street reconstruction. He added that they stopped looking at the east side as most of the work was needed on the west end. He asked Council for feedback and direction.

Economic Development Director Sullivan stated that the numbers are estimates for the projects but they are all in costs that include sewer and water infrastructure. He noted that if they were to do F-2, F-1, and A-2, this would come out to about $3,300,000. He added that the A-1 stretch of road will be rather expensive and would cost $2,600,000 on its own. He noted that the TIF runs out through 2040 so the quicker they get the projects in the ground they collect the taxes earlier, so there is an advantage to getting these projects started sooner.

Mayor Kuzma asked if there is an appetite to move forward with the Zeolite Street and West Ramsey Parkway project.

Councilmember Riley noted that before talking about adding new streets they should be certain that they are able to take care of the streets that they have.

Councilmember Musgrove stated that part of adding new streets is not only the demand for upkeep, but also the demand for manual labor and may require more personnel. She added that they would need to have more street workers if they want to keep up with all streets.

Councilmember Woestehoff stated that he would be on board with Zeolite as well as the A-2 section and wait for the A-1 section and make the decision next year. He mentioned that Zeolite is an important road to get done for the upcoming projects.

Economic Development Manager Sullivan explained that as each year passes the revenue projections will get more clear. He stated that it is a gift that they were able to get a three year extension on the TIF dollars. He noted that there is not a lot of increment that will come in from the hotel project and no increment from the apartment project. He added that they will get an updated analysis from Elhers next year that will make them feel more comfortable about adding more expenses for 2025.

Councilmember Musgrove asked which street sections Councilmember Woestehoff was suggesting.

Councilmember Woestehoff stated that he would do the entire length of Zeolite as well as the small segment of West Ramsey

City Administrator Hagen explained that Center Street is more tied to when amenities are constructed in the waterfront park and the park starts to become resident visited.

Councilmember Woestehoff suggested doing Zeolite and the small portion of West Ramsey this year and then do the long stretch of West Ramsey next year and then plan on doing Center Street the following year. He reiterated that the three year extension of these funds are a gift.

Councilmember Musgrove asked if there is a cost share on the west side of West Ramsey.

Economic Development Manager Sullivan explained that Zeolite is a street that the City had already planned on reconstructing on its own so will not be a part of the cost share. He stated that the cost share of the A-1 section of West Ramsey can be negotiated. He noted that in the A-2 section, both developers were comfortable with the cost share.

Councilmember Howell agreed with Councilmember Woestehoff's suggestion of doing A-2, F-1, and F-2.

Councilmember Riley stated that these are the most important things that are TIF eligible expenses, which is why Staff has requested they discuss it.

Mayor Kuzma noted that Zeolite and the A-2 area seem to have a consensus.

Councilmember Musgrove asked what other roads in the TIF district are ones that they want to get done. She asked about any benefits of doing a larger or a smaller bond.

City Administrator Hagen explained that all of the sections colored on the map in the packet are TIF eligible expenses. He noted that the bond capacity will be dictated on how fast private development occurs and what happens with property values. He added that two TIF notes will be paid off in 2024 and 2028. He noted that these will also increase the bond capacity.

Councilmember Riley asked about segment G on the map on Bunker which says 'by County.' He asked if this had been renegotiated with the County.

Mayor Kuzma stated that this portion has a joint powers agreement.

City Engineer/Public Works Director Westby explained that this was the work that the County did last year to get this section ready for all of the work on Highway 10. He noted that the previous vision for this corridor in the CIP has been moved many years down the road.

Mayor Kuzma stated that it seems that they are trying to get the budget figured out for the next year for the Zeolite and A-2 project. He asked if this was enough to get them through to next year.

City Administrator Hagen said that they will have Elhers update the bonding capacity and compare this to the A-2, F-1, and F-2. He stated that all of West Ramsey, Zeolite, and Center Street will be designed and if they wanted to do all three next year then the plans will all be ready.

Mayor Kuzma asked if there was a consensus to move forward with Zeolite and A-2 and wait until they receive the updated Elhers' report before they make any more decisions.

City Administrator Hagen discussed the Waterfront Park.

City Engineer/Public Works Director Westby acknowledged what Staff is working on for the Waterfront Park project in 2023 and what they will be working on in 2024. He stated that this summer and fall they will begin working on a landscape plan for the park. He reviewed the other elements of the park, including the trails, water features, splash pad, and green space.

Councilmember Specht asked how the water will be filled, if they will allow it to be naturally filled or if they will be dumping water into it.

City Engineer/Public Works Director Westby shared that he was concerned with this as well; however, in talking with Bolton & Menk, he learned that when they are done dewatering they will run the dewatering into the pond. He also discussed the community building.

Councilmember Specht asked if a lot of this work is going to be outsourced or if this will be Staff time.

City Engineer/Public Works Director Westby stated that this would come from the professional services line item with the Parks general fund to work with different consultants to get the plans and cost estimates done in house.

Councilmember Woestehoff complimented City Engineer/Public Works Director Westby on the timing of the components of this project. He stated that he likes the idea of getting the trail in first so that people can begin to use it and doing the other projects in different phases.

Councilmember Riley requesting to talk about the parking aspect of this at a later meeting.

City Administrator Hagen explained that as part of the road design they have identified angled, back-in parking all along West Ramsey Parkway. He added that there would also be a parking lot next to the Waterfront Park.

Councilmember Woestehoff asked if the City has explored meters for around the waterfront and if that would even be worth the investment.

City Administrator Hagen shared that he can discuss with other cities that do have meters and bring information back to Council.

Councilmember Musgrove asked for clarification on the schedule.

City Engineer/Public Works Director Westby stated that the grading for the pond will be done this year and seeding will surround the entire park footprint. He added that they also have the obligation

to place back trees in the northwest quadrant and these will be put into the park as part of the landscaping plan. He noted that they will recommend that the trail be installed in 2024.

Councilmember Specht asked if there will be proper erosion control in this area.

City Engineer/Public Works Director Westby said yes. He said he will bring back more information and costs to the Council.

There was a consensus of the Council.

3. ADJOURNMENT

The Special Work Session of the City Council was adjourned at 8:55 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Tuesday, July 18, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
City Attorney Fritz Knaak
Hoff Barry Attorney Justin Templin

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 6:39 p.m.

2. COUNCIL BUSINESS

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

City Administrator Hagen reviewed the Staff report in regards to the litigation of PSD Holdings, LLC v. City of Ramsey.

The City Council discussed strategies and provided direction to Staff.

3. ADJOURNMENT

The Closed Session was adjourned at 7:49 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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

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

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

Members Absent: Mayor Mark Kuzma

Also Present: City Administrator Brian Hagen
Finance Director Diana Lund
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Assistant City Engineer Joe Feriancek
City Engineer/Public Works Director Bruce Westby
Street Supervisor Shane Turner
Police Chief Jeff Katers
Fire Chief Matt Kohner
Community Development Director Stephanie Hanson

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: Continued Discussion on 2024 Budget/Levies

Finance Director Lund provided an update on the 2024 budget and levy, including the numbers from the County. She reviewed the increase in valuations which went up by nearly 12%. She noted that the total levy is proposed at 10.35%, which is an overall increase of $1,887,000. She added that the proposed tax rate is 40.152% based on the status quo. She reviewed the budget with all Staff requests which would be a $4,259,000 increase with a tax rate of 45.473%.

Acting Mayor Riley asked if this included the equipment bonds.

Finance Director Lund explained that the equipment bonds will be discussed later.

Acting Mayor Riley asked if these numbers are consistent with what the Council has discussed previously, just with the numbers from the County attached.

Finance Director Lund said yes. She reviewed the non-discretionary items. She reviewed the different tax rates depending on which budget they move forward with.

Councilmember Musgrove asked about the fiscal disparities and that they are broken out for the EDA and the bonds. She asked if there is a requirement that they go to these categories.

Finance Director Lund said yes and explained that the fiscal disparities do have to go to the appropriate categories as these entities are taxed this way.

Councilmember Musgrove asked if the Council has any discretion in this area.

Finance Director Lund said no and that these are audited. She reviewed the status quo budget and the capital requests budget. She noted that she removed the two plow trucks as they are included in the property tax levy, as well as the police squad videos and firetruck which will be covered by the public safety funding that is coming to the City as part of the 2023 legislative session. She explained that if they did capital equipment certificates based on the 2024 request that currently do not have funding, they would levy around $119,500. She added that there are some numbers for the 2025 and 2026 requests as they will sometimes do a multi-year levy.

Councilmember Woestehoff asked if they do a multi-year levy for equipment certificates if the assumption is that the price for the equipment stays the same and they are bought in their respective years.

Finance Director Lund said yes and that there should be an inflationary number in place. She reviewed the options for the capital equipment certificates. She noted that the market value exclusion is going up by $100,000 but not until 2025. She stated that the average home value in Ramsey is $350,100, which is a 1% increase over last year. She reviewed the different levy amounts based on different budgets.

Councilmember Woestehoff asked if they have the commercial numbers yet.

Finance Director Lund stated that she did not run the commercial numbers yet as she was waiting for Council input due to the commercial valuations being much higher. She added that the State general tax is also looking at helping out with commercial properties.

Councilmember Musgrove asked if the capital issuance is issued all in one year making the interest rate one number.

Finance Director Lund said yes and that the interest rate is at the time of issuance regardless of whether it is a multi-year levy.

Acting Mayor Riley asked if the status quo budget has capital improvements included and that they would only have to borrow additional capital budget or if this came out of the budget and becomes part of the capital expenditures.

Finance Director Lund explained that since the funding for the new plow trucks was already authorized it was put as part of the status quo budget. She noted that she did remove these items for purposes of the capital equipment certificates.

Councilmember Musgrove asked for a definition of 'status quo' in terms of the budget.

Finance Director Lund explained that there have been small line item increases in the regular budget. She stated that it is the sum of all of the budgetary line items that are non-discretionary.

Councilmember Woestehoff asked if 1% equaled $182,000 on the budget.

Finance Director Lund said yes.

Acting Mayor Riley noted that the status quo budget includes items that are already approved and items that have been built in the next year's budget.

Finance Director Lund said that was correct. She discussed what the status quo budget includes. She reviewed the items that were additional requests, including personnel requests and the capital equipment.

City Administrator Hagen stated that rather than paying for the plow trucks up front it can be built into an equipment certificate which would increase the annual debt service levy by $70,000 per year.

Finance Director Lund noted that she did not include the 2025 and 2026 capital equipment in the equipment certificates. She stated that the EDA and pavement management levies stay constant. She shared that the total proposed levy would be $20,545,000, which would be a 12.67% levy increase over last year.

Acting Mayor Riley asked if the 12.67% is the all-in increase if all requests were made.

Finance Director Lund said yes and explained that this takes out the $544,000 which was for the plow trucks which frees up the budget. She noted that she also did not add back the $500,000 for pothole patching, nor the low prior items.

Councilmember Specht asked if they choose to do the debt on the capital equipment if it would only be a 12.67% levy increase.

Finance Director Lund explained that the items for the capital that she just reviewed were for the 12.67% increase, including the two plow trucks.

Councilmember Specht asked for clarification that if they move forward with the status quo budget it would only be a 10.35% increase if they move forward with the capital equipment certificates.

Finance Director Lund explained that if they move forward with the status quo budget, remove the plow trucks out of the tax levy, and add back the other items she discussed it would take the increase from 10.35% to 12.67%.

Councilmember Specht asked what the tax capacity would be for this.

Finance Director Lund stated that it would be around 41%.

Acting Mayor Riley asked if this included the debt service payment for 2024 as well as taking out the debt for 2025 and 2026 capital equipment but not buying anything yet. He asked how this debt would be serviced.

Finance Director Lund clarified that they would not be taking the debt out for those years and it would be additional on top of the existing numbers. She stated that if they also wanted to take out debt for the 2025 and 2026 capital equipment it would add an additional $300,000. She explained that it will be the same interest rate.

Councilmember Musgrove asked if the numbers for the 2024-2026 capital requests included adding the plow trucks back in.

Finance Director Lund said no.

Councilmember Musgrove asked about the status quo budget with the capital equipment certificates and the plow trucks versus without these items and asked about the yearly payment difference.

City Administrator Hagen stated that they are currently at $3,200,000 annually for debt and if these items were added it would increase by almost $200,000 and if they also added the 2025 and 2026 capital equipment it would add another $300,000.

Acting Mayor Riley asked if there is an advantage to doing all three years of capital equipment at once.

Finance Director Lund explained that the only disadvantage is that it always seems that there is something new that comes up for capital requests. She stated that she presented the three years because doing more than one year at a time so they do not have to continue to go out for debt issuance. She noted that there is a possibility of interest rates coming down.

City Administrator Hagen stated that if they issue an equipment certificate, it is similar to road bonding where it is specific for the items requested.

Acting Mayor Riley noted that Finance Director Lund shared that they did not need $500,000 for pothole contracting next year. He asked City Engineer/Public Works Director Westby to explain.

City Engineer/Public Works Director Westby explained that they had numerous personnel requests in the budget and assuming that they do not get all of these new employees they will have funds left over to help with contracted services. He stated that if they get these positions, they would not need the $500,000. He stated that they should have enough left in the budget to buy patching materials. He added that they also do not know what the potholes will be like next year.

Finance Director Lund explained that there is still $575,000 in the budget related to the street maintenance items.

Councilmember Woestehoff asked where it was included.

Finance Director Lund stated that it was included in the status quo budget.

Acting Mayor Riley asked if this was the consistent amount that they have been doing for years.

Finance Director Lund stated that last year it was $252,000.

Councilmember Specht asked if the skim patching is going to hold up through the winter. He noted that with the streets in an emergency state, this cannot happen again. He asked if they for sure will not need the extra money for streets.

Street Supervisor Turner stated that he is hesitant to say that they do have a handle on the streets as he worries that the roads could become an issue again due to their age. He stated that they can handle this if they need to with more workers. He said he hopes that they will not need the extra money but there is no way to know for sure.

Acting Mayor Riley stated that if they added the $500,000 to the budget it would be a 15.9% increase.

Finance Director Lund added that they never know what the winter will look like and the effect it will have on the roads. She suggested looking at using the PIR fund and budgeting the higher amount for next year.

Acting Mayor Riley stated that this was a good idea since there was still so much unknown.

Councilmember Woestehoff asked if the three positions are added if they will also need another asphalt trailer or more equipment.

City Engineer/Public Works Director Westby stated that this year was an anomaly as they could not get materials and equipment. He noted that all three of the current trailers are in good operating condition.

City Administrator Hagen added that there were tasks that had not been done for a number of years as well. He stated that even if they cannot patch the roads, there are other tasks, like street sweeping, that these new workers could do.

Councilmember Musgrove asked if the funding that is being discussed is money that is set aside for contracting work and if this is separate than the budget line item for potholes.

City Engineer/Public Works Director Westby said that was correct.

Councilmember Musgrove asked for the history of how much of the budget they have used these contractors in the past.

City Engineer/Public Works Director Westby explained that they will be using a little over $1,000,000 in contracted services this year to tackle the potholes. He noted that in the past they have maybe spent $100,000 on spray patching in a given year.

Acting Mayor Riley reiterated Finance Director Lund's suggestion of not budgeting for the contracted services this year and if they run into a need for this it can come out of the PIR fund and it can be budgeted for in the next year to replace it.

Councilmember Musgrove asked about the total cost for the new positions.

City Engineer/Public Works Director Westby stated that it would be around $320,000.

Councilmember Specht shared his thoughts around this and asked if it would make sense to wait on a Recreation Specialist until they can get the maintenance workers on board and get all needs maintained.

Finance Director Lund stated that the Recreation Specialist is a reclassification to the Recreation Coordinator and this is not an additional position.

City Administrator Hagen shared that then they would be looking at eliminating recreation programming as the current programming may not be able to be handled by Staff.

Acting Mayor Riley asked if the Council was okay with what they are currently discussing.

Councilmember Musgrove stated that they discussed the two different things, one of not having the contracted budget and then also the capital equipment. She asked if he was referring to both of these.

Acting Mayor Riley said yes and explained that he is referring to bonding for the capital equipment for one year rather than putting it straight in the budget or bonding for multiple years.

Councilmember Howell stated that she supports this aspect of the discussion.

Councilmember Specht stated that he does not like the idea of debt but does not think this will be too much of a burden to lay on in one year. He shared his support for this.

Acting Mayor Riley shared that he understands the concern; however, these are long lived assets.

Councilmember Musgrove shared that she is supportive of this general idea but she would like to see more numbers on what it would look like if they take the $500,000 out of the budget and bring in the personnel. She asked if the bond issuance and underwriting fees are paid up front.

Finance Director Lund stated that it is a percentage of the bond issuance. She noted that she has already built these fees in.

Councilmember Musgrove reiterated that she is generally in favor of this.

Acting Mayor Riley asked if they should now discuss the additional requests.

Finance Director Lund said yes. She reviewed the additional requests.

Acting Mayor Riley asked if anyone wanted to discuss any of the capital or personnel items. He noted that the low priority items are out.

Finance Director Lund stated that the low priority items are out other than the permit tech.

Councilmember Musgrove asked about the need for a new Chevy Equinox for Community Development over an SUV or a sedan.

City Administrator Hagen stated that it is for the mutli-family housing and rental inspector. He stated that the vehicle is a low priority item since this program likely will not come on until June or July. He noted that the cost of a car and a small SUV is very similar.

Acting Mayor Riley asked about the different Bobcats that are being requested and if these will be for shared use.

Street Supervisor Turner explained that the reason for this request is that they are currently sharing two machines. He noted that the new Bobcats will be shared within Public Works for other projects, including trails. He added that this equipment will also be safer than what they are currently using for trails. He noted that the current equipment is used on a daily basis and he assumes that the new equipment would be used the same. He explained that if the personnel requests are granted they would also need this equipment to keep moving forward.

Acting Mayor Riley asked about the front end loader requested in 2024 and 2025.

Street Supervisor explained that they currently have one sizable front end loader and if there is a maintenance issue and this vehicle is down they will get behind. He added that this is also used in multiple departments. He shared that the front end loader is used for snow removal and loading trucks with salt.

Councilmember Musgrove asked the Police Department cubics and new roof on the list.

Finance Director Lund stated that it should read ‘room’ and ‘roof’ is a typo.

Councilmember Musgrove asked about the request for a hybrid truck and which year the request is on here.

Councilmember Woestehoff said it was on for 2025.

Councilmember Musgrove stated that she is not in support of this as she has heard negative feedback pertaining to hybrids.

Finance Director Lund noted that there is a hybrid utility vehicle requested under the Police Department. She added that this is being funded by the 2023 legislative funds.

Councilmember Musgrove asked if they are able to pick and choose which vehicle they would like to purchase.

Councilmember Woestehoff noted that this vehicle appears to be the cheapest and gets better gas mileage.

Councilmember Musgrove asked what the City Hall limestone retaining wall will be replaced with.

City Administrator Hagen stated that this is the retaining wall against Sunwood Drive. He noted that they will be cleaning this up and repairing it as well as looking at landscaping around City Hall.

Councilmember Howell asked why there are requests for Chevy's and Ford's and not Toyota's.

City Administrator Hagen stated that they go off of the State bids.

Police Chief Katers explained that they get whatever is on the State contract which is going away from sedans and moving to SUVs.

Councilmember Woestehoff shared that the Tahoe and the Ford utility vehicle show that they have four year life spans while the Ram and the Durango have eight year life spans.

Police Chief Katers explained that if they are patrol vehicles that are used constantly they will be swapped out quicker. He noted that the other vehicles are more administrative and are not used as much.

Councilmember Woestehoff asked if this keeps the Police Department in the cycle of replacements.

Police Chief Katers stated that this would ideally keep up; however, there are unknowns with vehicle crashes.

Councilmember Specht asked for a good explanation as to why the levy increases every year.

City Administrator Hagen stated that it was because money was not saved up front. He noted that when it comes to the roads they have their funding figured out through 2032; however, if they do not look beyond that, they will end up back at zero again. He stated that this is a passive budget. He explained that the 12.67% levy increase accomplishes a lot and moves Ramsey forward in a passive way.

Councilmember Woestehoff added that he feels good about these numbers knowing that the taxable market value is also going up.

Councilmember Musgrove noted that with the budget formula and the ordinance any money not spent at the end of the year gets allocated elsewhere. She asked how they would be able to save for items in the future.

City Administrator Hagen explained that they have a capital list and as of right now there is no money in the bank for the capital equipment fund. He noted that they could take the three year list and take out more money than is needed for one year's project and put the excess in the bank for the following year's project.

Finance Director Lund added that the equipment fund used to have a large balance and they would add depreciable amounts for all the capital equipment to the levy so that when it came time to replace the equipment the funding was already there. She explained that as the budget grew and taxes increased they moved away from this.

Councilmember Woestehoff shared that in the past Finance Director Lund has provided feedback that doing calculations on the 5% metric can be annoying when it comes to the pavement management levy.

Finance Director Lund stated that the 5% calculation is easier.

Councilmember Woestehoff asked if they could increase this levy $100,000 every year rather than a certain percentage.

Councilmember Musgrove noted that this may become the same issue as before where the $100,000 may not be enough and they would still have to increase it every year. She stated that with the 5% it is always increasing.

City Administrator Hagen stated that having this annual dedicated funding is good while still having the open mind that 5% may not be enough in a few years from now. He noted that they may need to make an adjustment to this and make it earlier enough to make a difference.

Councilmember Howell stated that they need to be open to the fact that it may need to increase this but she thinks that the percentage should be increased rather than this being a flat number.

Councilmember Woestehoff added that he does not think 5% will be enough and this should already be increased.

Councilmember Musgrove stated that she is not opposed to having Staff look at this and bringing it back to the Council. She asked if they need to look at the capital maintenance fund as far as the percentages.

City Administrator Hagen explained that if they bonded for this they would be looking at what is in the plan for the next few years and bond higher so that they can put money away for cash purchases in the future.

Councilmember Musgrove asked if they would have to designate this money up front.

City Administrator Hagen said yes and that if there is a little bit of funding left over at the end after everything has been purchased then there is some flexibility.

Finance Director Lund explained that normally they would establish a separate fund because it is still debt money that comes in so it needs its own fund established. She noted that there would be a running total based on this and if there was any funding remaining, it would be applied against a future capital item.

Councilmember Musgrove asked if this is different from the excess revenue fund.

Finance Director Lund said yes. She explained that this would be a part of the general levy.

Councilmember Musgrove asked if City Administrator Hagen was alluding to doing more than one year for the bonding.

City Administrator Hagen said no. He stated that the 12.67% increase already gets many things done for the City.

Acting Mayor Riley asked what the next step was for this discussion.

City Administrator Hagen stated that he has not heard of anything that the Council would like to remove. He noted that at the next work session they will bring back the discussion on the rental licensing and look at this revenue. He added that the Council should plan to see this at least one more time as they are still waiting on some final numbers from the County.

Councilmember Specht asked if anyone would like to discuss the personnel requests in more detail.

Acting Mayor Riley stated that he would like to hear a little more on personnel.

Councilmember Howell agreed.

There was a consensus of the Council with the budget concepts discussed.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

4.01: Communications Update Covering January/June 2023

City Administrator Hagen reviewed the communications update for the first half of the year. He stated that if the Council would like Communications Coordinator Johnson to attend the meetings to present her update she can.

Councilmember Woestehoff stated that this report was great and asked if they would be ready for GA4 google analytics. He stated that he can ask Communications Coordinator Johnson directly.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:53 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, July 25, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Mayor Chris Riley Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Dan Specht Councilmember Matt Woestehoff
Members Absent:	Mayor Mark Kuzma
Also Present:	City Administrator Brian Hagen Parks and Assistant Public Works Director Mark Riverblood Administrative Services Director Colleen Lasher Assistant City Engineer Joe Feriancek

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Receive May 2023 Financial Reports - General Fund, EDA and Enterprise Funds
5.02: Receive Cash and Investments for Period Ending June 30, 2023
5.03: Approve the following Meeting Minutes:
  1) City Council Work Session dated July 11, 2023
  2) City Council Regular dated July 11, 2023
5.04: Approve Business Licenses
5.05: Approve Rental Licenses
5.06: ~~Authorization to Hire a Recreation Coordinator~~ - Please Note: this case was pulled from the Consent Agenda and moved to the Regular Agenda as case 7.3.
5.07: Adopt Resolution #23-171 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 6, 2023 through July 19, 2023.
5.08: Adopt Resolution #23-160 Approving the Development Agreement for Bunker Lake Industrial Park Fourth Addition and BLIP Building 5
5.09: Adopt Resolution #23-161 Approving Multiple Agreements related to the new PACT Charter School Campus located at 7729 161st Avenue NW (Project No. 22-107); Case of PACT Charter School
5:10: Adopt Resolution #23-162 Authorizing Partial Payment to Diversified Paving, Inc. for IP#23-14 Critical Mill AND Overlay Improvements
5:11: Adopt Resolution #23-163, Authorizing Partial Payment #2 to Northern Lines Contracting, Inc. for Improvement Project #23-01, 161st Avenue Reconstruction.
5:12: Adopt Resolution #23-164 Authorizing Partial Payment to North Valley, Inc. for IP#23-07 2023 Neighborhood Pavement Overlays Improvements.
5:13: Adopt Resolution #23-165 Authorizing Partial Payment to Reshetar Systems, Inc. of Anoka, Minnesota for Improvement Project #23-17, The COR Tree Clearing Improvement Project.
5:14: Adopt Resolution #23-166 Approving Plans and Specifications and Authorizing Advertisement for Bids for Central Park Main Parking Lot Reconstruction, Improvement Project #23-02
5:15: Adopt Resolution #23-167 Authorizing Solicitation of Quotes for 2023 Spray Patching Contracted Services
5:16: Adopt Resolution #23-168 Approving Professional Services Agreement to Revise Plans and Re-Bid Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #23-169 Accepting Bids and Awarding Contract for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06

Assistant City Engineer Feriancek reviewed the Staff report in regard to the MSA pavement overlay improvements.

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to adopt Resolution #23-169 accepting bids and awarding contract to North Valley, Inc. of Nowthen, MN in the amount of $498,917.55 for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

Further discussion:

Councilmember Musgrove stated that the total project cost is different that what is stated in the motion.

Councilmember Woestehoff stated that the total project cost includes indirect costs.

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

7.02: Adopt Resolution #23-170 Accepting Bids and Awarding Contract for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10

Assistant City Engineer Feriancek reviewed the Staff report for the Whispering Pines Estate reconstruction.

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to adopt Resolution #23-170 accepting bids from Landall Services, LLC in the amount of $533,248 and awarding contracts for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10.

Further discussion:

Councilmember Woestehoff noted that between items 7.01 and 7.02 they are $150,000 under engineering estimates. He thanked Assistant City Engineer Feriancek for pointing out that the reclamation project will save the City more money.

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

7.03: Authorization to Hire a Recreation Coordinator - Please Note: this case was pulled from the Consent Agenda, item 5.6, and moved to the Regular Agenda as case 7.3.

Administrative Services Director Lasher reviewed the Staff report in regard to considering the hiring of a Recreational Coordinator. She noted that they interviewed 12 applicants for the position, including former City of Ramsey employee Abigail Proulx, who was also the top candidate.

Parks and Assistant Public Works Director Riverblood reviewed the responsibility for this role. He discussed the value of hiring a former employee who is familiar with the City and its programming. He noted that if they delay this decision Ms. Proulx may accept other offers.

Councilmember Musgrove, as the Parks and Recreation liaison from the Council, she shared that she has seen Ms. Proulx's work during her time. She asked about her qualifications and asked about her job duties working with the city of Duluth that would make her the top candidate for the role.

Parks and Assistant Public Works Director Riverblood explained that it is not just due to her experiences in Duluth. He noted that she has 10 years experience as well as a masters degree. He added that success follows her everywhere she goes.

Councilmember Musgrove asked about some of her successes in Duluth.

Parks and Assistant Public Works Director Riverblood stated that he did not bring her resume and cover letter, which were both rather impressive. He shared that she has had lots of supervisory experience in her position in Duluth, which is what the City is looking for.

Administrative Services Director Lasher stated that she did have Ms. Proulx's application materials. She provided a summary of her education, experience, and accomplishments.

Acting Mayor Riley shared that this role was discussed at an earlier work session due to the constant turnaround in the role due to schedule and pay. He noted that this is an effort of making this role more of a career position to attract an applicant who will stay.

Councilmember Howell asked if the idea of bringing on this position is to increase the programming that the City currently offers.

Parks and Assistant Public Works Director Riverblood said yes and shared that Ms. Proulx's passion is outdoor education which is part of the City's Strategic Plan.

Councilmember Specht asked about the increase in wages from the previous role.

Administrative Services Director Lasher stated that she does not have the numbers in front of her; however, she quoted in the work session that it would be around a 22% increase. She added that she reached out to Elk River and looked at their organizational structure and Ramsey only having one Rectarion employee is lower than Elk River's staffing. She added that this position is supervisory and Ms. Proulx would be supervising the administrative assistant that oversees all of the Parks scheduling.

Councilmember Howell stated that Ms. Proulx seems like a very qualified candidate so she does not have any concerns in regard to the candidate. She shared her concerns with the City competing with the private sector in terms of programming. She noted that she does not have a problem with programs, she would just like to see them self funded. She added that bringing on the Recreation Coordinator would produce more government funded programs while she sees the City needing to focus more on the infrastructure.

Parks and Assistant Public Works Director Riverblood responded stating that he heard Council's concerns with some of the programming. He noted that they have added fees to the programs, such as yoga and line dancing.

Councilmember Howell thanked Parks and Assistant Public Works Director Riverblood for the information and bringing back yoga. She stated that the way she looks at it is that the City is competing with the private sector and the City would be using taxpayer dollars to fund programming. She noted that she takes issue with this considering the condition of the infrastructure as well as all of the other new employees that will be brought onto the tax role.

Acting Mayor Riley noted that one of the important things for him is Happy Days and that this employee would help lead this. He added that this position will also keep all of the parks running. He stated that there is a want and a need for programming. He said that this new position addresses the turnover of the position in the past.

Councilmember Specht stated that he does have concerns with maintaining the parks and before more is added on to it he wants to make sure that they are maintaining what the City currently has. He stated that he is not worried about having more programming. He shared that he would like more feedback on how events such as concerts in the park, Happy Days, tree lightings, and other events, would be impacted without this position.

Parks and Assistant Public Works Director Riverblood stated that they used a contracted event management company to fill the gap relative to Happy Days which came in around $19,000. He said that if the Council does not fund the Recreation Coordinator position then Staff would need to look at reductions in programs across the board. He noted that Happy Days would require extra staffing to be plugged back in. He added that the position is funded for 2023. He stated that if the Council does not want to fund this then Happy Days and other programming may need to be cut back or eliminated.

Councilmember Woestehoff thanked Staff for finding an excellent candidate for the role.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to authorize the hire of Ms. Abigail Proulx as the City's full-time Recreation Coordinator, contingent upon passing the pre-employment drug screen, effective on or near August 9, 2023, at $30.899 per hour, which is step 2 of the 2023 wage scale, with a credit of 3 vacation days

Further discussion:

Acting Mayor Riley added that this was discussed in a work session and this was the consensus of direction that the Council gave to Staff. He shared the concern that if this motion does not pass that they will incur larger expenses keeping Happy Days and other programming alive.

Councilmember Wostehoff noted that if they do not move forward with this candidate today, then they may lose out on her. He agreed that it would cost the City more money but would be an embarrassment for the City to have this motion fail.

Councilmember Specht shared that this was discussed in a work session; however, it was before the Council heard about some of the park areas that have not been maintained. He noted that during the work session he supported the idea of the position so he will be supporting the motion. He stated that before anything that would cost extra money for recreation is prioritized, the parks need to be maintained.

Acting Mayor Riley agreed.

Councilmember Musgrove shared that this discussion was prior to the budget discussion, which contained more personnel requests. She noted that the other personnel requests are a priority over the Recreational Coordinator. She stated that she will not be supporting this tonight. She added that this position is replacing an open position; however, at a higher salary. She noted that this position is very complex.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Musgrove stated that Tuesday, August 1 is Night to Unite. She encouraged residents to get out into the community for the event.

Councilmember Specht added that Northgate Church will have a large event.

Councilmember Woestehoff stated that the Anoka County Fair starts today and runs through July 30.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:37 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Approve Rental Licenses

Purpose/Background:

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

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

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

License application requests are attached for Council approval.

Recommendation:

Staff recommends approval of License Applications.

Action:

Motion to approve Rental License Applications.

Attachments

Rental Licenses

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 08:05 AM
Form Started By: Dana Verbeek		Started On: 08/03/2023 07:00 AM
Final Approval Date: 08/03/2023		

Report Name: License Report - License Types
Council Dates: 7/27/2023 to 8/9/2023
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey
License Report - License Types

Printed: 8/2/2023

Company	DBA	Applicant	Location	Exp. Date	Council Date	Status
Rental						
Senthil Kumaran, SSSK Properties LLC			7075 139th Ave NW	8/11/2026	8/8/2023	I
Jeff Johnson			6886 139th La NW #5	8/25/2026	8/8/2023	I
Tyler Rust		Tyler Rust	5404 142nd Ave NW	7/28/2026	8/8/2023	I
Grant Bergquist			6881 147th Ave NW	8/22/2026	8/8/2023	I
Jagdish Chumber			5660 148th La NW	8/25/2026	8/8/2023	I
Crystal Clear Investments, LLC			5500 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5508 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5510 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5517 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5518 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5525 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5528 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5533 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5538 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5541 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5548 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5550 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5554 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5555 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5560 153rd Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5513 153rd Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5516 153rd Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5521 153rd Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5524 153rd Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5531 153rd Ter NW	7/28/2026	8/8/2023	I

City of Ramsey
License Report - License Types

Company	DBA	Applicant	Location	Exp. Date	Council Date	Status
Rental						
Crystal Clear Investments, LLC			5532 153rd Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5540 153rd Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5543 153rd Ter NW	7/28/2026	8/8/2023	I
Chaun Jia			5692 154th Ave NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5514 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5519 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5526 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5527 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5534 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5537 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5546 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5549 154th Ct NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5556 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5557 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5561 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5562 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5565 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5569 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5573 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5584 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5588 154th La NW	7/25/2026	8/8/2023	I
Crystal Clear Investments, LLC			5592 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5598 154th La NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5599 154th La NW	7/28/2026	8/8/2023	I

City of Ramsey
License Report - License Types

Company	DBA	Applicant	Location	Exp. Date	Council Date	Status
Rental						
Crystal Clear Investments, LLC			5530 154th Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5536 154th Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5539 154th Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5542 154th Ter NW	7/28/2026	8/9/2023	I
Crystal Clear Investments, LLC			5545 154th Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5547 154th Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5553 154th Ter NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			5558 154th Ter NW	7/28/2026	8/8/2023	I
Francis Lo			7360 Bunker Lake Blvd NW	8/25/2026	8/8/2023	I
Angela Hammer			7277 E Ramsey Pkwy	8/25/2026	8/8/2023	I
Christopher Rasinski			15276 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15416 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15418 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15420 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15424 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15434 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15436 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15438 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15440 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15442 Fluorine St NW	7/28/2026	8/9/2023	I
Crystal Clear Investments, LLC			15446 Fluorine St NW	7/28/2026	8/8/2023	I
Crystal Clear Investments, LLC			15448 Fluorine St NW	7/28/2026	8/8/2023	I
Francis Lo			15450 Radium St NW	8/25/2026	8/8/2023	I
Blake Fisher			14683 Sodium St NW	7/25/2026	8/8/2023	I
Thomas Kurak			14963 Sunfish Lake Blvd NW	7/11/2026	8/8/2023	I
Thomas Kurak			6061 Sunwood Dr NW	7/11/2026	8/8/2023	I

City of Ramsey
License Report - License Types

Company	DBA	Applicant	Location	Exp. Date	Council Date	Status
Rental						
Jeff & Kelly Johnson			14200 Xenon St NW #14	8/25/2026	8/8/2023	I

Rental License Count: 76

Total Licenses: 76

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

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	08/01/2023 03:31 PM
Brian Hagen	Brian Hagen	08/03/2023 08:05 AM
Form Started By: Wendy Schlueter		Started On: 08/01/2023 03:26 PM
Final Approval Date: 08/03/2023		

Report Name: License Report - License Types
Council Dates: 8/8/2023 to 8/8/2023
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Motor Vehicle Sales/Repair/Rentals, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–90 Days						
D&D Goodies LLC		Jenna Nguyen	7550 Sunwood Dr NW	11/9/2023	8/8/2023	A

Mobile Food Unit–90 Days License Count: 1

Total Licenses: 1

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #23-180 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 20, 2023 through August 2, 2023.

Purpose/Background:

Adopt Resolution #23-180 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 20, 2023 through August 2, 2023.

Recommendation:

Staff Recommends to Adopt Resolution #23-180 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 20, 2023 through August 2, 2023.

Action:

Motion to Adopt Resolution #23-180 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 20, 2023 through August 2, 2023.

Attachments

Bills List 8/8/2023

Resolution 23-180

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	08/03/2023 06:44 AM
Brian Hagen	Brian Hagen	08/03/2023 08:05 AM
Form Started By: Jennifer Morrison		Started On: 08/02/2023 02:36 PM
Final Approval Date: 08/03/2023		

RAMSEY CITY COUNCIL MEETING

8.8.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 7.20.23 - 8.2.23		$ 212,867.22
Accounts Payable 7.20.23 - 8.2.23		377,364.12
Payroll	7.21.23	248,229.33
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 838,460.67**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 433,387.05	$ 5,473,906.77
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	475,510.94	5,007,225.98
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	227,221.61	3,192,200.19
CORRECTION TO PAYROLL		
DEBT SERVICE		262,387.50
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,092,765.76	1,523,440.59
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,228,885.36**	**$ 15,459,161.03**

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7/20/2023 -- 8/2/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
117196	**7/20/2023**		**111377 ANOKA MUNICIPAL UTILITY**							
		48.83	TRAFFIC SIGNALS		120029	22-612000-01 JUNE 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	STREET LIGHTING		120030	22-990005-01 JUNE 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		75.00	TRAFFIC SIGNALS		120031	22-613120-01 JUNE 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		33.19	STREET LIGHTING		120032	22-610280-00 JUNE 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		235.82								
117197	**7/20/2023**		**100167 CORNERSTONE FORD**							
		.40-	EARLY PAY DISCOUNT		120024	15425161	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		4.02	TRK. #620		120024	15425161	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.62								
117198	**7/20/2023**		**115887 DVS RENEWAL**							
		14.25	TABS UNMARKED SQUAD 305		120001	C1225229A	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		14.25								
117199	**7/20/2023**		**117635 GORANSON, STEVEN**							
		200.00	WATER EFF REBATE 23-S GORANSON		120027	071323	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
117200	**7/20/2023**		**115792 KEVITT EXCAVATING**							
		100.00	DAMAGE DEPOSIT REF 2.8.22		120002	02082022	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
117201	**7/20/2023**		**120242 LARSON, ROGER**							
		99.17	WATER EFF PROG 23-R LARSON		120025	071323	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		99.17								
117202	**7/20/2023**		**120243 MAXSON, GARY**							
		200.00	WATER EFF PROG 23-G MAXSON		120026	071323	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
117203	**7/20/2023**		**119331 MN DEPT OF PUBLIC SAFETY**							
		82.80	DANGEROUS DOG SIGNS		120003	07202023	0270.6249		MISCELLANEOUS OPERATING SUPPLY	ANIMAL CONTROL
		25.00	DANGEROUS DOG TAGS		120004	07202023A	0270.6249		MISCELLANEOUS OPERATING SUPPLY	ANIMAL CONTROL
		107.80								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
117204	7/20/2023		120254 NARAYAN, NEERAJ							
		20.00	REFUND DUPLICATE PAYMENT		120034	07182023	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		20.00								
117205	7/20/2023		120253 OGILVIE ELECTRIC							
		138.50	REFUND CREDIT CARD OVERPAYMENT		120033	07182023	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		138.50								
117237	7/27/2023		100030 ANOKA CONSERVATION DISTRICT							
		1,500.00	REF ERO ESC 17955 ROANOKE ST		120127	A119624	9804.6433	00119624	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
117238	7/27/2023		100297 CENTERPOINT ENERGY							
		15.00	NATURAL GAS PH 3		120114	8782239-1 JUN 2023	9601.6373		GAS	WATER FUND
		33.58	6/7-7/10/23 GAS USAGE		120115	6011580-5 JUN 2023	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		1,485.02	C/H GAS		120117	6702493-5 JUN 2023	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		26.00	GAS UTILITIES STATION 1		120129	5914352-9 JUN 2023	0220.6373		GAS	FIRE PROTECTION
		100.21	GAS UTILITIES STATION 2		120130	5961540-1 JUN 2023	0220.6373		GAS	FIRE PROTECTION
		1,659.81								
117239	7/27/2023		110734 CITY OF RAMSEY							
		110.00	ACCT 635251734		120113	07272023	9601.4651		WATER REVENUE	WATER FUND
		110.00								
117240	7/27/2023		100116 CONNEXUS ENERGY							
		952.01	ELMCREST PARK ELECTRIC		120126	444931-267449 JUN 2023	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		952.01								
117241	7/27/2023		100167 CORNERSTONE FORD							
		54.10	POLICE #372		120134	15425777	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		5.41-	EARLY PAY DISCOUNT		120134	15425777	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		26.37-	EARLY PAY DISCOUNT		120135	15426011	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		163.22	POLICE #383		120135	15426011	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		100.45	POLICE #393		120135	15426011	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		285.99								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
117241	7/27/2023		100167 CORNERSTONE FORD						Continued...	
117242	7/27/2023		120258 SVM, LLC							
		5,000.00	REF LANDSCAPE 7720 147TH LA		120119	A118952	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		1,500.00	REF ERO ESC 7720 147TH LA		120119	A118952	9804.6433	00118952	REFUNDS	ESCROW ACCOUNTS
		6,500.00								
1005280	7/21/2023		119638 O'REILLY AUTO PARTS							
		5.20-	EARLY PAY DISCOUNT		120021	6193-129874	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		259.97	TRK.#665		120021	6193-129874	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.71-	EARLY PAY DISCOUNT		120022	6193-129858	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		85.30	STAFF CAR #317		120022	6193-129858	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.81-	EARLY PAY DISCOUNT		120023	6193-129975	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		90.49	PD #383		120023	6193-129975	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.37-	EARLY PAY DISCOUNT		120028	6193-130153	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		18.59	PARTS		120028	6193-130153	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		445.26								
1005281	7/21/2023		100510 VERIZON WIRELESS							
		45.08	DATA FOR LIFT STATION		120020	9938560367	9602.6323		CELLULAR PHONES	SEWER FUND
		45.08								
1005282	7/25/2023		100257 LAW ENFORCEMENT LABOR SRV INC							
		911.25			119775	0706231336472	9101.2177		UNION DUES	GENERAL FUND
		911.25			120012	072023943372	9101.2177		UNION DUES	GENERAL FUND
		1,822.50								
1005283	7/25/2023		100298 MN AFSCME COUNCIL 5							
		447.20			119776	0706231336473	9101.2177		UNION DUES	GENERAL FUND
		447.20			120013	072023943373	9101.2177		UNION DUES	GENERAL FUND
		894.40								
1005338	7/28/2023		110402 ADVANCE AUTO PARTS							
		92.39	JUNE 2023 PURCHASES		120112	06302023	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		92.39								
1005339	7/28/2023		112663 CAPSTONE HOMES INC							
		1,500.00	REF ERO ESC 8690 145TH LANE		120118	A120023	9804.6433	00120023	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 14481 SNOWY OWL ST		120120	A119962	9804.6433	00119962	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 14485 SNOWY OWL ST		120121	A119950	9804.6433	00119950	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 14489 SNOWY OWL ST		120122	A119952	9804.6433	00119952	REFUNDS	ESCROW ACCOUNTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1005339	7/28/2023		112663 CAPSTONE HOMES INC						Continued...	
		1,500.00	REF ERO ESC 14505 SNOWY OWL ST		120123	A120016	9804.6433	00120016	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 14517 SNOWY OWL ST		120124	A120008	9804.6433	00120008	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 14529 SNOWY OWL ST		120125	A120007	9804.6433	00120007	REFUNDS	ESCROW ACCOUNTS
		10,500.00								
1005340	7/28/2023		116846 MC TOOL AND SAFETY SALES							
		2.06-	EARLY PAY DISCOUNT		120128	016989	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		206.40	EAR MUFFS AND GLOVES		120128	016989	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		204.34								
1005341	7/28/2023		119638 O'REILLY AUTO PARTS							
		.20	EP DISC TAKEN ON ORIG INV		120131	6193-130201	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		10.00-	CORE CHRG REFUND		120131	6193-130201	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.15-	EARLY PAY DISCOUNT		120132	6193-130240	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		7.36	TRK. #415		120132	6193-130240	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.15-	EARLY PAY DISCOUNT		120133	6193-130363	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		7.55	RESCUE #1		120133	6193-130363	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		4.81								
1005342	7/28/2023		100459 STANDARD INSURANCE COMPANY							
		2,318.80	JULY 2023 LIFE PREMIUM		120137	7725960001 JUL 2023	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,318.80								
1005343	7/28/2023		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		413.80	JULY 2023 NON-VOL LTD PREM		120136	237724 JUL 2023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		469.76	JULY 2023 VOL LTD PREM		120136	237724 JUL 2023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		883.56								
1005344	7/28/2023		100510 VERIZON WIRELESS							
		5,161.75	STAFF CELL PHONES		120116	9939212471	0192.6323		CELLULAR PHONES	DATA PROCESSING
		627.10	SQUAD LAPTOPS/CAMS		120116	9939212471	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		5,788.85								
98072123	7/21/2023		115568 ALERUS FINANCIAL NA							
		6,897.63			120011	0720239433714	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		6,897.63								
99058948	7/21/2023		101306 IRS							
		423.76			119917	0714231255393	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99058948	7/21/2023		101306 IRS						Continued...	
		1,660.89			119918	0714231255394	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,660.89			119919	0714231255395	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			119960	0717231405594	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		284.32			119961	0717231405595	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		284.32			119962	0717231405596	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		18,035.36			120007	0720239433710	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		28,854.70			120018	072023943378	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		18,035.36			120019	072023943379	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		69,614.60								
99072023	7/20/2023		100629 MN DEPT OF REV SALES TX							
		60.92	JUNE 2023 SALES, TRAN, USE TAX		120005	07202023	9101.4305		RENTAL FEES	GENERAL FUND
		11.29	JUNE 2023 SALES, TRAN, USE TAX		120005	07202023	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.16-	JUNE 2023 SALES, TRAN, USE TAX		120005	07202023	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		451.95	JUNE 2023 SALES, TRAN, USE TAX		120005	07202023	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		524.00								
99072123	7/21/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		970.00			120008	0720239433711	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		970.00								
99072523	7/25/2023		113745 DEPARTMENT OF THE TREASURY							
		133.50	PCORI FEE		120050	07252023	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		133.50								
99080123	8/1/2023		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		113.32	JULY 2023 PURCHASES		120165	07282023	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		2.27-	EARLY PAY DISCOUNT		120165	07282023	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		99.42	JULY 2023 MONTHLY BILLING		120165	07282023	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		1.99-	EARLY PAY DISCOUNT		120165	07282023	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		208.48								
99230119	7/21/2023		100301 MN CHILD SUPPORT PAYMENT CNTR							
		238.61			119915	0714231255391	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		320.07			120014	072023943374	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		558.68								
99236403	7/21/2023		100223 ICMA RETIREMENT TRUST 457							
		780.00			120006	072023943371	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		780.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99236403	**7/21/2023**		**100223 ICMA RETIREMENT TRUST 457**						**Continued...**	
99325948	**7/21/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		4,108.46			120010	0720239433713	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,108.46								
99328882	**7/21/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		13,238.74			120009	0720239433712	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,238.74								
99621600	**7/21/2023**		**100601 MN DEPT OF REV WH**							
		392.85			119916	0714231255392	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			119959	0717231405593	9101.2172		STATE WITHHOLDING	GENERAL FUND
		14,041.22			120017	072023943377	9101.2172		STATE WITHHOLDING	GENERAL FUND
		14,484.07								
99709911	**7/21/2023**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		133.33			119957	0717231405591	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			119958	0717231405592	9101.2183		PERA-EMPLOYER	GENERAL FUND
		28,229.14			120015	072023943375	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		37,726.30			120016	072023943376	9101.2183		PERA-EMPLOYER	GENERAL FUND
		66,222.10								
		212,867.22	Grand Total							

Payment Instrument Totals

Checks	12,126.97
EFT Payments	177,740.26
A/P ACH Payment	22,999.99
Total Payments	212,867.22

Payment Group Control Number 3666
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/9/2023

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
107526	ANCOM TECHNICAL CENTER		PV	120156	001	00999	7/27/2023	116225	20.00		107526	ANCOM TECHNICAL CENTER
	ANCOM TECHNICAL CENTER 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337			Summary Total					20.00			
				Payment Amount					20.00			
108636	ASCAP		PV	120111	001	00999	7/20/2023	500613612 JULY 2023	437.50		108636	ASCAP
	ASCAP 21678 NETWORK PLACE CHICAGO IL 60673-1216			Summary Total					437.50			
				Payment Amount					437.50			
100063	ASPEN MILLS		PV	120046	001	00999	7/17/2023	316754	111.95		100063	ASPEN MILLS
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					111.95			
			PV	120047	001	00999	7/18/2023	316849	232.50			
				Summary Total					232.50			
			PV	120048	001	00999	7/19/2023	316928	84.00			
				Summary Total					84.00			
			PV	120049	001	00999	7/20/2023	317057	9.85			
				Summary Total					9.85			
			PV	120075	001	00999	7/19/2023	316861	45.95			
				Summary Total					45.95			
			PV	120076	001	00999	7/19/2023	316924	18.00			
				Summary Total					18.00			
			PV	120077	001	00999	7/20/2023	317060	12.00			

Payment Group Control Number 3666
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 8/9/2023

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					12.00			
			PV	120079	001	00999	7/20/2023	317010	32.85			
				Summary Total					32.85			
			PV	120080	001	00999	7/20/2023	317011	32.85			
				Summary Total					32.85			
			PV	120081	001	00999	7/20/2023	317012	32.85			
				Summary Total					32.85			
			PV	120082	001	00999	7/20/2023	317009	32.85			
				Summary Total					32.85			
			PV	120084	001	00999	7/21/2023	317100	314.00			
				Summary Total					314.00			
			PV	120100	001	00999	7/20/2023	317000	2,601.89			
				Summary Total					2,601.89			
			PV	120101	001	00999	7/20/2023	317024	42.95			
				Summary Total					42.95			
			PV	120107	001	00999	7/24/2023	317202	106.00			
				Summary Total					106.00			
			PV	120159	001	00999	7/25/2023	317336	79.99			
				Summary Total					79.99			
			PV	120160	001	00999	7/26/2023	317334	79.99			
				Summary Total					79.99			
				Payment Amount					3,870.47			
119134	CINTAS (FIRST AID VENDOR)	CINTAS	PV	120139	001	00999	7/14/2023	5166845991	39.85		119134	CINTAS (FIRST AID VENDOR)
				Summary Total					39.85			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 631025 CINCINNATI OH 45263-1025											
				Payment Amount					39.85			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	120105	001	00999	7/20/2023	15426548	108.32		100167	CORNERSTONE FORD
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330											
				Summary Total					108.32			
				Payment Amount					108.32			
114117	CRAWFORD'S EQUIPMENT INC		PV	120143	001	00999	7/20/2023	01-80744	179.88		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008											
				Summary Total					179.88			
				Payment Amount					179.88			
106565	DRYDEN EXCAVATING		PV	120150	001	00999	6/30/2023	277	19,496.55		106565	DRYDEN EXCAVATING
	DRYDEN EXCAVATING 6700 VIKING BLVD NW NOWTHEN MN 55303											
				Summary Total					19,496.55			
				Payment Amount					19,496.55			
104267	ELITE SANITATION		PV	120053	001	00999	7/14/2023	29814	709.20		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526											
				Summary Total					709.20			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330											
				Payment Amount					709.20			
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	120073	001	00999	7/18/2023	127574	8,214.74		100169	EMERGENCY APPARATU MAINTENANCE INC
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014			Summary Total					8,214.74			
				Payment Amount					8,214.74			
119765	EMERGENCY TECHNICAL DECON		PV	120078	001	00999	2/20/2023	561	106.00		119765	EMERGENCY TECHNICA DECON
	EMERGENCY TECHNICAL DECON 3711 KENNEBEC DR STE 100 EAGAN MN 55122			Summary Total					106.00			
				Payment Amount					106.00			
120237	FORMS & SYSTEMS OF MN		PV	120106	001	00999	7/24/2023	179895	1,260.85		120237	FORMS & SYSTEMS OF MN
	FORMS & SYSTEMS OF MN PO BOX 1575, LOCKBOX 121 MINNEAPOLIS MN 55480			Summary Total					1,260.85			
				Payment Amount					1,260.85			
109910	GREAT NORTHERN LANDSCAPE INC		PV	120056	001	00999	7/21/2023	15298	1,513.43		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC			Summary Total					1,513.43			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	19720 IGUANA STREET NW		PV	120057	001	00999	7/21/2023	15297	3,157.81			
	ELK RIVER MN 55330			Summary Total					3,157.81			
			PV	120171	001	00999	7/25/2023	15307	925.00			
				Summary Total					925.00			
				Payment Amount					5,596.24			
117332	HEARTLAND TIRE INC		PV	120197	001	00999	7/26/2023	9034947	96.12		117332	HEARTLAND TIRE INC
	HEARTLAND TIRE INC			Summary Total					96.12			
	7151 RIVERDALE DRIVE NW											
	RAMSEY MN 55303											
				Payment Amount					96.12			
115760	HENRY SCHEIN INC		PD	119623	001	00999	7/12/2023	22400588	169.05-		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC			Summary Total					169.05-			
	DEPT CH 10241		PV	119624	001	00999	6/13/2023	42415674	45.08			
	PALATINE IL 60055-0241			Summary Total					45.08			
			PV	119627	001	00999	6/14/2023	42541160	123.97			
				Summary Total					123.97			
			PV	120074	001	00999	7/5/2023	45229574	153.64			
				Summary Total					153.64			
				Payment Amount					153.64			
117451	INKY ELF LLC		PV	120052	001	00999	7/18/2023	11581	177.60		117451	INKY ELF LLC
	INKY ELF LLC			Summary Total					177.60			
	P O BOX 819											
	ANOKA MN 55303											

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					177.60			
116408	INTEGRATED FIRE AND SECURITY INC		PV	120069	001	00999	7/20/2023	92608	1,419.65		116408	INTEGRATED FIRE AND SECURITY INC
	INTEGRATED FIRE AND SECURITY INC 7180 NORTHLAND CIRCLE N SUITE 138 BROOKLYN PARK MN 55428			Summary Total					1,419.65			
				Payment Amount					1,419.65			
106719	INTEREUM INC		PV	120097	001	00999	7/25/2023	200284	3,094.77		106719	INTEREUM INC
	INTEREUM INC 9800 8TH AVENUE NORTH PLYMOUTH MN 55441			Summary Total					3,094.77			
				Payment Amount					3,094.77			
118015	INTERSTATE TESTING LLC		PV	120054	001	00999	7/17/2023	16371	400.00		118015	INTERSTATE TESTING LLC
	INTERSTATE TESTING LLC P O BOX 55 ANOKA MN 55303			Summary Total					400.00			
			PV	120055	001	00999	7/17/2023	16372	2,300.00			
				Summary Total					2,300.00			
				Payment Amount					2,700.00			
100256	LANO EQUIPMENT INC		PV	120093	001	00999	7/19/2023	02-1009916	397.04		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					397.04			
			PV	120142	001	00999	7/19/2023	02-1009791	180.11			
				Summary Total					180.11			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	120182	001	00999	7/26/2023	02-1011546	12.88			
				Summary Total					12.88			
			PV	120196	001	00999	7/27/2023	02-1012003	85.81			
				Summary Total					85.81			
				Payment Amount					675.84			
100259	LEAGUE OF MN CITIES INS TRUST		PV	120042	001	00999	7/1/2023	1001389 JULY 2023	2,881.17		100259	LEAGUE OF MN CITIES INS TRUST
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					2,881.17			
				Payment Amount					2,881.17			
119352	LEE, JENNIFER		PV	120169	001	00999	7/17/2023	07172023	250.00		119352	LEE, JENNIFER
	JENNIFER LEE 102 SUNSET DRIVE CHAMPLIN MN 55316			Summary Total					250.00			
				Payment Amount					250.00			
117918	MACQUEEN EMERGENCY		PV	120072	001	00999	7/17/2023	P17608	715.00		117918	MACQUEEN EMERGENC
	MACQUEEN EMERGENCY 1125 7TH STREET E ST PAUL MN 55106			Summary Total					715.00			
				Payment Amount					715.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120041	MARTIN MARIETTA MATERIALS		PV	120086	001	00999	7/14/2023	39648710	367.03		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS			Summary Total					367.03			
	PO BOX 93186		PV	120087	001	00999	7/13/2023	39632206	1,800.00			
	CHICAGO IL 60673-3186			Summary Total					1,800.00			
			PV	120140	001	00999	7/18/2023	39683969	210.65			
				Summary Total					210.65			
			PV	120148	001	00999	7/19/2023	39700776	230.48			
				Summary Total					230.48			
			PV	120180	001	00999	7/24/2023	39753486	146.67			
				Summary Total					146.67			
			PV	120184	001	00999	7/26/2023	39790991	75.86			
				Summary Total					75.86			
				Payment Amount					2,830.69			
108208	METRO PRODUCTS INC		PV	120088	001	00999	7/13/2023	175136	23.07		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					23.07			
				Payment Amount					23.07			
120187	MIDWEST OVERHEAD CRANE CORP		PV	120141	001	00999	7/17/2023	125490	253.50		120187	MIDWEST OVERHEAD CRANE CORP
	MIDWEST OVERHEAD CRANE CORP 13900 SUNFISH LAKE BLVD NW RAMSEY MN 55303			Summary Total					253.50			
				Payment Amount								

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									253.50			
100345	NAPA AUTO PARTS ELK RIVER		PV	120108	001	00999	7/20/2023	214563	11.64		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					11.64			
	17137 YALE STREET NW		PV	120163	001	00999	7/27/2023	215438	779.40			
	P O BOX 1041			Summary Total					779.40			
	ELK RIVER MN 55330		PV	120186	001	00999	7/28/2023	215589	179.00			
				Summary Total					179.00			
			PV	120187	001	00999	7/28/2023	215614	100.56			
				Summary Total					100.56			
			PV	120195	001	00999	7/27/2023	215453	129.09			
				Summary Total					129.09			
				Payment Amount					1,199.69			
118770	ORKIN LLC		PV	120094	001	00999	7/21/2023	252500564	395.00		118770	ORKIN LLC
	ORKIN LLC			Summary Total					395.00			
	546-ST PAUL COMM, MN		PV	120095	001	00999	7/21/2023	252501744	395.00			
	PO BOX 740589			Summary Total					395.00			
	CINCINNATI OH 45274-0589											
				Payment Amount					790.00			
100393	PRAIRIE RESTORATIONS INC		PV	120166	001	00999	7/21/2023	INV-003564	1,600.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC			Summary Total					1,600.00			
	31646 128TH STREET		PV	120168	001	00999	7/21/2023	INV-003722	500.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PRINCETON MN 55371			Summary Total					500.00			
			PV	120170	001	00999	7/21/2023	INV-003734	850.00			
				Summary Total					850.00			
			PV	120194	001	00999	7/14/2023	INV-003334	300.00			
				Summary Total					300.00			
				Payment Amount					3,250.00			
119959	ROCKET CITY CAR WASH		PV	120157	001	00999	7/26/2023	5	99.95		119959	ROCKET CITY CAR WAS
	ROCKET CITY CAR WASH			Summary Total					99.95			
	14101 ST FRANCIS BLVD NW		PV	120158	001	00999	7/26/2023	3	99.95			
	RAMSEY MN 55303			Summary Total					99.95			
			PV	120164	001	00999	7/26/2023	4	99.95			
				Summary Total					99.95			
				Payment Amount					299.85			
120247	SILBERNAGEL, KELLY		PV	120175	001	00999	7/17/2023	COR-2023-01	50.00		120247	SILBERNAGEL, KELLY
	KELLY SILBERNAGEL.			Summary Total					50.00			
	2302 3RD AVE											
	ANOKA MN 55303											
				Payment Amount					50.00			
114151	TASC (FEES)		PV	120043	001	00999	7/19/2023	IN2812037	141.94		114151	TASC (FEES)
	TASC			Summary Total					141.94			
	CLIENT INVOICES		PV	120152	001	00999	7/19/2023	IN2812036	234.75			
	P O BOX 88278			Summary Total					234.75			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MILWAUKEE WI 53288-0001											
				Payment Amount					376.69			
100495	TWIN CITIES FLAG SOURCE		PV	120062	001	00999	7/20/2023	37918	428.00		100495	TWIN CITIES FLAG SOURCE
	TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303											
				Summary Total					428.00			
				Payment Amount					428.00			
115935	UNITED STATES GEOLOGICAL SURVEY	91084895	PV	120039	001	00999	7/12/2023	91084895	1,802.00		115935	UNITED STATES GEOLOGICAL SURVEY
	UNITED STATES GEOLOGICAL SURVEY PO BOX 6200-27 PORTLAND OR 97228-6200											
				Summary Total					1,802.00			
				Payment Amount					1,802.00			
				Total Amount to be Processed					63,506.88			
				Total Number of Payments to be Processed					33			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117343	AMAZON CAPITAL SERVICES INC		PV	120067	001	00999	7/24/2023	1JRV-RVGX-YVKD	59.69		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					59.69			
	PO BOX 035184		PV	120068	001	00999	7/24/2023	1NNW-4KCF-17C3	62.06			
	SEATTLE WA 98124-5184			Summary Total					62.06			
			PV	120083	001	00999	7/22/2023	1FRT-GXFK-QKR1	19.94			
				Summary Total					19.94			
			PV	120096	001	00999	7/24/2023	1HF6-93HM-1CXT	628.95			
				Summary Total					628.95			
			PV	120102	001	00999	7/24/2023	1C97-4W9V-16KQ	76.41			
				Summary Total					76.41			
		2022 grant 20k funds	PV	120103	001	00999	7/24/2023	1R41-VV3J-YTK9	82.98			
				Summary Total					82.98			
				Payment Amount					930.03			
109256	AMERICAN ENGINEERING TESTING INC		PV	120201	001	00999	7/26/2023	INV-140375	530.75		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					530.75			
	PO BOX 860678		PV	120202	001	00999	7/26/2023	INV-140626	3,521.00			
	MINNEAPOLIS MN 55486			Summary Total					3,521.00			
			PV	120205	001	00999	7/28/2023	INV-139990	4,487.00			
				Summary Total					4,487.00			
			PV	120206	001	00999	7/28/2023	INV-140001	3,388.25			
				Summary Total					3,388.25			
			PV	120207	001	00999	7/28/2023	INV-140090	5,857.75			
				Summary Total					5,857.75			

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Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JMORRISON		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	120208	001	00999	7/26/2023	INV-140642	4,116.00			
								Summary Total	4,116.00			
								Payment Amount	21,900.75			
110553	ANCHOR PAPER COMPANY	Anchor 03/08/23 Copy Paper	PV	120109	001	00999	3/8/2023	10712171-00	2,264.00		110553	ANCHOR PAPER COMPA
	ANCHOR PAPER COMPANY 480 BROADWAY STREET ST PAUL MN 55101							Summary Total	2,264.00			
								Payment Amount	2,264.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	120061	001	00999	7/17/2023	B230714M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029							Summary Total	492.00			
								Payment Amount	492.00			
106346	BAUER BUILT INCORPORATED		PV	120179	001	00999	7/25/2023	940101006	316.16		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449							Summary Total	316.16			
								Payment Amount	316.16			
100647	BOLTON AND MENK INC		PV	120188	001	00999	7/19/2023	0316487	407.50		100647	BOLTON AND MENK INC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BOLTON AND MENK INC			Summary Total					407.50			
	1960 PREMIER DRIVE		PV	120189	001	00999	7/19/2023	0316489	127,724.00			
	MANKATO MN 56001-5900			Summary Total					127,724.00			
			PV	120190	001	00999	7/19/2023	0316486	1,642.50			
				Summary Total					1,642.50			
			PV	120191	001	00999	7/19/2023	0316491	538.20			
				Summary Total					538.20			
			PV	120192	001	00999	7/19/2023	0316483	2,336.50			
				Summary Total					2,336.50			
			PV	120193	001	00999	7/19/2023	0316481	7,025.50			
				Summary Total					7,025.50			
			PV	120199	001	00999	7/19/2023	0316484	2,349.50			
				Summary Total					2,349.50			
			PV	120200	001	00999	7/19/2023	0316485	3,062.00			
				Summary Total					3,062.00			
			PV	120203	001	00999	7/19/2023	0316482	2,646.00			
				Summary Total					2,646.00			
			PV	120204	001	00999	7/19/2023	0316480	4,852.50			
				Summary Total					4,852.50			
				Payment Amount					152,584.20			
103641	BOYER TRUCKS		PV	120089	001	00999	7/17/2023	003P45186	640.07		103641	BOYER TRUCKS
	BOYER TRUCKS			Summary Total					640.07			
	P O BOX 512											
	ST MICHAEL MN 55376											
				Payment Amount					640.07			

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100619	BRAUN INTERTEC CORPORATION		PV	120149	001	00999	5/31/2023	B343742	13,355.00		100619	BRAUN INTERTEC CORPORATION
	BRAUN INTERTEC CORPORATION LOCKBOX 446035 P O BOX 64384 ST PAUL MN 55164-0384			Summary Total					13,355.00			
				Payment Amount					13,355.00			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	120040	001	00999	7/2/2023	IN-800107284846	39.00		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447			Summary Total					39.00			
				Payment Amount					39.00			
111496	CENTRAL TURF AND IRRIGATION SUPPLY		PV	120104	001	00999	7/21/2023	6084512-00	505.88		111496	CENTRAL TURF AND IRRIGATION SUPPLY
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					505.88			
				Payment Amount					505.88			
117484	CHET S SHOES LLC		PV	120177	001	00999	7/25/2023	LLC18439	165.75		117484	CHET S SHOES LLC
	CHET S SHOES LLC 8355 UNIVERSITY AVENUE NE SPRING LAKE PARK MN 55432			Summary Total					165.75			

Payment Group Control Number 3667
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 8/9/2023

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							165.75			
114549	CHETS SHOES INC		PV	120181	001	00999	7/24/2023	54037	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	120144	001	00999	7/20/2023	4162246947	94.86		116197	CINTAS CORPORATION
	CINTAS CORPORATION	Summary Total							94.86			
	CINTAS LOC #4K		PV	120161	001	00999	7/27/2023	4162816414	60.14			
	P O BOX 650838	Summary Total							60.14			
	DALLAS TX 75265-0838		PV	120185	001	00999	7/27/2023	4162931537	44.61			
		Summary Total							44.61			
		Payment Amount							199.61			
100120	CONTINENTAL RESEARCH CORP		PV	120041	001	00999	7/17/2023	0046139	228.00		100120	CONTINENTAL RESEARCH CORP
	CONTINENTAL RESEARCH CORP	Summary Total							228.00			
	PO BOX 15204											
	ST LOUIS MO 63110											
		Payment Amount							228.00			
114469	CUNINGHAM GROUP ARCHITECTURE INC		PV	120172	001	00999	7/25/2023	61278	3,750.00		114469	CUNINGHAM GROUP ARCHITECTURE INC
	CUNINGHAM GROUP ARCHITECTURE INC	Summary Total							3,750.00			

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Pay Through Date 8/9/2023

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
	201 MAIN STREET SE SUITE 325 MINNEAPOLIS MN 55414											
				Payment Amount					3,750.00			
111818	DEANO'S COLLISION SPECIALISTS INC		PV	120051	001	00999	7/20/2023	64107	121.00		111818	DEANO'S COLLISION SPECIALISTS INC
	DEANO'S COLLISION SPECIALISTS INC			Summary Total					121.00			
	11063 173RD AVENUE		PV	120099	001	00999	7/21/2023	64036	2,421.98			
	ELK RIVER MN 55330			Summary Total					2,421.98			
				Payment Amount					2,542.98			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	120066	001	00999	7/22/2023	INV257590	754.00		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					754.00			
				Payment Amount					754.00			
100144	DEHN OIL COMPANY		PV	120090	001	00999	7/17/2023	25213695	101.95		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					101.95			
	6735 141ST AVENUE NW		PV	120146	001	00999	7/20/2023	25213954	3,149.40			
	RAMSEY MN 55303			Summary Total					3,149.40			
			PV	120147	001	00999	7/20/2023	25213955	2,985.79			
				Summary Total					2,985.79			
				Payment Amount					6,237.14			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100158	ECM PUBLISHERS INC	ECM	PV	120045	001	00999	7/14/2023	956417	86.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					86.00			
			PV	120110	001	00999	7/14/2023	956416	80.62			
				Summary Total					80.62			
				Payment Amount					166.62			
100904	ESS BROTHERS AND SONS INC		PV	120183	001	00999	7/17/2023	DD5140	704.40		100904	ESS BROTHERS AND SONS INC
	ESS BROTHERS AND SONS INC 9350 CTY ROAD 19 LORETTO MN 55357			Summary Total					704.40			
				Payment Amount					704.40			
113321	FACTORY MOTOR PARTS CO		PV	120092	001	00999	7/17/2023	6-1652471	332.54		113321	FACTORY MOTOR PART. CO
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					332.54			
				Payment Amount					332.54			
107099	FASTENAL		PV	120085	001	00999	7/14/2023	MNTC8209950	10.58		107099	FASTENAL
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					10.58			

Payment Group Control Number 3667
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					10.58			
100143	FERGUSON WATERWORKS # 2518		PV	120035	001	00999	7/14/2023	0515624	190.04		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516			Summary Total					190.04			
	P O BOX 802817		PV	120036	001	00999	7/14/2023	0514823	1,380.00			
	CHICAGO IL 60680-2817			Summary Total					1,380.00			
			PV	120037	001	00999	7/12/2023	0507157	250.12			
				Summary Total					250.12			
				Payment Amount					1,820.16			
100650	GRAINGER		PV	120063	001	00999	7/20/2023	9776551674	179.19		100650	GRAINGER
	GRAINGER INC			Summary Total					179.19			
	DEPT. 806511127											
	PALATINE IL 60038-0001											
				Payment Amount					179.19			
100209	HAKANSON ANDERSON ASSOC INC		PV	120154	001	00999	7/18/2023	51071	3,440.00		100209	HAKANSON ANDERSON ASSOC INC
	HAKANSON ANDERSON ASSOC INC			Summary Total					3,440.00			
	3601 THURSTON AVENUE											
	ANOKA MN 55303-1063											
				Payment Amount					3,440.00			
100211	HAWKINS INC		PV	120153	001	00999	7/21/2023	6533046	9,982.29		100211	HAWKINS INC
	HAWKINS INC			Summary Total					9,982.29			

Payment Group Control Number 3667
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 860263 MINNEAPOLIS MN 55486-0263											
				Payment Amount					9,982.29			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	120151	001	00999	7/24/2023	IN4268771	461.97		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					461.97			
	LOCKBOX 131434	S27569	PV	120173	001	00999	7/27/2023	IN4272005	20.90			
	P O BOX 1414			Summary Total					20.90			
	MINNEAPOLIS MN 55480-1414	S27569	PV	120174	001	00999	7/27/2023	IN4273408	349.50			
				Summary Total					349.50			
				Payment Amount					832.37			
100266	LOGIS		PV	120058	001	00999	7/19/2023	53742	21,387.00		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					21,387.00			
	5750 DULUTH STREET		PV	120059	001	00999	7/19/2023	53859	21,557.00			
	GOLDEN VALLEY MN 55422-4036			Summary Total					21,557.00			
			PV	120060	001	00999	7/19/2023	53801	21,557.00			
				Summary Total					21,557.00			
				Payment Amount					64,501.00			
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	Inv 54718	PV	120155	001	00999	7/25/2023	54718	7,242.42		100273	MALLOY MONTAGUE KARNOWSKI RADOSEVI
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC			Summary Total					7,242.42			
	410 PARK NATIONAL BANK BLDG											

Payment Group Control Number 3667
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Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	5353 WAYZATA BLVD MINNEAPOLIS MN 55416											
				Payment Amount					7,242.42			
117425	MAUER MAIN CHEVROLET		PV	120198	001	00999	7/17/2023	5300898	22.70		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					22.70			
				Payment Amount					22.70			
100283	MENARDS COON RAPIDS		PV	120178	001	00999	7/26/2023	99535	201.01		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					201.01			
				Payment Amount					201.01			
100284	MENARDS ELK RIVER		PV	120070	001	00999	7/12/2023	77390	127.76		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077			Summary Total					127.76			
			PV	120071	001	00999	7/11/2023	77325	46.64			
				Summary Total					46.64			
			PV	120162	001	00999	7/19/2023	77859	133.95			
				Summary Total					133.95			
				Payment Amount					308.35			
100313	MN RECREATION AND PARK ASSN		PV	120167	001	00999	7/24/2023	02247	395.00		100313	MN RECREATION AND PARK ASSN

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MN RECREATION AND PARK ASSN 200 CHARLES STREET NE FRIDLEY MN 55432			Summary Total					395.00			
				Payment Amount					395.00			
100341	MTI DISTRIBUTING INC		PV	120138	001	00999	7/21/2023	1391217-00	1,054.74		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					1,054.74			
				Payment Amount					1,054.74			
115375	MUTT MITT		PV	120176	001	00999	7/26/2023	561503	5,399.15		115375	MUTT MITT
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128			Summary Total					5,399.15			
				Payment Amount					5,399.15			
115167	NET TRANSCRIPTS INC		PV	120098	001	00999	7/15/2023	NT16291	108.68		115167	NET TRANSCRIPTS INC
	NET TRANSCRIPTS INC PO BOX 95777 CHICAGO IL 60694-5777			Summary Total					108.68			
				Payment Amount					108.68			
100363	NORTHERN SANITARY SUPPLY CO		PV	120064	001	00999	7/21/2023	207249	435.09		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					435.09			

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Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	341 COON RAPIDS BLVD MINNEAPOLIS MN 55433											
				Payment Amount					435.09			
112421	PERRILL		PV	120091	001	00999	7/1/2023	260448	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	Prop Mgmt 6781 Hwy 10	PV	120044	001	00999	7/19/2023	8924	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			
100418	RDO EQUIPMENT CO		PV	120145	001	00999	7/21/2023	P7297214	419.38		100418	RDO EQUIPMENT CO
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160			Summary Total					419.38			
				Payment Amount					419.38			
116602	TEAM LABORATORY CHEMICAL LLC		PV	120038	001	00999	7/14/2023	INV0036875	3,508.00		116602	TEAM LABORATORY CHEMICAL LLC
	TEAM LABORATORY CHEMICAL LLC P O BOX 1467			Summary Total					3,508.00			

Payment Group Control Number 3667
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	28650 STATE HWY 34 DETROIT LAKES MN 56501											
		Payment Amount							3,508.00			
112721	W W GOETSCH ASSOCIATES INC		PV	120065	001	00999	7/19/2023	110623	4,939.00		112721	W W GOETSCH ASSOCIATES INC
	W W GOETSCH ASSOCIATES INC 5250 WEST 74TH STREET SUITE 24 MINNEAPOLIS MN 55439-2226											
		Summary Total							4,939.00			
		Payment Amount							4,939.00			
		Total Amount to be Processed							313,857.24			
		Total Number of Payments to be Processed							42			

CHECKS - 63,506.88
ACH - 313,857.24
377,364.12

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-180

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JULY 20, 2023 THROUGH AUGUST 2, 2023

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of July 20, 2023 through August 2, 2023 in the amount of $838,460.67 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 July 20, 2023 through August 2, 2023, in the amount of $838,460.67.

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

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of August, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #23-177 Accepting Quotes and Awarding Contract for Street Maintenance Project #23-23, 2023 Spray Patching Contracted Services.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-177 accepting quotes and awarding a construction contract for Street Maintenance Project #23-23, 2023 Spray Patching Contracted Services.

Background:

Many 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, generally termed surface stripping, resulting in poor and unsafe conditions for drivers and pedestrians. The number of streets with deep and shallow (surface stripping) potholes have grown significantly in recent years, resulting in Public Works staff 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 small 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 sections.

In April, Staff finalized the attached overall pavement repair plan showing all streets proposed to receive temporary 2-inch mill and overlays, temporary deep pothole patching, and temporary spray patching to most cost-effectively maintain pavement sections on the worst streets until they can be reconstructed.

Deep pothole patching involves removing all debris and water from 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.

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, which is complete, was to temporarily repair distressed 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. This project, which was designated project #23-15, Priority Pothole Patching, was completed in early June.

On April 25, 2023, the City Council also directed the City Engineer to prepare plans for enlisting contracted services to patch all remaining streets shown on the overall pavement repair plan and to present said plans to the City Council on May 9, 2023, to authorize bids. Attached are two figures showing the remaining streets that Staff 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 figures since some streets will require both deep pothole patching and spray patching. These figures were used to develop Pavement Maintenance Project #23-16 intended to help hold these streets together until they receive reconstruction or overlay improvements per the current Pavement Management Program (PMP) or until they can be added to the PMP in the future.

On June 8, 2023, a total of two (2) bids were received, opened, and tabulated for Pavement Maintenance Project #23-16 but only one (1) bid was found to comply with the approved plans and specifications and advertisement for bids. This bid was in the amount of $2,418,600. After bids were opened the bidder indicated their interpretation of the contract documents resulted in a bid that was higher than intended. Upon discussing this with the City Council, the bid was rejected and staff was directed to split Project #23-16 into two separate projects with one project including only deep pothole patching and one project including only spray patching. Staff then prepared new contract documents and advertised bids the following day for the two new projects designated as Street Maintenance Project #23-21, Deep Pothole Patching Contracted Services, and Street Maintenance Project #23-22, Spray Patching Contracted Services.

On July 11, 2023, the City Council adopted Resolution #23-154 awarding a construction contract for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services. However, the City Council rejected bids for Street Maintenance Project #23-22, Spray Patching Contracted Services, and directed the City Engineer/Public Works Director to return with a reduced scope project to enlist contracted services to spray patch all streets previously proposed to be spray patched in 2023 that were not previously patched by staff or using contracted services, and that are not proposed to be patched by staff or using other contracted services in 2023.

Attached is the Request for Quotes prepared by the City Engineer/Public Works Director for the reduced scope 2023 Spray Patching Contracted Services project, designated as Street Maintenance Project #23-23, that includes a map of all streets proposed to be spray patched in 2023, which are highlighted in red.

Also attached is a map showing all streets that either have or are proposed to receive pavement patching in 2023 by City forces and contracted services. Streets previously patched by City staff are shown in purple, while streets that are still proposed to be patched by City staff are shown in yellow. Streets previously patched by contracted services are shown in blue, while streets that are still proposed to be patched by contracted services are shown in orange. Streets highlighted in red are the streets proposed to be spray patched with this project.

Notification:

Pursuant to City Council Resolution #23-167, staff directly solicited quotes from five (5) contractors that previously demonstrated an ability or interest to perform spray patching on public streets in the City of Ramsey.

Observations/Alternatives:

Contracting this patching work out will allow Staff to complete other core duties that have been neglected for two or more years, and will allow the pavement on these streets to be repaired as quickly as possible.

Funding Source:

On August 3, 2023, a total of two (2) quotes were received by 10 AM. Both quotes were found to comply with the Request for Quotes and are tabulated below.

Contractor	**Quote**
Pavement Resources	$ 55,000.00
RCM Specialties, Inc.	$ 49,725.00

The lowest quote was submitted by RCM Specialties, Inc. of Hastings, Minnesota, in the amount of $49,725.00.

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. These funds have been fully expended on other pavement patching projects in 2023.

Other potential funding sources include the Public Improvement Revolving (PIR) Fund, the Pavement Management fund, and/or Municipal State Aid (MSA) Funds, as applicable. None of the streets proposed to be spray patched are MSA streets so MSA funding is not applicable. Between the remaining two potential funding sources, the Finance Director recommends using PIR funds to pay for this work. The PIR fund is projected to have a balance of $1.8M at year end 2025 after the City's share of costs for the Ramsey Gateway Highway 10 Project are paid off. The PIR fund therefore has sufficient funds to pay for this project and all other work proposed to be funded with PIR funds within the 10-year Capital Improvement Program.

Recommendation:

Staff recommends adopting Resolution #23-177. Staff also recommends using PIR funds to pay for the work.

Action:

Adopt Resolution #23-177 accepting quotes and awarding a construction contract for Street Maintenance Project #23-23, 2023 Spray Patching Contracted Services.

Attachments

Resolution 23-177
2023 Pavement Repair Plan
Figure 1
Figure 2
RFQ 23-23
2023 Pavement Patching Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 03:36 PM
Form Started By: Bruce Westby		Started On: 08/01/2023 07:43 AM
Final Approval Date: 08/03/2023		

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

RESOLUTION #23-177

RESOLUTION ACCEPTING QUOTES AND AWARDING CONTRACT FOR STREET MAINTENANCE PROJECT #23-23, 2023 SPRAY 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 Pavement Maintenance 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 Pavement Maintenance 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 Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services, which proposed to utilize contracted services to patch pavement on all remaining streets experiencing severe pavement distress not addressed under projects #23-14 or #23-15; and

WHEREAS, two bids for Pavement Maintenance Project #23-16 were presented to the Ramsey City Council on June 13, 2023, whereby the Ramsey City Council rejected the bid found to comply with the approved plans and specifications and advertisement for bids and directed the City Engineer to promptly prepare two separate plans for 2023 proposed spray patching and deep pothole patching contracted services and to advertise bids for said projects; and

WHEREAS, the City Engineer prepared contract documents for two new Street Maintenance Projects designated as Maintenance Projects #23-21, Deep Pothole Patching Contracted Services, and #23-22, Spray Patching Contracted Services, and bids were advertised in the Anoka Union Herald newspaper on June 16 and 23, 2023; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-154 adopted July 11, 2023, a construction contract was awarded for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services; and

WHEREAS, on July 11, 2023, the Ramsey City Council rejected bids for Street Maintenance Project #23-22, 2023 Spray Patching Contracted Services, and directed the City Engineer to prepare a new plan for enlisting contracted services to spray patch all remaining streets previously proposed to be patched in 2023 but that were not previously patched by staff or using contracted services, and that are not proposed to be patched by staff or using other contracted services in 2023; and

WHEREAS, on July 25, 2023, the Ramsey City Council approved plans prepared by the City Engineer and authorized solicitation of quotes for Street Maintenance Project #23-23, 2023 Spray Patching Contracted Services; and

WHEREAS, on August 3, 2023, two (2) quotes were received by 10 AM and both quotes were found to comply with the Request for Quotes and are tabulated below; and

Contractor	Quote
Pavement Resources	$ 55,000.00
RCM Specialties, Inc.	$ 49,725.00

WHEREAS, the quote of RCM Specialties, Inc. of Hastings, Minnesota, in the amount of $49,725.00 for construction of the proposed project in accordance with the approved Request for Quotes, is the lowest responsible proposer and their quote shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said lowest responsible proposer for construction of the proposed project 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 8th day of August, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

2021 Streets Map

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMA ST
OKAPI ST
NUTRIA ST
MARMOSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON S
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOLITE ST
WILLEMITE ST
VARIOLITE ST
URANIMITE ST
TRAPROCK ST
RHINESTONE S
SAPPHIRE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
JASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
FELDSPAR ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER S
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM S
FLOURINE ST
ERKIUM ST
DYSPROSIUM S
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI S
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
161ST AVE
160TH AVE
159TH AVE
158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE

Rogers Lake
Rum River Central Regional Park
Lake Itasca
Eddy Lake
Sunfish Lake
Mississippi West Regional Park
Rum River Boy Scout Camp

0 0.25 0.5 1 Miles

N

Legend

- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

Spray patching

CUT out replace

reg. patching

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

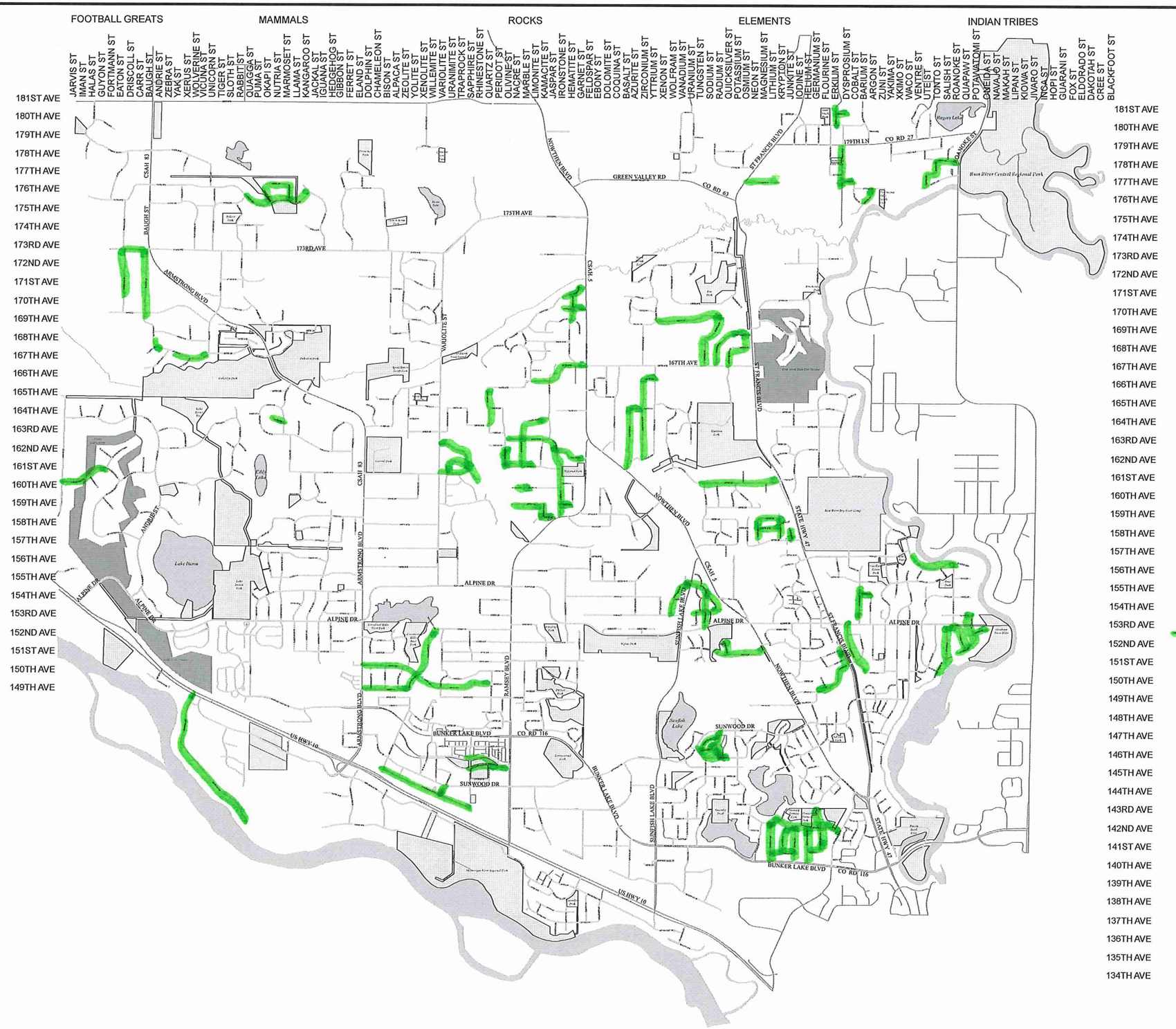
MAMMALS: ANDRIE ST, ZEBRA ST, YAK ST, XERUS ST, WOLVERINE ST, VICUNA ST, UNICORN ST, TIGER ST, SLOTH ST, RABBIT ST, QUAGGA ST, PUMA ST, OKAPI ST, NUTRIA ST, MARMOSET ST, LLAMA ST, KANGAROO ST, JACKAL ST, IGUANA ST, HEDGEHOG ST, GIBBON ST, FERRET ST, ELAND ST, DOLPHIN ST, CHAMELEON ST, BISON ST, ALPACA 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

REQUEST FOR QUOTE

STREET MAINTENANCE
PROJECT #23-23

2023 SPRAY PATCHING
CONTRACTED SERVICES

ISSUE DATE:
July 21, 2023

QUOTE SUBMITTAL DEADLINE:
10:00 AM, Thursday, August 3, 2023

SUBMIT QUOTE TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Bruce Westby
bwestby@cityoframsey.com
Office: 763-433-9825

PROJECT LOCATION: The City of Ramsey (City) is requesting quotes from Contractors (Contractor) to spray patch shallow potholes, defined as 2-inches deep or less, on all City street segments highlighted in red on attached Figure 1.

PROJECT SCOPE: The overall scope of this work includes spray patching all shallow potholes (2-inches deep or less) on all City street segments highlighted in red on Figure 1. Debris and water shall first be removed from the potholes using compressed air, then tack material shall be applied to all clean and dry bituminous surfaces within the potholes before spray patching. Once work has commenced, the Contractor shall continuously pursue completion until work is complete.

DELIVERABLES:

- **Signature Page –** The enclosed Signature Page must be completed in its entirety and submitted, including signature(s).
- **Quote Form -** The enclosed Quote Form must be completed in its entirety and submitted.

COMMUNICATION WITH CITY: If any requirements of this RFQ are not clearly understood, Contractor is responsible for promptly contacting City for further clarification. Responses to inquiries that substantially modify or clarify the RFQ will be forwarded by addenda.

SUBMISSION OF QUOTE: A signed copy of the Signature Page, and attached Quote Form, must be submitted to the City by **10:00 AM, Thursday, August 3, 2023**. Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 to the attention of Bruce Westby, City Engineer/Public Works Director, bwestby@cityoframsey.com. Quotes received by the submittal deadline via e-mail will be accepted.

PROPOSAL UNDERSTANDING: By submitting a quote, Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no conditions will any costs for preparation of the quote be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a quote, Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFQ in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 AM to 7:00 PM, Monday through Friday.

WORK AND STAGING AREAS: Contractor shall confine their work activities within the right of way at all times. No equipment shall be left on city streets outside normal working hours. Equipment may be stored overnight on City owned property at 14210 Jaspar Street NW (unsecured storage) or 14100 Jaspar Street NW (secured storage available) upon approval by the City.

TRAFFIC CONTROL: Contractor will be required to follow the most current edition of the Temporary Traffic Control Zone Layout Manual.

SPECIFICATION REFERENCES: Contractor shall conduct all work in conformance with the specifications set forth herein and in accordance with the most current edition of the Minnesota Department of Transportation Standard Specifications for Construction, which is incorporated by reference to these specifications.

PAYMENT: Final payment will be made upon submittal of final pay request to the City on a net 30-day basis following City acceptance of all work items included on the pay request. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made for all components of the work as specified in this RFQ. The cost of any additional equipment, labor, materials, permits, tools, and supplies which have not been specifically identified in this RFQ for payment, but are required to complete the work, shall be considered incidental to the project.

SIGNATURE PAGE

This proposal is submitted to the City of Ramsey for Street Maintenance Project #23-23; 2023 Spray Patching Contracted Services. That _____ accepts the terms and conditions herein and agrees to complete all work for the total lump sum project quote of $_____ no later than **Friday, October 20, 2023**.

All information below must be provided, including signatures(s).

Contractor Name _____

Owner/Representative _____

Phone _____

Fax _____

E-mail _____

Signature _____

Date _____

City of Ramsey
Street Maintenance Project #23-23
2023 Spray Patching Contracted Services
Quote Form

Total Lump Sum Project Quote = $_____

2021 Streets Map

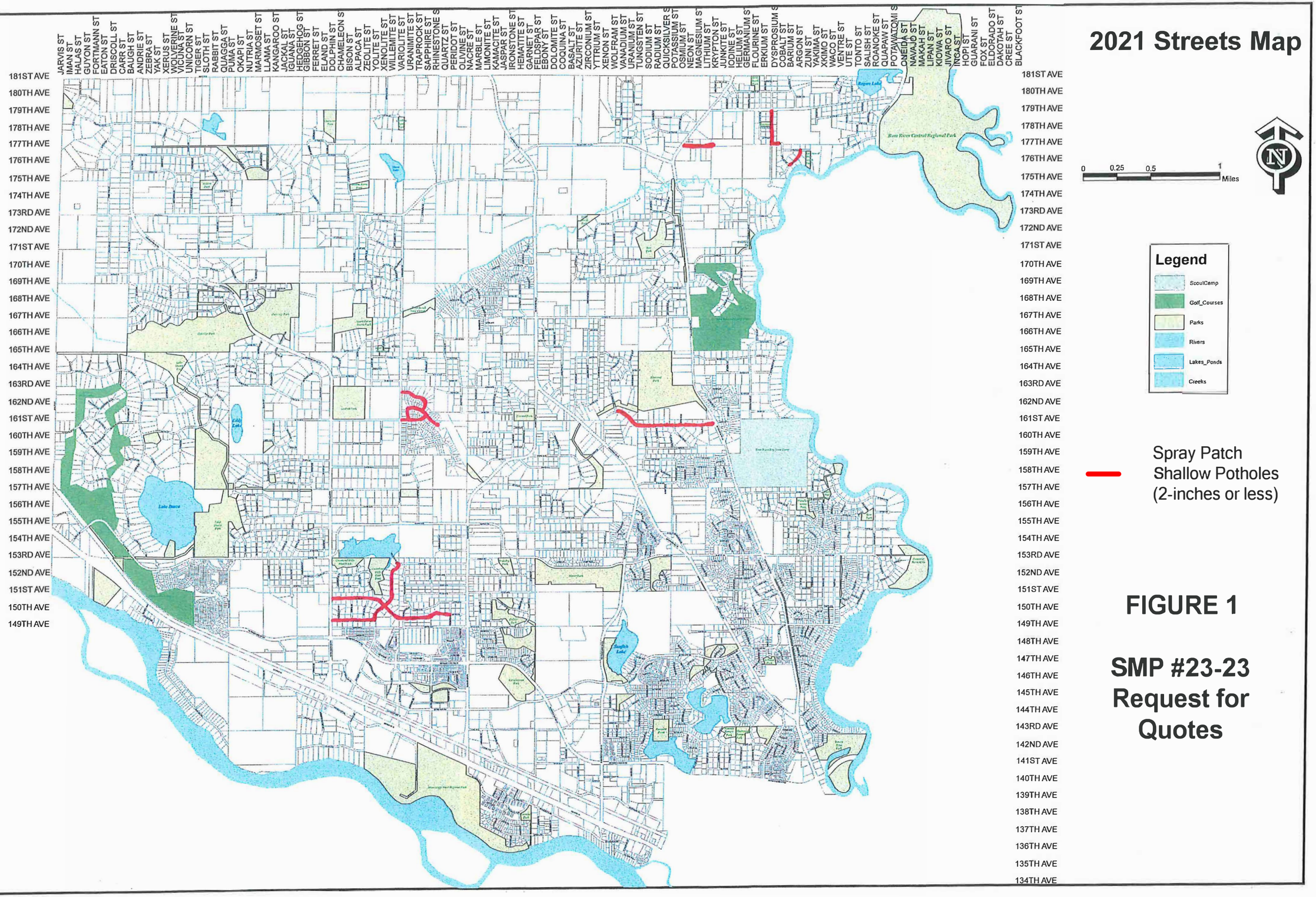
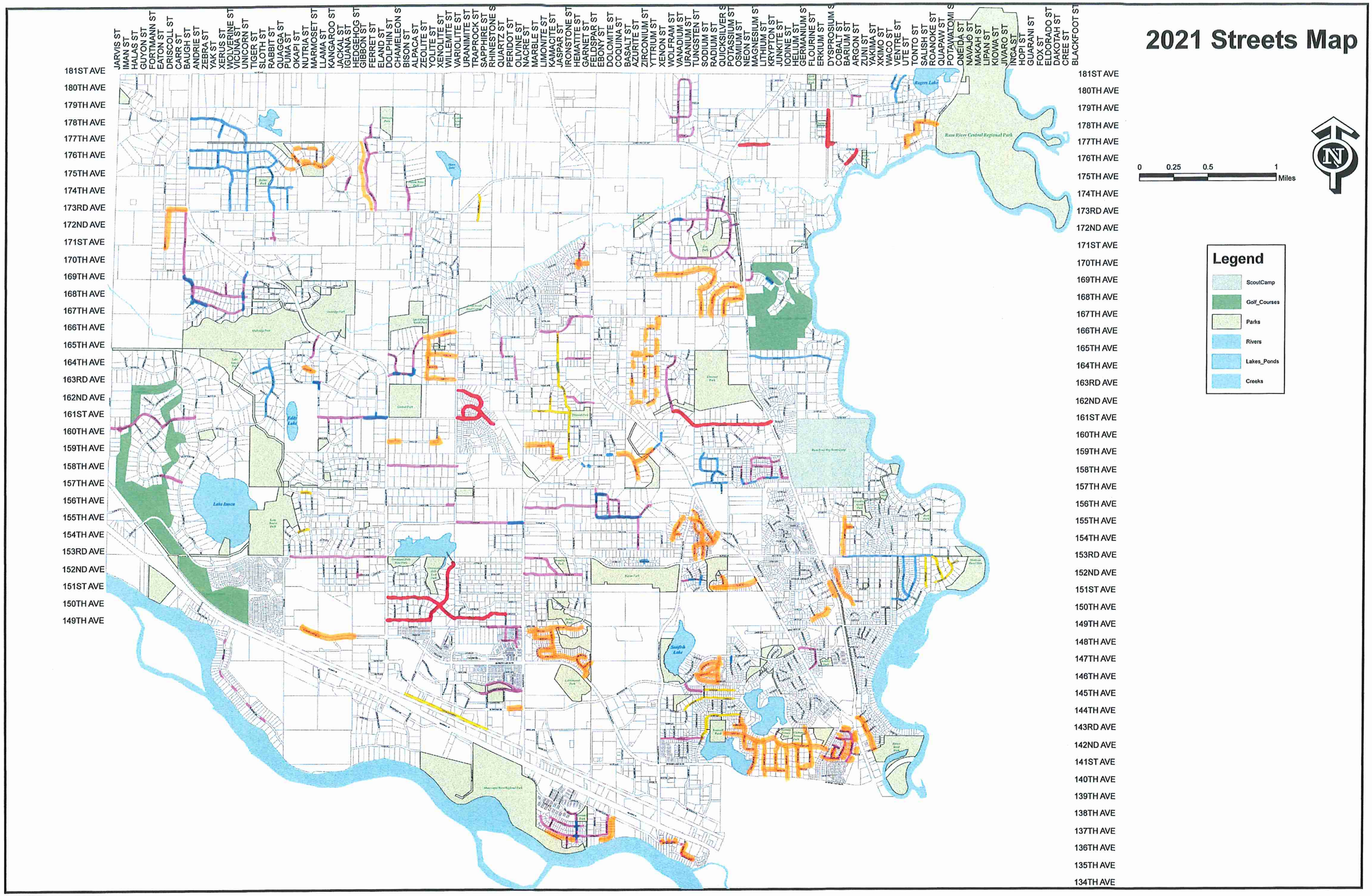


FIGURE 1

SMP #23-23
Request for Quotes

2021 Streets Map



CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #23-178 Approving Construction Staking Services Proposal for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-178 approving construction staking services proposal for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

Background:

On July 25, 2023, City Council adopted Resolution #23-169, awarding a construction contract to North Valley, Inc. for the 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

Construction staking is essential to the construction of said improvements, and City Staff does not have the capacity to perform construction staking in-house.

Bolton & Menk submitted a proposal for construction staking of the proposed improvements for a total not-to-exceed amount of $2,304.00.

City Staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of Staff's normal duties.

Notification:

Notifications are not required as part of this case.

Funding Source:

On July 25, 2023, City Council adopted Resolution #23-169 awarding a construction contract to North Valley, Inc. for the 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06 in the bid amount of $498,917.55. Adding indirect costs in the amount of 14-percent, the total project costs are $568,766.01.

Bolton & Menk submitted a proposal for construction staking of the proposed improvements for a total not-to-exceed amount of $2,304.00. The construction staking is included in the indirect project costs, and proposed to be paid with Municipal State Aid Funds.

Recommendation:

Staff recommends adopting Resolution #23-178 approving construction staking services proposal for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

Action:

Motion to adopt Resolution #23-178 approving construction staking services proposal for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06.

Attachments

Res 23-178
Bolton & Menk Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 12:31 PM
Form Started By: Bruce Westby		Started On: 08/01/2023 07:44 AM
Final Approval Date: 08/03/2023		

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

RESOLUTION #23-178

RESOLUTION APPROVING CONSTRUCTION STAKING SERVICES PROPOSAL FOR 2023 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEENT PROJECT #23-06

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) street segments in 2023 as identified within the 2023 – 2032 Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-250, adopted November 7th, 2022, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-287, adopted December 13, 2022, the City Council ordered the City Engineer to prepare plans and specifications for Improvement Project #23-06, 2023 MSA Pavement Overlay Improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-083, adopted April 25, 2023, the City Council approved adding streets within the Rivenwick 3rd and Rivenwick Village subdivisions to Improvement Project #23-06; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-141, adopted June 27, 2023, the City Council approved plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvement; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-169, adopted July 25, 2023, the City Council accepted the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $498,917.55 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids; and

WHEREAS, proposals were received for construction staking services of $2,304.00 from Bolton & Menk for said improvements and their proposal shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to accept said Bolton & Menk proposal for construction staking services for said improvements 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 8th day of August, 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

July 31, 2023

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – IP 23-06 - 2023 MSA Pavement Overlay Improvements

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the above referenced project.

SCOPE OF WORK

Bolton & Menk will provide staking for 19 pedestrian ramps. We will place a hub for the 'bottom of ramp' zero locations and the top of ramp.

PROPOSED FEES

Bolton & Menk proposes to perform the construction staking based on a not-to-exceed amount, based on the rates presented in the following table:

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Licensed Surveyor	2.0	$188.00	$ 376.00
Survey Technician	3.0	$160.00	$ 480.00
Survey Crew	8.0	$181.00	$ 1,448.00
Subtotals	13.0	-	$ 2,304.00

If there are any questions, please call me at (651) 968-7760.

Sincerely,
BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #23-179 Approving Construction Staking Services Proposal for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-179 approving construction staking services proposal for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10.

Background:

On July 25, 2023, City Council adopted Resolution #23-170, awarding a construction contract to Landall Services LLC for the Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10.

Construction staking is essential to the construction of said improvements, and the City Staff do not have the capacity to perform construction staking in-house.

Bolton & Menk submitted a proposal for construction staking of the proposed improvements for a total not-to-exceed amount of $19,053.00.

City Staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of Staff's normal duties.

Notification:

Notifications are not required as part of this case.

Funding Source:

On July 25, 2023, City Council adopted Resolution #23-170 awarding a construction contract to Landall Services LLC for the Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10 for the bid amount of $533,248.00. Adding indirect costs in the amount of 23-percent, the total project costs are $655,895.04.

Bolton & Menk submitted a proposal for construction staking of the proposed improvements for a total not-to-exceed amount of $19,053.00. The construction staking is included in the indirect project costs, and proposed to be paid with Pavement Management Funds.

Recommendation:

Staff recommends adopting Resolution #23-179 approving construction staking services proposal for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10.

Action:

Motion to adopt Resolution #23-179 approving construction staking services proposal for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10.

Attachments

Res 23-179
Bolton & Menk Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 12:29 PM
Form Started By: Bruce Westby		Started On: 08/01/2023 07:44 AM
Final Approval Date: 08/03/2023		

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

RESOLUTION #23-179

RESOLUTION APPROVING CONSTRUCTION STAKING SERVICES PROPOSAL FOR WHISPERING PINES ESTATES PLAT 3 STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #23-10

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Whispering Pines Estates Plat 3 subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-251, adopted November 7th, 2022, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-251, adopted November 7th, 2022, the City Council accepted and awarded the proposal to Haugo Geotechnical Services for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-289, adopted December 13, 2022, the City Council ordered the City Engineer to prepare plans and specifications for said improvements; and

WHERES, pursuant to Ramsey City Council resolution #23-146, adopted June 27, 2023 the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bid for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-170, adopted July 25, 2023 the City Council accepted the bid of Landall Services, LLC of Zimmerman, Minnesota, in the amount of $533,248.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids; and

WHEREAS, proposals were received for construction staking services of $19,053.00 from Bolton & Menk for said improvements and their proposal shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to accept said Bolton & Menk proposal for construction staking services for said improvements 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 8th day of August, 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

July 31, 2023

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – Whispering Pines Estates Plat 3 Street Reconstructions (City Project No. 23-10)

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the Whispering Pines Estates Plat 3 Street Reconstructions project (City Project No. 23-10).

SCOPE OF WORK

Bolton & Menk will complete the following survey related tasks associated with the project:

- Check and Re-establish Horizontal and Vertical Control;
- Create Stakeout Files;
- Stake Silt Fence;
- Stake Culverts;
- Set Bluetops at Subgrade;
- Set Bluetops at Subbase;
- Stake Edge of Pavement at the Eland Street cul-de-sac;
- Complete Asbuilt Survey for Record Drawing.

ASSUMPTIONS

We have made the following assumptions in preparing this proposal:

- No allowance is included for staking removals, clearing, or right-of-way.
- Replacing damaged or removed stakes is not included in our base fee.
- No additional fees for stakes, mileage, equipment, etc. will be invoiced to the City, but are included in our hourly rates.
- Additional services, if required, will be performed at the rates presented in the Proposed Fees section of this proposal.
- In addition to the typical asbuilt items (such as hydrants, valves, manholes, catch basins), the asbuilt survey allows for shooting newly installed curb stops.

PROPOSED FEES

Bolton & Menk proposes to perform the staking based on a not-to-exceed amount, based on the rates presented in the following table:

Bolton & Menk is an equal opportunity employer.

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Licensed Surveyor	6.0	$183.00	$ 1,098.00
Survey Technician	6.0	$160.00	$ 960.00
Survey Crew	84.0	$181.00	$15,204.00
Subtotals	96.0	-	$17,262.00
Task 2: Asbuilt Survey			
Licensed Surveyor	1.0	$183.00	$ 183.00
Survey Technician	1.0	$160.00	$ 160.00
Survey Crew	8.0	$181.00	$ 1,448.00
Subtotals	10.0	-	$ 1,791.00
Grand Totals	**94.5**	**-**	**$19,053.00**

SCHEDULE

Due to our proximity to the site, we expect to be able to respond quickly to all construction staking requests however 48-hour notice is required to allow us to efficiently schedule survey crews.

If there are any questions, please call me at (651) 968-7760.

Sincerely,

BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

Bolton & Menk is an equal opportunity employer.

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Identify and implement operational efficiencies, cost savings and additional funding sources.

Information

Title

Adopt Resolution 23-181 Approving a 2-year Extension of the City's Health Insurance Renewal with HealthPartners for 2025-2026.

Purpose/Background:

The City of Ramsey's employee health insurance benefits have been part of the Local Government Information Systems (LOGIS) consortium since 2012. When the pool last went out for bid, the agreement with HealthPartners was for 2022-2024. The LOGIS Committee and HealthPartners have agreed to another 2 years which includes pool rate caps of 9.5% in 2025 and 9.5% in 2026.

Given the inflationary increases seen across the economy and particularly in the healthcare industry, which tends to have increases greater than other goods and services, the Committee felt that single digit increases for two more years is beneficial to the pool members and provides for the ability to complete future union negotiations. The additional two years will bring us to the end of the 5-year contract duration allowed under state statute, when the pool will market the plan for coverage beginning January 1, 2027.

To ensure stability, all organizations will need to agree to remain in the pool for the next contract cycle through December 31, 2026. The reason for this is that if an organization decides they want to leave the pool before the end of the contract, HealthPartners has the right to adjust rates for the remaining pool members.

The City's history with LOGIS has proven to be highly beneficial. There were just two years (2015 and 2016) where the City outperformed the pool, but the other 9 years the experience of the pool has helped the City.

Plan Year	City of Ramsey Total Plan Loss Ratio	LOGIS Plan Loss Ratio
2012	155.7%	107.1%
2013	149.9%	110.3%
2014	154.1%	107.0%
2015	55.7%	105.4%
2016	58.1%	99.6%
2017	243.0%	129.9%
2018	253.6%	120.6%
2019	198.7%	119.8%
2020	190.3%	100.4%
2021	162.6%	109.9%
2022	137.5%	113.9%

The City's current union contracts expire on December 31, 2024. Having advance knowledge of the maximum possible increase to health insurance rates ahead of negotiating the next contracts will be beneficial.

Funding Source:

Not Applicable.

Recommendation:

Adopt resolution #23-181 to Approve a 2-year Extension to the City's Health Insurance Renewal with HealthPartners for 2025 and 2026.

Action:

Motion to Adopt Resolution #23-181 to Approve a 2-year Extension to the City's Health Insurance Renewal with HealthPartners for 2025 and 2026.

Attachments

Resolution #23-181

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 12:26 PM
Form Started By: Colleen Lasher		Started On: 08/01/2023 02:12 PM
Final Approval Date: 08/03/2023		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-181

RESOLUTION APPROVING A 2-YEAR EXTENSION OF THE CITY'S HEALTH INSURANCE RENEWAL WITH HEALTHPARTNERS FOR 2025-2026

WHEREAS, the City of Ramsey's employee health insurance benefits have been part of the Local Government Information Systems (LOGIS) consortium since 2012; and

WHEREAS, when the pool last went out for bid, the agreement with HealthPartners was for 2022-2024; and

. **WHEREAS**, the LOGIS Committee and HealthPartners have agreed to another 2 years which includes pool rate caps of 9.5% in 2025 and 9.5% in 2026; and

WHEREAS, to ensure stability, all organizations need to agree to remain in the pool for the next contract cycle through December 31, 2026.

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 a 2-year Extension to the City's Health Insurance Renewal with HealthPartners for 2025 and 2026.

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 8th day of August, 2023.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #23-182 Accepting Pavement Evaluation Services Proposal for Bowers Drive as part of Improvement Project #24-07

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-182 accepting pavement evaluation services proposal for Bowers Drive as part of Improvement Project #24-07.

Background:

City Staff has observed increasing pavement striping in the top bituminous course of Bowers Drive between 148th Avenue and the south cul-de-sac. This section of Bowers Drive is not in the current 2023 – 2032 Capital Improvement Program for any pavement treatments. Bowers Drive was in the 2023 Crack Seal Improvements project to receive crack seal, but due to the amount of pavement striping and associated patching, was removed.

City Staff is considering adding Bowers Drive from the southern cul-de-sac to 148th Avenue to the 2024 Neighborhood Pavement Overlay Improvements project as part of the 2024 – 2033 Capital Improvement Program. By moving the project into the program as an overlay in 2024 before pavement surface striping becomes more intense and spreads deeper into the pavement, the serviceable life of the pavement may be extended.

Determining the condition of the underlying base bituminous pavement is critical when determining if a pavement mill and overlay improvement is appropriate treatment. Staff received proposals to perform a pavement analysis of Bowers Drive to obtain an understanding of the condition of the underlying pavement. This includes performing pavement cores along the corridor, a summary of the cores, and a report discussing the feasibility of a mill and overlay as well as recommendations for construction.

Staff sent request for proposals to two (2) firms, and received a quote from one (1). Braun Intertec submitted a quote for a lump sum of $3,730.00 to perform the pavement evaluation, including taking 11 pavement cores. Braun Intertec is required to complete their work by September 8, 2023, allowing City Staff time to review the evaluation as part of the 2024 – 2033 Capital Improvement Program discussions.

A street summary of Bowers Drive is attached to this case for reference.

Observations/Alternatives:

Observations:

This pavement analysis is needed to know the underlying pavement conditions for consideration purposes. The evaluation of the pavement will impact City Staff recommendations for potential pavement treatments and timing of treatments during 2024 – 2033 Capital Improvement Program discussions.

Funding Source:

Braun Intertec proposes to complete the pavement evaluation services for a lump sum total of $3,730.00. Funding for this work is proposed to come from Pavement Management Funds

Recommendation:

Staff recommends adopting Resolution #23-182 accepting pavement evaluation services proposal for Bowers Drive as part of Improvement Project #24-07.

Action:

Adopt Resolution #23-182 accepting pavement evaluation services proposal for Bowers Drive as part of Improvement Project #24-07.

Attachments

2023 - 2031 CIP Sheet

Res 23-182

Bowers Drive Street Summary

Braun Intertec Proposal

Bowers Drive Pavement Coring Location Map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/03/2023 03:03 PM
Brian Hagen	Brian Hagen	08/03/2023 03:35 PM
Form Started By: Joe Feriancek		Started On: 08/03/2023 12:10 PM
Final Approval Date: 08/03/2023		

Capital Improvement Program

2023 *thru* 2032

City of Ramsey, Minnesota

Project # 21-STR-012

Project Name 2024 Neighborhood Overlays

Department Street Improvements

Contact

Type Improvement

Useful Life 60 Years

Category Street Improvement

Priority 1-Existing Obligation (High)

Total Cost $929,907

Status Active

Description

Overlaying of streets within the following subdivisions: Gateway Industrial Park; Gateway Industrial Park 2nd; Section 27 Unplatted; Town Center Gardens; Town Center Gardens 2nd; Town Center Gardens 3rd; Orchard Hills Townhomes

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Improvements Other than Building Cost		929,907									929,907
Total		**929,907**									**929,907**

Funding Sources	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Storm Water Utility Fund		84,537									84,537
Pavement Management Fund		845,370									845,370
Total		**929,907**									**929,907**

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

RESOLUTION #23-182

RESOLUTION ACCEPTING PROPOSAL FOR PAVEMENT EVALUATION SERVICES FOR BOWERS DRIVE AS PART OF IMPROVEMENT PROJECT #24-07

WHEREAS, request for proposals were submitted to two (2) firms for the purpose of obtaining quotes for completing a pavement evaluation of Bowers Drive for consideration as part of Improvement Project #24-07, 2024 Neighborhood Pavement Overlay Improvements; and

WHEREAS, the one (1) quote received is tabulated below; and

Project	Braun Intertec
Bowers Drive – between 148th Avenue and cul-de-sac	$3,730.00

WHEREAS, the quote of Braun Intertec in the total amount of $3,730.00 for said services in accordance with the prepared proposal 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 Braun Intertec for said pavement evaluation 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 8th day of August, 2023.

Mayor

ATTEST:

City Clerk

Bowers Drive
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2021 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Bowers Mississippi Acres 1st, 2nd & 3rd	Bowers Drive	S CDS / 148th Avenue	5227	Uban / Rural	Bit	6	1982	sc 1996	OL 2004	SC 2009	SC 2016		3.6*	3.0*	6.6*
	Bowers Drive Total		*5227*	*0.99 mi.*											**GPR poor GPS Reception*

Authorization for Services

City of Ramsey Bowers Drive Mill and Overlay Evaluation

Date: 7/28/2023
Quote: QTB182268
Site Address: Bowers Drive
US 10 to Cul-de-sac
Ramsey, MN

CLIENT INFORMATION:
Client Name: City of Ramsey
Client Contact: Joe Feriancek
Client Address: 7550 Sunwood Dr NW
Ramsey, MN 55303
Client Phone Number:
Client Email:

TERMS and CONDITIONS:
Fees are budgeted as a lump sum of $3,730.

Authorized work will be done in accordance with the attached general conditions and signing this document accepts these terms. The authorizer will be responsible for payment.

Authorizers Signature: _____

Printed Name: _____

Title: _____ *Date:*_____

Invoicing Due Date: _____

Special Billing Instructions:

(If different from above)
Billing Address: _____
Phone: _____
Email: _____

A signed copy of this authorization for services must be received by Braun Intertec Corporation before work can proceed. Return this form to Braun Intertec Project Manager after authorization.

BRAUN INTERTEC CLIENT MANAGER:
Braun Intertec Project Manager: Neil Lund
Phone: (952) 995-2284
Email: nlund@braunintertec.com

NOTES:

Mill and overlay evaluation for Bowers Drive between US 10 and cul-de-sac

Scope of services based on email request from City of Ramsey dated July 25, 2023

No traffic control is assumed based on reported volumes

SCOPE OF WORK:

Scope is limited to include:

1. Mobilization to site
2. Two-person coring crew to extract 11, 4-inch diameter bituminous cores in approximate locations identified by the City of Ramsey
3. In six of the locations, extend a hand auger boring through the aggregate base and into the subgrade soils to approximately 2 feet below the surface
4. Cold-mix patch of surface
5. Prepare a letter that describes the work performed, provides photographs of the cores, logs or summary of the hand auger borings, discussion of the feasibility of mill and overlay and recommendations for construction
6. Consulting and/or project management associated with our services

General Conditions

Section 1: Agreement

1.1 Our agreement with you consists of these General Conditions and the accompanying written proposal or authorization ("Agreement"). This Agreement is the entire agreement between you and us. It supersedes prior agreements. It may be modified only in a writing signed by us, making specific reference to the provision modified.

1.2 The words "you," "we," "us," and "our" include officers, employees, and subcontractors.

1.3 In the event you use a purchase order or other documentation to authorize our scope of work ("Services"), any conflicting or additional terms are not part of this Agreement. Directing us to start work prior to execution of this Agreement constitutes your acceptance. If, however, mutually acceptable terms cannot be established, we have the right to terminate this Agreement without liability to you or others, and you will compensate us for fees earned and expenses incurred up to the time of termination.

Section 2: Our Responsibilities

2.1 We will provide Services specifically described in this Agreement. You agree that we are not responsible for services that are not expressly included in this Agreement. Unless otherwise agreed in writing, our findings, opinions, and recommendations will be provided to you in writing. You agree not to rely on oral findings, opinions, or recommendations without our written approval.

2.2 In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality. If you direct us to deviate from our recommended procedures, you agree to hold us harmless from claims, damages, and expenses arising out of your direction. If during the one year period following completion of Services it is determined that the above standards have not been met and you have promptly notified us in writing of such failure, we will perform, at our cost, such corrective services as may be necessary, within the original scope in this Agreement, to remedy such deficiency. Remedies set forth in this section constitute your sole and exclusive recourse with respect to the performance or quality of Services.

2.3 We will reference our field observations and sampling to available reference points, but we will not survey, set, or check the accuracy of those points unless we accept that duty in writing. Locations of field observations or sampling described in our report or shown on our sketches are based on information provided by others or estimates made by our personnel. You agree that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. You accept the inherent risk that samples or observations may not be representative of things not sampled or seen and further that site conditions may vary over distance or change over time.

2.4 Our duties do not include supervising or directing your representatives or contractors or commenting on, overseeing, or providing the means and methods of their services unless expressly set forth in this Agreement. We will not be responsible for the failure of your contractors, and the providing of Services will not relieve others of their responsibilities to you or to others.

2.5 We will provide a health and safety program for our employees, but we will not be responsible for contractor, owner, project, or site health or safety.

2.6 You will provide, at no cost to us, appropriate site safety measures as to work areas to be observed or inspected by us. Our employees are authorized by you to refuse to work under conditions that may be unsafe.

2.7 Unless a fixed fee is indicated, our price is an estimate of our project costs and expenses based on information available to us and our experience and knowledge. Such estimates are an exercise of our professional judgment and are not guaranteed or warranted. Actual costs may vary. You should allow a contingency in addition to estimated costs.

Section 3: Your Responsibilities

3.1 You will provide us with prior environmental, geotechnical and other reports, specifications, plans, and information to which you have access about the site. You agree to provide us with all plans, changes in plans, and new information as to site conditions until we have completed Services.

3.2 You will provide access to the site. In the performance of Services some site damage is normal even when due care is exercised. We will use reasonable care to minimize damage to the site. We have not included the cost of restoration of damage in the estimated charges.

3.3 You agree to provide us, in a timely manner, with information that you have regarding buried objects at the site. We will not be responsible for locating buried objects at the site. *You agree to hold us harmless, defend, and indemnify us from claims, damages, losses, penalties and expenses (including attorney fees) involving buried objects that were not properly marked or identified or of which you had knowledge but did not timely call to our attention or correctly show on the plans you or others furnished to us*.

3.4 You will notify us of any knowledge or suspicion of the presence of hazardous or dangerous materials present on any work site or in a sample provided to us. You agree to provide us with information in your possession or control relating to such materials or samples. If we observe or suspect the presence of contaminants not anticipated in this Agreement, we may terminate Services without liability to you or to others, and you will compensate us for fees earned and expenses incurred up to the time of termination.

3.5 Neither this Agreement nor the providing of Services will operate to make us an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of the Resource Conservation Recovery Act, as amended, or within the meaning of any other law governing the handling, treatment, storage, or disposal of hazardous substances. *You agree to hold us harmless, defend, and indemnify us from any damages, claims, damages, penalties or losses resulting from the storage, removal, hauling or disposal of such substances*.

3.6 Monitoring wells are your property, and you are responsible for their permitting, maintenance, and abandonment unless expressly set forth otherwise in this Agreement.

3.7 You agree to make all disclosures required by law. In the event you do not own the project site, you acknowledge that it is your duty to inform the owner of the discovery or release of contaminants at the site. *You agree to hold us harmless, defend, and indemnify us from claims, damages, penalties, or losses and expenses, including attorney fees, related to failures to make disclosures, disclosures made by us that are required by law, and from claims related to the informing or failure to inform the site owner of the discovery of contaminants.*

Section 4: Reports and Records

4.1 Unless you request otherwise, we will provide our report in an electronic format.

4.2 Our reports, notes, calculations, and other documents and our computer software and data are instruments of our service to you, and they remain our property. We hereby grant you a license to use the reports and related information we provide only for the related project and for the purposes disclosed to us. You may not transfer our reports to others or use them for a purpose for which they were not prepared without our written approval. *You agree to indemnify, defend, and hold us harmless from claims, damages, losses, and expenses, including attorney fees, arising out of such a transfer or use.*

4.3 If you do not pay for Services in full as agreed, we may retain work not yet delivered to you and you agree to return to us all of our work that is in your possession or under your control.

4.4 Samples and field data remaining after tests are conducted and field and laboratory equipment that cannot be adequately cleansed of contaminants are and continue to be your property. They may be discarded or returned to you, at our discretion, unless within 15 days of the report date you give us written direction to store or transfer the materials at your expense.

4.5 Electronic data, reports, photographs, samples, and other materials provided by you or others may be discarded or returned to you, at our discretion, unless within 15 days of the report date you give us written direction to store or transfer the materials at your expense.

Section 5: Compensation

5.1 You will pay for Services as stated in this Agreement. If such payment references our Schedule of Charges, the invoicing will be based upon the most current schedule. An estimated amount is not a firm figure. You agree to pay all sales taxes and other taxes based on your payment of our compensation. Our performance is subject to credit approval and payment of any specified retainer.

5.2 You will notify us of billing disputes within 15 days. You will pay undisputed portions of invoices upon receipt. You agree to pay interest on unpaid balances beginning 30 days after invoice dates at the rate of 1.5% per month, or at the maximum rate allowed by law.

5.3 If you direct us to invoice a third party, we may do so, but you agree to be responsible for our compensation unless the third party is creditworthy (in our sole opinion) and provides written acceptance of all terms of this Agreement.

5.4 Your obligation to pay for Services under this Agreement is not contingent on your ability to obtain financing, governmental or regulatory agency approval, permits, final adjudication of any lawsuit, your successful completion of any project, receipt of payment from a third party, or any other event. No retainage will be withheld.

5.5 If you do not pay us in accordance with this Agreement, you agree to reimburse all costs and expenses for collection of the moneys invoiced, including but not limited to attorney fees and staff time.

5.6 You agree to compensate us in accordance with our Schedule of Charges if we are asked or required to respond to legal process arising out of a proceeding related to the project and as to which we are not a party.

5.7 If we are delayed by factors beyond our control, or if project conditions or the scope or amount of work changes, or if changed labor conditions result in increased costs, decreased efficiency, or delays, or if the standards or methods change, we will give you timely notice, the schedule will be extended for each day of delay, and we will be compensated for costs and expenses incurred in accordance with our Schedule of Charges.

5.8 If you fail to pay us in accordance with this Agreement, we may consider the default a total breach of this Agreement and, at our option, terminate our duties without liability to you or to others, and you will compensate us for fees earned and expenses incurred up to the time of termination.

5.9 In consideration of our providing insurance to cover claims made by you, you hereby waive any right to offset fees otherwise due us.

Section 6: Disputes, Damage, and Risk Allocation

6.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include, but not be limited to, a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. Before either of us commences an action against the other, disputes (except collections) will be submitted to mediation.

6.2 ***Notwithstanding anything to the contrary in this Agreement, neither party hereto shall be responsible or held liable to the other for punitive, indirect, incidental, or consequential damages, or liability for loss of use, loss of business opportunity, loss of profit or revenue, loss of product or output, or business interruption.***

6.3 You and we agree that any action in relation to an alleged breach of our standard of care or this Agreement shall be commenced within one year of the date of the breach or of the date of substantial completion of Services, whichever is earlier, without regard to the date the breach is discovered. Any action not brought within that one year time period shall be barred, without regard to any other limitations period set forth by law or statute. We will not be liable unless you have notified us within 30 days of the date of such breach and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages. You agree not to make a claim against us unless you have provided us at least 30 days prior to the institution of any legal proceeding against us with a written certificate executed by an appropriately licensed professional specifying and certifying each and every act or omission that you contend constitutes a violation of the standard of care governing our professional services. Should you fail to meet the conditions above, you agree to fully release us from any liability for such allegation.

6.4 ***For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability for all claims will not exceed the fee paid for Services or $50,000, whichever is greater. If you are unwilling to accept this allocation of risk, we will increase our aggregate liability to $100,000 provided that, within 10 days of the date of this Agreement, you provide payment in an amount that will increase our fees by 10%, but not less than $500, to compensate us for the greater risk undertaken.*** This increased fee is not the purchase of insurance.

6.5 ***You agree to indemnify us from all liability to others in excess of the risk allocation stated herein and to insure this obligation. In addition, all indemnities and limitations of liability set forth in this Agreement apply however the same may arise, whether in contract, tort, statute, equity or other theory of law, including, but not limited to, the breach of any legal duty or the fault, negligence, or strict liability of either party.***

6.6 This Agreement shall be governed, construed, and enforced in accordance with the laws of the state in which our servicing office is located, without regard to its conflict of laws rules. The laws of the state of our servicing office will govern all disputes, and all claims shall be heard in the state or federal courts for that state. Each of us waives trial by jury.

6.7 No officer or employee acting within the scope of employment shall have individual liability for his or her acts or omissions, and you agree not to make a claim against individual officers or employees.

Section 7: General Indemnification

7.1 *We will indemnify and hold you harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by our negligent acts or omissions or those negligent acts or omissions of persons for whom we are legally responsible. You will indemnify and hold us harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by your negligent acts or omissions or those negligent acts or omissions of persons for whom you are legally responsible*.

7.2 To the extent it may be necessary to indemnify either of us under Section 7.1, you and we expressly waive, in favor of the other only, any immunity or exemption from liability that exists under any worker compensation law.

7.3 You agree to indemnify us against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by you or by others on your behalf.

Section 8: Miscellaneous Provisions

8.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured shall be limited to losses caused by our negligence.

8.2 You and we, for ourselves and our insurers, waive all claims and rights of subrogation for losses arising out of causes of loss covered by our respective insurance policies.

8.3 Neither of us will assign or transfer any interest, any claim, any cause of action, or any right against the other. Neither of us will assign or otherwise transfer or encumber any proceeds or expected proceeds or compensation from the project or project claims to any third person, whether directly or as collateral or otherwise.

8.4 This Agreement may be terminated early only in writing. You will compensate us for fees earned for performance completed and expenses incurred up to the time of termination.

8.5 If any provision of this Agreement is held invalid or unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Agreement shall remain in full force and effect.

8.6 No waiver of any right or privilege of either party will occur upon such party's failure to insist on performance of any term, condition, or instruction, or failure to exercise any right or privilege or its waiver of any breach.



DATE	REVISION

Jul 25, 2023 - 10:11am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\24-07 2024 Neighborhood Overlay Improvements\Support Drawings\24-07 Base Map.dwg

DESIGNED BY:	---	
DRAWN BY:	---	DATE: 7/25/23
CHECKED BY:	---	FILE: --

City of RAMSEY

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

BOWERS DRIVE PAVEMENT CORES

--
CITY PROJECT NO. --
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: {@!@ud_pd8@!@}

Information

Title:

Adopt Resolution #23-174 Resolution Approving Preliminary Term Sheet for Presbyterian Homes Housing Project; Haviland Fields

Purpose/Background:

The purpose of this case is to evaluate and provide feedback relating to potential financial assistance on a proposed housing project by Presbyterian Homes on the Lord of Life Church site at 14501 Nowthen Blvd NW with a Tax ID number of 25-32-25-24-0059. Presbyterian Homes has approached the City and requested 11.36M in PayGo Tif Financing over 25 years for its 460 unit housing project . The project consists of senior, 20% affordable and market-rate products. The Developer will provide a detailed presentation to the City Council outlining the project and the assistance request and will be available for questions. The Developer has provided $11,000 to the city to process the TIF Application, current and future analysis, and to draft necessary documents if approved. The EDA reviewed this proposal on July 13, 2023 and made a formal recommendation for approval of the attached Term Sheet which includes a reduced amount of assistance totaling $9.263M in Pay-Go TIF Financing over 20 years and to consider language identifying the number of units for each housing type.

The Developer is looking for support from the City Council of the 460-unit housing project, which includes senior, market rate and affordable housing, and support for a level of TIF financial assistance for this project.

Notification:

N/A

Time Frame/Observations/Alternatives:

Project Description:

The Developer will provide a presentation the City Council. The City has worked with Ehlers to draft a term sheet defining possible parameters of a potential assistance package for the 2 phase project on the Lord of Life site. The existing church will remain as part of this project. Details for the two-phase project are below:

Phase 1 will include the construction and equipping of a multi-story, approximately 280-unit general occupancy apartment with at least 20% of the units occupied or held for occupancy by persons and families whose incomes do not exceed 50% of area median income to qualify for TIF financing, and underground and surface parking stalls. (2024-2025)

Phase 2 will include the construction and equipping of a multi-story, approximately 160-unit senior (62+) apartment and 20 (55+) rental park homes and with at least 20% of the units occupied or held for occupancy by persons and families whose incomes do not exceed 50% of area median income to qualify for TIF financing, and underground and surface parking stalls. (2025-2026)

- Tax Assessed Project Valuation - $104,371,600
- Annual Taxes (Estimate) - $1,292,366
- 5.3M Base Taxable Value established (Not TIF)
- 16 new jobs with average wages of $26.00/hr.
- Provision of affordable, senior and market-rate housing
- Approx. $150M in private investment

- $14 of private investment for every $1 in TIF
- $8.3M in fees and taxes; $5.7M of which is “front loaded” in the project schedule.
- Significant future tax revenue (Onboarding the developable portion of tax-exempt church property onto future tax rolls, $1.3M/yr. upon expiration of district).
- New resident population to support local businesses as both customers and employees.
- High quality housing, which includes a component of price-restricted units, supporting employees of existing local businesses, a high area of need.
- Public access to on-site amenities (Pickleball courts). (Can be private or city owned)

Assistance Request / Financial Analysis:
The Developer originally requested 11.3M over 25 years in Pay Go Financing as evidenced in the attached Business Assistance Application. The business application scores 27.5 which is a moderate score. Based on the information provided and attached analysis conducted by Ehlers, Staff believes that 9.263M and a 20 year duration of assistance is appropriate for a project of this type and size. The reduction of the duration of the district also allows the City to receive tax revenue from the project sooner. The TIF assistance request would be the largest provided for a single project in Ramsey. Based on the proposed level of assistance, both Staff and Ehlers are recommending a look-back provision that would allow the City to reduce the TIF provided if the rate of return exceeds the projected rate of return if assistance is provided.

Based on review of the Developer’s pro forma and under current market conditions, the proposed development may not reasonably be expected to occur solely through private investment within the near future. Due to the costs associated with developing the property and constructing housing with affordable rents, this project is only feasible, in part, through public assistance. As such, this project does meet the "But-For" test needed for the provision of TIF and is not unduly enriching the developer.

TIF assistance should be provided on a “pay-as-you-go” (PAYGO) basis. With PAYGO TIF assistance, the City does not provide any funding up-front. Instead, the City enters into an agreement to provide tax increment payments that are generated solely from the project’s actual increased property taxes. The Developer uses those tax increment payments to obtain additional debt and/or support returns on investment. If the tax increment is insufficient to pay the $9.263 million in total TIF notes, the City does not make up the shortfall.

The EDA recommended approval of the attached preliminary term sheet and to consider language identifying the number of units for each housing type.

Alternatives:
1) Adopt Resolution #23-174 Resolution Approving Term Sheet for Presbyterian Homes Housing Project; Haviland Fields (as presented); subject to City Attorney review.
2) Adopt Resolution #23-174 Resolution Approving Term Sheet for Presbyterian Homes Housing Project; Haviland Fields (with changes); subject to City Attorney review.
3) Continue Negotiations with Presbyterian Homes on TIF Amount and duration for project and to bring it back to City Council and/or EDA for consideration.
4) Request for more information.
5) Something else.

Funding Source:
Pay-Go Tax Increment Financing

Recommendation:
The EDA met on July 13th and passed a motion recommending to the City Council to support the project and the terms of the preliminary term sheet and to consider language identifying the number of units for each housing type.

Outcome/Action:

Many alternatives have been presented to the City Council based on the discussion and recommendation by the EDA. Based on City Council discussion an alternative from below could be selected:

Alternatives include:

1) Adopt Resolution #23-174 Resolution Approving Term Sheet for Presbyterian Homes Housing Project; Haviland Fields (as presented); subject to City Attorney review. (EDA Recommendation)
2) Adopt Resolution #23-174 Resolution Approving Term Sheet for Presbyterian Homes Housing Project; Haviland Fields (with changes); subject to City Attorney review.
3) Continue Negotiations with Presbyterian Homes on TIF Amount and duration for project and to bring back to City Council and/or EDA for consideration.
4) Request for more information.
5) Something else.

Attachments

Site Location Map

ACTION - Resolution #23-174

ACTION - Prelim Term Sheet

Ehlers TIF Analysis - Haviland Fields

Haviland Fields Slide Deck

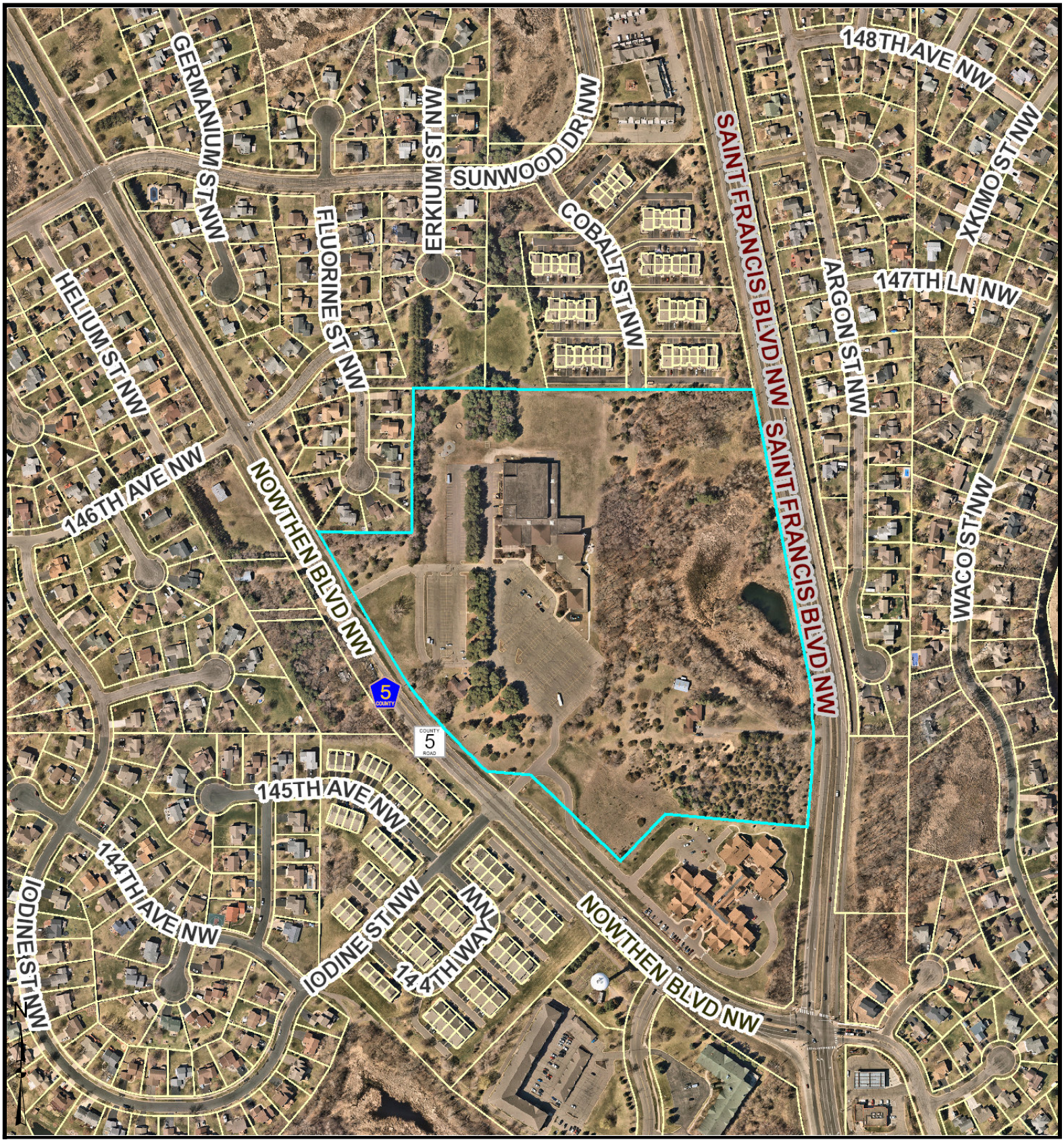
Business Assistance Application

County Assessor Valuation

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	08/03/2023 11:38 AM
Brian Hagen	Brian Hagen	08/03/2023 12:30 PM
Form Started By: Sean Sullivan		Started On: 07/21/2023 03:30 PM
Final Approval Date: 08/03/2023		

Site Location Map - Presbyterian Homes



Parcel Information:
25-32-25-24-0059
14501 NOWTHEN BLVD NW
RAMSEY
MN 55303
Plat: STONEY RIVER ADDITION

Approx. Acres: 35.52863455
Commissioner: MATT LOOK

Owner Information:
LORD OF LIFE LUTHERAN CHURCH
14501 NOWTHEN BLVD NW
RAMSEY
MN
55303

Sean Sullivan | 1:4,800 | Date: 7/5/2023

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 #23-174

RESOLUTION APPROVING PRELIMINARY TERM SHEET FOR PRESBYTERIAN HOMES HOUSING PROJECT; HAVILAND FIELDS

WHEREAS, Presbyterian Homes Housing and Assisted Living, Inc., a Minnesota Non-Profit Corporation (the "Developer") has submitted a business assistance application to the City of Ramsey to provide Pay-Go TIF Financing for a housing project on a portion of Lot 1, Block 1, Stoney River Addition (25-32-25-24-0059); and

WHEREAS, the proposed housing project by the developer consists of a two phase 460 unit housing project containing 3 apartment buildings and 20 rental park homes providing senior, market rate and 20% affordable housing options; and

WHEREAS, the Developer is requesting support by the Ramsey City Council of the project and the provision of financial assistance for the project according to the terms identified in the Preliminary Term Sheet; and

WHEREAS, the Preliminary Term Sheet is non-binding with the exception of Section 8 in regards to the $10,000 deposit to cover identified expenses; and

WHEREAS, the Ramsey EDA met on July 13 and recommends approval of the Preliminary Term Sheet and to consider language identifying the number of units for each housing type; and

WHEREAS, Presbyterian Homes Housing and Assisted Living, Inc. is active and in Good Standing with the Secretary of State of Minnesota as of August 2, 2023.

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

1) That the City Council Authorizes the Mayor and City Administrator to execute the Preliminary Term Sheet with Presbyterian Homes Housing and Assisted Living, Inc., a Minnesota Non-Profit Corporation

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 8th day of August, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Preliminary Term Sheet

This Term Sheet, dated as of _____, 2023, is intended to set forth the general terms upon which the Developer (as defined below) and the City of Ramsey, Minnesota (the "City") may be willing to enter into a Tax Increment Financing Agreement (the "TIF Agreement").

1. Developer: Presbyterian Homes Housing and Assisted Living, Inc., a Minnesota non-profit corporation (or a limited partnership or other entity to be formed thereby or affiliated therewith)

2. Property: A portion of a parcel of land located a 14501 Nowthen Blvd. in Ramsey, Minnesota identified as property number 25-35-25-24-0059, subject to a final plat of the Property.

3. Developer Conditions, as determined to date:
   a. Execution of TIF Agreement
   b. Secure necessary financing for the construction of the Minimum Improvements
   c. Site Control

4. City Conditions, as determined to date:
   a. Establishment of a new Housing TIF District subject to approval after all proceedings as required by law
   b. City approval of Construction Plans
   c. City Council approval of Planning Application
   d. Execution of a TIF Agreement

5. Minimum Improvements: Improvements to the Property will include two phases. Phase 1 will include the construction and equipping of a multi-story, approximately 280-unit general occupancy apartment with at least 20% of the units occupied or held for occupancy by persons and families whose incomes do not exceed 50% of area median income, and underground and surface parking stalls.

   Phase 2 will include the construction and equipping of a multi-story, approximately 160-unit senior (ages 62+) apartment and 20 (ages 55+) rental park homes and with at least 20% of the units occupied or held for occupancy by persons and families whose incomes do not exceed 50% of area median income, and underground and surface parking stalls.

6. Construction Schedule: Commence construction on Phase 1 by June 1, 2024 with substantial completion of construction by December 31, 2025. Commence construction on Phase 2 by June 1, 2025 with substantial completion of construction by December 31, 2026. For the purpose hereof, "Commence" shall mean beginning of physical improvement to the Property, including grading, excavation, or other physical site preparation work; and "Complete" shall mean that the Minimum Improvements are sufficiently complete for the issuance of a Certificate of Occupancy. Upon Completion the City will issue, if requested by the Developer, a "Certificate of Completion" in recordable form.

7. Public Assistance: Subject to all terms and conditions of the TIF Agreement and satisfaction of the requirements of applicable law including a final "but for" analysis, the City will reimburse the Developer for costs of construction of the Minimum Improvements as follows:

a. Phase 1 in the form of a pay-as-you-go (PAYGO) note in the amount of up to $5,632,000, bearing simple, non-compounding interest at a rate per annum of up to the lesser of 5% or the rate of interest on the first lien mortgage financing for the Minimum Improvements. The PAYGO note will be payable from 90% of the tax increment generated from the Minimum Improvements for a period of up to 20 years; and

b. Phase 2 in the form of a pay-as-you-go (PAYGO) note in the amount of up to $3,631,000, bearing simple, non-compounding interest at a rate per annum of up to the lesser of 5% or the rate of interest on the first lien mortgage financing for the Minimum Improvements. The PAYGO note will be payable from 90% of the tax increment generated from the Minimum Improvements for a period of up to 20 years

The PAYGO note will be issued upon completion of the Minimum Improvements and proof of expenditures for qualified TIF-eligible costs.

8. Fees: Within two (2) weeks of approval of this Term Sheet by the City, Developer shall deposit to the City the sum of Ten Thousand Dollars ($10,000.00) to pay for the reasonable out-of-pocket legal, financial consultant and administrative fees associated with this transaction. Unexpended funds will be returned to the Developer and if, additional funds are needed to pay such expenses, the Developer will deposit such additional funds upon request by the City.

9. Look-Back Provision: The TIF Agreement will include a look-back provision to review actual project performance and returns on investment against initial projections. If returns on investment exceed certain limitations, then the TIF notes may be reduced.

10. Development Fees / Plat: Development fees, including but not limited to Park Dedication, Sewer, Water, Storm Sewer will be included in the Development Agreement. Any reduction or amendment to these standard fees will require City Council approval.

The Developer acknowledges that except for Section 8 above which shall be binding upon the Developer, this Term Sheet shall not be deemed conclusive or legally binding upon either the Developer or the City, and neither the Developer nor the City shall have any obligations regarding the Property, the Minimum Improvements or the Public Assistance described herein, unless and until a definitive TIF Agreement is approved by the City Council and executed by both the Developer and the City.

PRESBYTERIAN HOMES HOUSING AND ASSISTED LIVING, INC., A MINNESOTA NON-PROFIT CORPORATION

By: _____

Its: _____

MEMORANDUM

TO: Sean Sullivan, Economic Development Manager

FROM: Jason Aarsvold, Ehlers

DATE: August 1, 2023

SUBJECT: Presbyterian Homes TIF Request

The City of Ramsey (the "City") received a financial assistance request from Presbyterian Homes (the "Developer") to construct a rental housing community located at 14501 Nowthen Blvd. The project will be built in two separate phases. Phase 1 will include construction of a 280-unit general occupancy apartment with at least 20% of the units occupied by persons and families whose incomes do not exceed 50% of area median income (AMI). Phase 2 will include a 160-unit senior (ages 62+) apartment and 20 (ages 55+) rental park homes and with at least 20% of the units occupied by persons and families whose incomes do not exceed 50% of AMI.

The Developer's initial request for TIF assistance was just over $22 million for the project. After a review of values with the county assessor, legislative changes to the affordable housing tax classification rate and other project specifics, Ehlers determined the project could not generate that amount of increment. The Developer's request was subsequently reduced as outlined below.

Phase 1 TIF Request

The Developer requested $7.3 million in tax increment financing (TIF) to make Phase 1 financially feasible. Ehlers conducted a thorough review of the Developer's current pro forma based on industry standards for construction, land, and project costs, affordable rental rates and operating expenses, developer fees, available funding sources, underwriting criteria, and project cash flow. Based on the results of the pro forma analysis, we conclude the project would require $5.632 million in TIF assistance to achieve financial feasibility, which is a projected 20 years of TIF payments. The Developer determined they can proceed with the recommended level of assistance. The table below depicts the proposed sources and uses for the project.

SOURCES	Amount	Pct.	Per Unit
First Mortgage	54,922,742	61.8%	196,153
TIF Mortgage (Note)	5,632,000	6.3%	20,114
Equity	28,306,318	31.9%	101,094
TOTAL SOURCES	**88,861,060**	**100%**	**317,361**

USES	Amount	Pct.	Per Unit
Acquisition Costs	3,500,000	3.9%	12,500
Construction Costs	71,243,193	80.2%	254,440
Professional Services	5,583,334	6.3%	19,940
Financing Costs	3,394,570	3.8%	12,123
Developer Fee	3,432,156	3.9%	12,258
Cash Accounts/Escrows/Reserves	1,707,807	1.9%	6,099
TOTAL USES	**88,861,060**	**100%**	**317,361**

Phase 1 Project and Pro Forma Analysis:

- Project Financing: The Developer proposes to finance Phase 1 with a combination of debt and equity. The project assumes 68% debt financing (including the TIF portion) and 32% equity. The proposed financing is acceptable for the project.

- Total Development Costs (TDC): The TDC of the project is nearly $88.9 million or $317,361 per unit. Projects like this one are generally ranging between $250,000 and $325,000 per unit so the Phase 1 building is within the market range.

- Land Acquisition Costs: The proposed land acquisition cost is $3.5 million or approximately $12,500 per unit. We would expect the cost of land to be between $7,000 and 15,000 per unit, so this land purchase price is acceptable for the project.

- Rents: 20% of the units (56 total) will be set aside for those with incomes at or below 50% of area median income (AMI), which qualifies the project for inclusion in a Housing Tax Increment Financing district. The projected affordable rents are inflated for occupancy in 2026 and acceptable for the project. Market rate rents are projected at $2.70 per sq. ft. which is the high end of the market for Ramsey.

  The affordable rent and income limits are set by the United States Department of Housing and Urban Development (HUD) on an annual basis. The following tables include the current rent and income limits.

Income Limits by Household Size (2023)

	1	2	3	4	5	6	7	8
30%	26,100	29,820	33,540	37,260	40,260	43,230	46,230	49,200
50%	43,500	49,700	55,900	62,100	67,100	72,050	77,050	82,000
60%	52,200	59,640	67,080	74,520	80,520	86,460	92,460	98,400

Maximum Gross Rents by Bedroom Size (2023)

	Studio	1	2	3	4	5	6
30%	652	699	838	969	1,080	1,192	1,304
50%	1,087	1,165	1,397	1,615	1,801	1,988	2,173
60%	1,305	1,398	1,677	1,938	2,616	2,385	2,608

- Operating Expenses: The operating expenses of approximately $6,606 per unit per year are higher than the typical range of $3,500 to $4,500 per unit per year (before management fees, property taxes, and replacement reserves). These operating expenses include the management fee, however, and are acceptable for the project.

- Reserves: The annual deposit to replacement reserves are proposed to be at $275 per unit per year. Typical deposits to the replacement reserve range between $250 - $450.

- Developer Fee: The developer fee of $3,432,156 is 3.9% of total development costs. This is within the typical industry range of 3-5% for rental projects. The proposed fee is within the typical range.

- Return on Investment – The project's *average* yield on cost return on investment (net operating income / total development costs) with 20 years of TIF assistance is 7%. Developers typically need a yield on cost of between 6.5% to 7% for feasibility. Since the project reaches this level within 20 years, we conclude TIF payments can stop at this point.

Phase 2 TIF Request

The Developer requested $4.68 million in tax increment financing (TIF) to make Phase 2 financially feasible. Based on the results of the pro forma analysis, we conclude the project would require $3.631 million in TIF assistance to achieve financial feasibility, which is a projected 20 years of TIF payments. The Developer determined they can proceed with the recommended level of assistance. The table below depicts the proposed sources and uses for the project.

SOURCES	Amount	Pct.	Per Unit
First Mortgage	40,297,092	58.8%	223,873
TIF Mortgage (Note)	3,631,000	5.3%	20,172
Equity	20,705,611	30.2%	115,031
Fundraising	3,905,000	5.7%	21,694
TOTAL SOURCES	**68,538,703**	**100%**	**380,771**

USES	Amount	Pct.	Per Unit
Acquisition Costs	2,070,000	3.0%	11,500
Construction Costs	51,214,567	74.7%	284,525
Professional Services	9,236,520	13.5%	51,314
Financing Costs	2,424,672	3.5%	13,470
Developer Fee	2,332,227	3.4%	12,957
Cash Accounts/Escrows/Reserves	1,260,717	1.8%	7,004
TOTAL USES	**68,538,703**	**100%**	**380,771**

Phase 2 Project and Pro Forma Analysis:

- Project Financing: The Developer proposes to finance Phase 2 with a combination of debt and equity. The project assumes 64% debt financing (including the TIF portion) and 30% equity. The remining portion will come through fundraising efforts. The proposed financing is acceptable for the project.

- Total Development Costs (TDC): The TDC of the project is nearly $68.5 million or $380,771 per unit. Projects like this one are generally ranging between $250,000 and $325,000 per unit. The cost of the 20 park homes brings up this cost, however. The Phase 2 buildings are within the market range.

- Land Acquisition Costs: The proposed land acquisition cost is $2.07 million or approximately $11,500 per unit. We would expect the cost of land to be between $7,000 and 15,000 per unit, so this land purchase price is acceptable for the project.

- Rents: 20% of the units (36 total) will be set aside for those with incomes at or below 50% of area median income (AMI), which qualifies the project for inclusion in a Housing Tax Increment Financing district. The projected affordable rents are inflated for occupancy in 2027 and acceptable for the project. Market rate rents are projected at $2.68 per sq. ft. which is the high end of the market for Ramsey.

- Operating Expenses: The operating expenses of approximately $8,712 per unit per year are higher than typical range of $3,500 to $4,500 per unit per year (before management fees, property taxes, and replacement reserves). These operating expenses, however, include the management fee as well as some housekeeping and wellness activities and are acceptable for the project.

- Reserves: The annual deposit to replacement reserves are proposed to be at $350 per unit per year. Typical deposits to the replacement reserve range between $250 - $450.

- Developer Fee: The developer fee of $2,332,227 is 3.4% of total development costs. This is within the typical industry range of 3-5% for rental projects. The proposed fee is within the typical range.

- Return on Investment – The project's *average* yield on cost return on investment (net operating income / total development costs) with 20 years of TIF assistance is 7%. Developers typically need a yield on cost of between 6.5% to 7% for feasibility. Since the project reaches this level within 20 years, we conclude TIF payments can stop at this point.

Recommendation:

Based on our review of the Developer's pro forma and under current market conditions, the proposed development may not reasonably be expected to occur solely through private investment within the near future. Due to the costs associated with developing the property and constructing housing with affordable rents, this project is only feasible, in part, through public assistance.

TIF assistance should be provided on a "pay-as-you-go" (PAYGO) basis. With PAYGO TIF assistance, the City does not provide any funding up-front. Instead, the City enters into an agreement to provide tax increment payments that are generated solely from the project's actual increased property taxes. The Developer uses those tax increment payments to obtain additional debt and/or support returns on investment. If the tax increment is insufficient to pay the $9.26 million in total TIF notes, the City does not make up the shortfall.

Given the size of the project and the potential amount of assistance, we recommend inclusion of a 'lookback" provision in a future TIF agreement. This provision will allow for review actual project performance and returns on investment against initial projections. If returns on investment exceed certain limitations, then the TIF notes may be reduced.

Please contact me at 651-697-8512 if you have any questions or comments.

HAVILAND FIELDS

LIVE & GROW

I am the vine; you are the branches. If you remain in me and I in you, you will bear much fruit... – John 15:5a

presbyterian homes & services

SENIOR HOUSING PARTNERS

Lord of Life! transforming lives

BKV GROUP


BKV
GROUP
HAVILAND FIELDS
LIVE & GROW

Project Summary

1. **Project Sponsor:**
    1. Presbyterian Homes & Services (PHS)
    2. Minnesota based Christian non-profit organization
    3. Currently own/operate 61 senior living communities with over 11,000 apartment homes and 7,400 employees.
    4. PHS is a tax-exempt organization, however this housing use is taxable.

2. **Project Summary:**
    1. Redevelopment of the current Lord of Life campus, existing Lord of Life Church building to remain
    2. Approximately 35.5 acres total
    3. Preserves all existing wetlands and over 600 trees
    4. Approximately 180 homes of senior apartments (Housing only, no healthcare) and 55+ park homes (twin homes). Average Age is 75+.
    5. Approximately 280 homes of all-age apartments



Current Conditions

Design Intent

HAVILAND FIELDS
LIVE & GROW

Single Level Park Homes





Senior and All-Age Apartments





High Quality Interior Design & Finishes





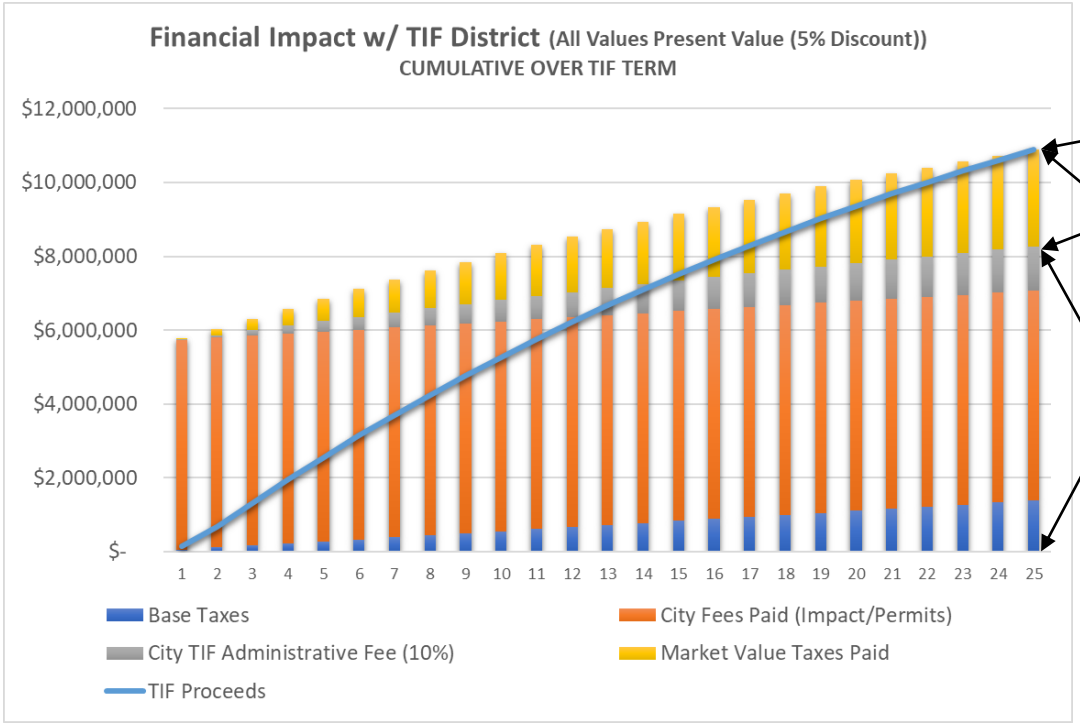
Project Considerations

1. **Project Financials:**
    1. +/- $160M total project investment in Ramsey (2023 Dollars)
    2. +/- $50M in private equity and/or fundraising
    3. +/- $98M in newly issued debt taken on by the property
    4. Seeking approx. $10.9M in Tax Increment Financing support. (*$14 private investment for every $1 TIF*). A 25-year district.
2. **Property Tax Impact**
    1. Current property taxes are $0/yr. (Church property is tax exempt).
    2. Taxes will stay as-is if not developed *(PHS has a 10-year purchase agreement).*
    3. During TIF period, City is paid approximately $85,000-105,000/yr. (as an Administration Fee).
    4. Upon TIF district expiration, over $1.3M per year in taxes paid.
3. **Positive City Financial Impact:**
    1. In addition to new taxes, approximately $5.7M in city fees generated during the project development/construction phase. (Park Fees, Trail Fees, impact fees, permit fees, etc.). (+/- $8.3M total, Approx. 49% of the $17M 2023 City Budget).
    2. No direct cost impact to the city. Minimizes city risk.
    3. TIF note would be a “pay as you go” structure. *A “look back” or “look forward” provision would be considered to ensure no excessive profits.*
4. **Significant Public Benefit**
    1. 600-700 new residents, local employers need additional workers, business have additional patrons
    2. While 20% of the homes are designated as price restricted, the average rent in the project is 57% higher than 2021 median rent. Targeted price sensitivity, without taxing public services.
    3. Assists city in achieving policy and planning goals and targets (Comprehensive guide plan, Met Council targets, etc.)
5. **But For Test**
    1. Without support, the project generates a cash-on-cash return of less than 0.5%. With support it generates between 3-4%.
    2. While this is low and ideally will improve, as a non-profit PHS has different cash flow return requirements than a for-profit builder.
6. **SEEKING:**
    1. A non-binding letter or resolution of support (or similar) from the City indicating support for TIF, so additional capital can be raised.

Financial Impact – w/ TIF

Total Public Financial Benefit, Cumulative

TIF District Period	
Base Tax Capacity	$1,386,000
City Fees Paid (Impact/Permits)	$5,682,000
City TIF Admin Fee (10%, PV)	$1,195,000
Subtotal City Portion	**$8,263,000**
Other Market Value Taxes Paid (PV)	$2,616,000
Total Taxes & Fees Paid (PV)	**$10,879,000**
TIF Proceeds (PV)	**$10,925,000**



Pay-go TIF Proceeds ($10.9M)

***Other* Market Value Taxes Paid ($2.7M)**

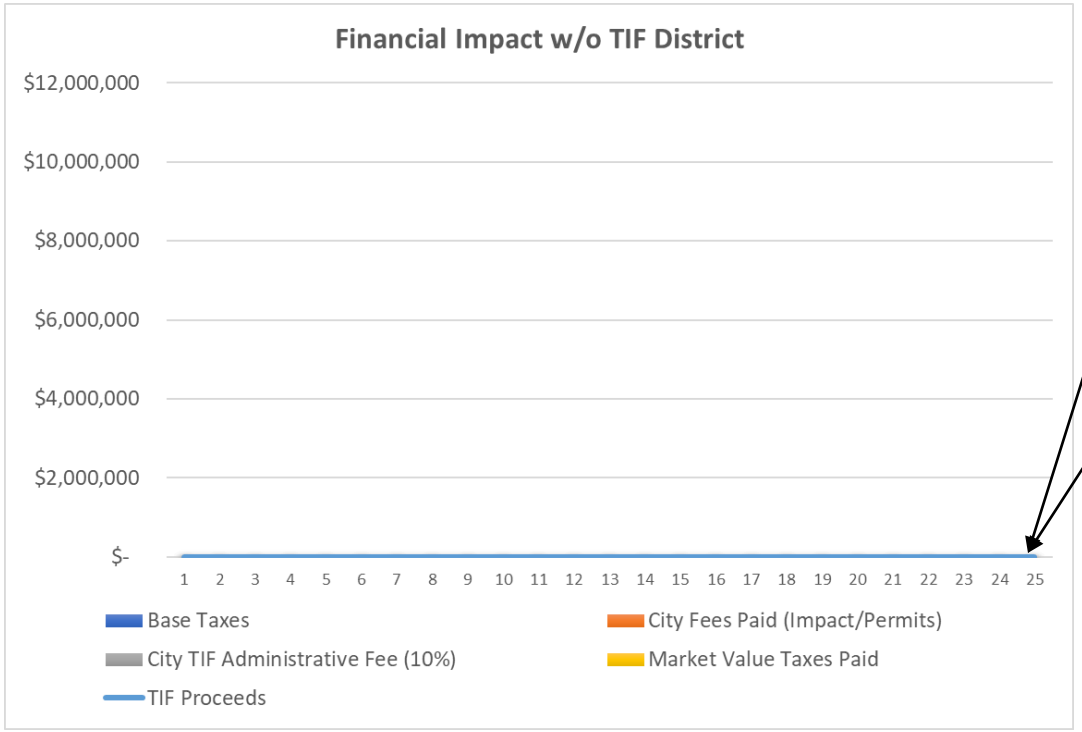
***City* Fees/ Base Taxes ($8.3M)**

presbyterian homes & services

Financial Impact – w/o TIF

Total Public Financial Benefit, Cumulative

TIF District Period (25 Years)	
Base Tax Capacity	$0
City Fees Paid (Impact/Permits)	$0
City TIF Admin Fee (10%, PV)	$0
Subtotal City Portion	**$0**
Other Market Value Taxes Paid (PV)	$0
Total Taxes & Fees Paid (PV)	**$0**
TIF Proceeds (PV)	**$0**



***Other* Market Value Taxes Paid ($0M; As Proposed: $2.7M)**

***City* Fees/ Base Taxes ($0M; As Proposed: $8.3M)**

presbyterian homes & services

City Revenue from Project (Estimate)

Projected Project Fees/Taxes Payable to the City During Project		
Fees/Taxes Payable	**As-Is**	**As-Proposed**
Park Dedication Fee	$0	$1,867,000
Base Tax Capacity (Present Value)	$0	$1,386,000
City Admin Fee (PV of Projected/10% of Gross Tax Increment (Est.))	$0	$1,195,000
Water Trunk Fee (Connection)	$0	$980,000
Water Access Charge (WAC)	$0	$723,000
Trail Development Fee	$0	$732,000
Sanitary Sewer Trunk Fee (Connection)	$0	$658,000
Building Permit	$0	$461,000
Stormwater Management Fee	$0	$261,000
Total	**$0**	**$8,263,000**

Proactive Community Development

Proposal is accretive, not competitive, for the City of Ramsey

1. 13 out of last 19 years, no 5+ unit buildings permitted. None since 2019.
2. While the regional market has seen significant growth, underlying economic conditions in Ramsey have not generated opportunities for multi-unit housing development.
3. Multi-family developments that have occurred are concentrated in COR, which received $82M in public support.
4. Project expands public benefit of housing opportunities into other areas of city.

Ramsey Multifamily Projects 2004-2022

Year	Project	Units	Add'l Support	Location	Affordability	Notes
2007	Terrace Hill Apartments	63		Hwy 5 & 47	100% Market Rate	
2012	The Residence at COR	230	$11.2M Bonds/Waivers	COR*	100% Market Rate	
2015	Park View East	121	$500k TIF Note	COR*	100% Market Rate	
2015	Sunwood Village	47	LIHTC, Section 8	COR*	100% <60% AMI	
2017	Greenway Terrace Apartments	54	LIHTC	COR*	100% <50% AMI	
2018	Affinity at Ramsey	173		COR*	100% Market Rate	Senior Housing
2019	Sapphire Apartments	118		COR*	100% Market Rate	

Notes:

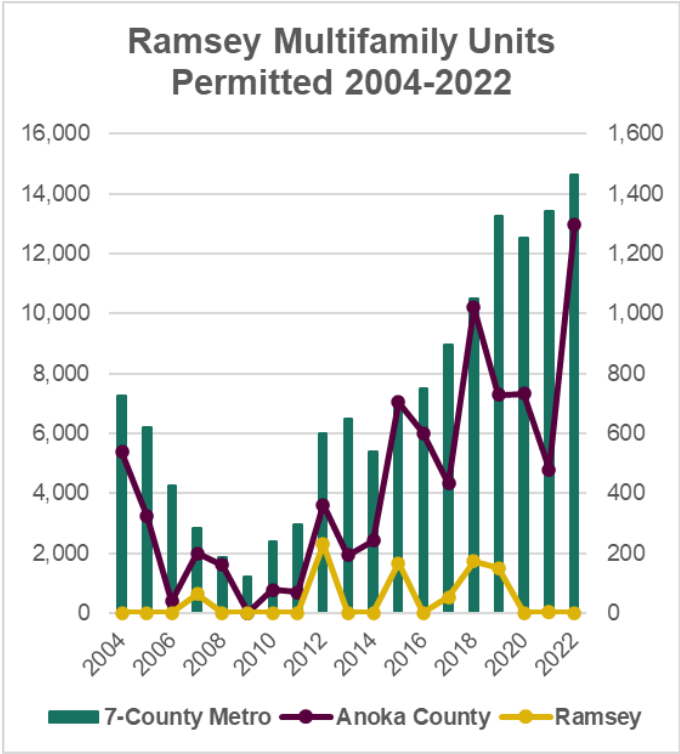
*COR $82M public investment. Created a $65M TIF district, City also invested $17M in site infrastructure.

Sources:

Metropolitan Council - July 2023

City of Ramsey Economic Development Guide - 2022

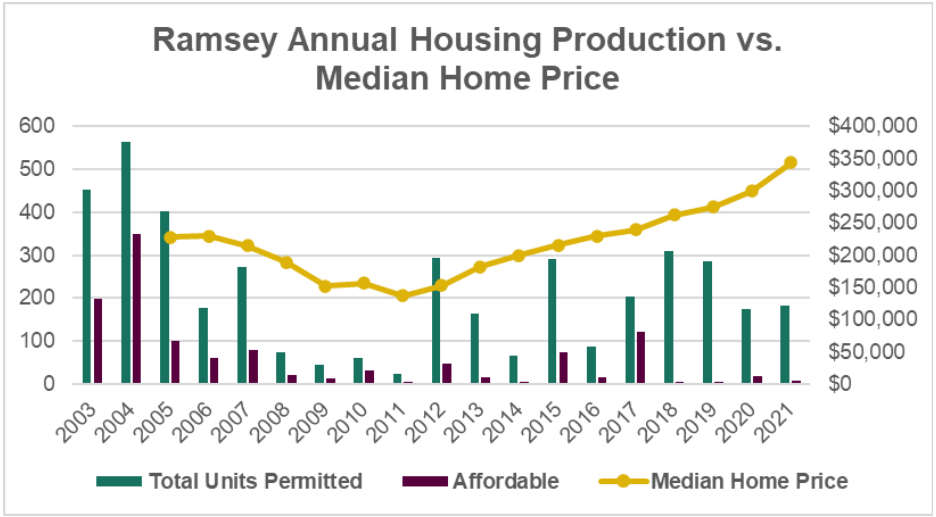
Ramsey Station TOD Market Analysis - May 2013



Targeted Product Diversity

Proposal supports housing for seniors and business growth

1. Up to 460 total homes proposed over a multi-year development.
2. Seniors that are dependent upon fixed/limited income, and desire to age in place and stay close to families
   a) *36 homes are proposed as affordable for age 55+ only.*
3. Since 2004, annual housing production affordable to seniors and workers has reduced from approx. 40% to less than 5%. Including fewer than 10 homes in 3 of the last 4 years.
   a) *54 homes are proposed to be affordable to all ages.*
4. Since 2011, home prices have increased by 151%.
5. Employers frequently cite employee availability & retention as a key factor when determining new and continuing investment options.
6. Housing availability supports vibrant and diverse business growth (retail, restaurants, industry, etc.)



Note: Metropolitan Council defines "affordable" as costing not more than 30% of annual income for households earning 60% of AMI for rental housing, and 80% of AMI for owned housing.

Sources: Maxfield Research, NorthstarMLS, Metropolitan Council

Public Benefit

What does the City receive?

1. $150M in private investment, $14 of private investment for every $1 in TIF
2. $8.3M in fees and taxes; $5.7M of which is “front loaded” in the project schedule.
3. Significant future tax revenue (Onboarding the developable portion of tax-exempt church property onto future tax rolls, $1.3M/yr. upon expiration of district).
4. New resident population to support local businesses as both customers and employees.
5. High quality housing, which includes a component of price restricted homes, supporting employees of existing local businesses, a high area of need.
6. A long-term committed local non-profit housing partner as lead developer and owner.
7. No risk city support (Pay-go financing)
8. 16 FTE’s of new jobs with average wages of $26/hr.+.
9. Public access to on-site amenities (Pickleball courts). (Can be private or city owned)

Why is support needed?

1. Cost of expanded site infrastructure.
2. Market rents in Ramsey are not sufficient to support the operating costs of new apartment housing.
3. High construction costs
4. High interest rates









Questions?

HAVILAND FIELDS
LIVE & GROW

presbyterian
homes & services


BKV
GROUP
HAVILAND FIELDS
LIVE & GROW

Exhibit A – Site Plan



Exhibit B - Mixed-Income Housing

HAVILAND FIELDS
LIVE & GROW

1. We recognize the desire to build high quality housing stock that, while reasonable in price, doesn't create situations that burden city services.
2. As proposed 20% of homes would be priced as attainable for households earning 50% of AMI.
3. Including price restricted homes, projected average rents are $926 or 57% higher than City of Ramsey median rent.

Ramsey Median Rent 2021	1BD 50% AMI Rate	2BD 50% AMI Rate	1BD Market Rate	2BD Market Rate	Project Average Rent
$1,635	$1,287	$1,551	$1,755 -2,025	$3,105-3,375	**$2,561**

Proposed Unit Mix

Multifamily Apartments	Unit Type	Unit SF	# Units	Monthly Rate	$/SF
Market Rate	Studio	550	32	$ 1,485	$2.70
Market Rate	1BD	650	104	$ 1,755	$2.70
Market Rate	2BD	1,150	88	$ 3,105	$2.70
		-	0	$ -	$ -
50% AMI	Studio	550	8	$ 1,201	$2.18
50% AMI	1BD	650	26	$ 1,287	$1.98
50% AMI	2BD	1,150	22	$ 1,551	$1.35
Total Multi-Family			**280**		

Senior Apartments	Unit Type	Unit SF	# Units	Monthly Rate	$/SF
Market Rate (62+)	Studio	550	8	$ 1,485	$2.70
Market Rate (62+)	1BD	750	24	$ 2,025	$2.70
Market Rate (62+)	1BD+	950	44	$ 2,565	$2.70
Market Rate (62+)	2BD	1,250	48	$ 3,375	$2.70
		-	0	$ -	$ -
50% AMI (62+)	Studio	550	16	$ 1,201	$2.18
50% AMI (62+)	1BD	650	10	$ 1,287	$1.98
50% AMI (62+)	2BD	1,150	10	$ 1,551	$1.35

Brownstone/Townhomes	Unit Type	Unit SF	# Units	Monthly Rate	$/SF
Market Rate (62+)	Park Homes	1,500	20	$ 3,900	$2.60
Total Senior Housing			**180**		

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Exhibit C - Sources and Uses

Source	Amount
Bank Loan	$95,219,834
Owner Equity	$48,439,841
Tax Incremental Financing	$10,900,000
Fundraising	$3,000,000
Total	$157,559,675

Use	Amount
Land Acquisition	$5,570,000
Site Development	$11,103,641
Construction	$107,756,100
Machinery & Equipment	$2,720,000
Architecture & Engineering Fees	$5,094,854
Contingencies	$5,387,805
Other	$19,927,275
Total	$157,559,675

EXHIBIT A

BUSINESS ASSISTANCE APPLICATION

A. APPLICANT INFORMATION

Name of Corporation/Partnership _____

Address _____

Primary Contact _____

Address _____

Phone _____ Fax _____ E-mail _____

Type of business assistance requested (select one):

☐ Tax Abatement ☐ Tax Increment Financing ☐ Revolving Loan Fund ☐ Other

Have you been, or are you currently, involved in any bankruptcy proceedings or lawsuits related to other development projects with which you have been involved? If yes, please provide an explanation.

☐ Yes ☐ No

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc**. Attach as Part 1**.
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **Attach as Part 2**.
- Brief description of the proposed project. **Attach as Part 3**.
- A *but for* analysis and narrative. **Attach as Part 4**.
- Completed Revolving Loan Fund Application. **Attach as Part 5 if required.**

Attorney Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Contractor Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Engineer Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Architect Name _____

Address _____

Phone _____ Fax _____ E-mail _____

B. PROJECT INFORMATION

The project will be: (Check all that apply)

- ☐ Industrial: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)
- ☐ Office/research facility: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)
- ☐ Commercial: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)
- ☐ Housing: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)
- ☐ Other _____

The project will be: ☐ Owner Occupied ☐ Leased Space

- If leased space, please attach a list of names and addresses of future tenants and indicate the status of commitments or lease agreements. **Attach as Part 5**.

Project Address _____

- Include Legal Description and PID number(s). **Attach as Part 6**.

Site Plan Attached: ☐Yes ☐ No

Current Real Estate Taxes on Project Site:$_____

Estimated Real Estate Taxes Upon Completion: Phase I $_____
Phase II$_____
Phase III $_____
Total $_____

Construction Start Date: _____

Construction Completion Date: _____

If Phased Project: _____ % Completed in _____years
_____ % Completed in _____years
_____ % Completed in _____years

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To create housing opportunities.
- ☐ 7. To provide a diversity of housing.
- ☐ 8. To provide a variety of family housing ownership alternatives and housing choices.
- ☐ 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- ☐ 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
    - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
    - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

SOURCES	AMOUNT
Bank Loan	$ _____
Other Loans	$ _____
Owner Equity	$ _____
Fed Grant/Loan	$ _____
State Grant/Loan	$ _____
Industrial Development Bonds	$ _____
Tax Increment Financing	$ _____
Tax Abatement	$ _____
Revolving Loan Fund	$ _____
Other	$ _____
TOTAL	**$** _____

USES	AMOUNT
Land Acquisition	$ _____
Site Development	$ _____
Construction	$ _____
Machinery & Equipment	$ _____
Architectural/Engineering Fees	$ _____
Debt Service Reserve	$ _____
Contingencies	$ _____
Other	$ _____
TOTAL	**$** _____

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: $_____

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.
All personal financial information will be kept private and confidential.

- ☐ 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- ☐ 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- ☐ 3. Two year financial projections.
- ☐ 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- ☐ 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- ☐ 6. Administrative fee of up to $5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- ☐ 7. Attach the following documentation:
  - _____ Part 1 – Corporation/Partnership Description
  - _____ Part 2 – List of Shareholders/Partners
  - _____ Part 3 – Description of Project
  - _____ Part 4 – *But For* Analysis
  - _____ Part 5 – List of Prospective Lessees (If requested)
  - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
  - _____ Part 7 – Public Purpose Narrative
  - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name _____ _____ Date _____

By _____

Its _____

EXHIBIT B

BUSINESS ASSISTANCE REVIEW WORKSHEET

FOR COMMERCIAL/INDUSTRIAL PROJECTS

TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
  - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
  - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

$ _____ Private Investment
$ _____ Public Investment
_____ **Ratio Private : Public Financing**

	Points:
5:1	5
4:1	4
3:1	3
2:1	2
Less than 2:1	1

C. Job Creation:

_____ Net *new* jobs (minimum 40 hours per week) or fulltime equivalents

	Points:
50+	5
20+	4
10+	3
5+	2
Less than 2	1

D. Wage Level of jobs created:

Average hourly wage
Of *new* jobs _____

	Points:
Over $21/hour	5
$18-21/hour	4
$14-17/hour	3
$10-13/hour	2
Under $10/hour	1

E. Ratio Of Business Assistance To New Jobs Created:

$ _____ Business assistance requested
_____ Number of net *new* jobs created
$ _____ **of business assist. per net *new* job created**

	Points:
$5,000 or less	5
$15,000 or less	4
$25,000 or less	3
$50,000 or less	2
Over $75,000	1

F. Project size:

The project will result in the construction of _____ square feet

	Points:
75,000+	5
50,000+	4
25,000+	3
10,000+	2
5,000 or less	1

G. Type of Project:

	Points:
_____ 100% Owner Occupied	5
_____ Mix Owner Occupied & Investment	3
_____ Investment Property	1

H. Likelihood that the project will result in unsubsidized, spin-off development:

	Points:
_____ High	5
_____ Moderate	3
_____ Low	1

I.

Sub-Total Points _____ of a possible 35 points.

Bonus Points **Bonus Points:**

The project will be 100% *pay-as-you-go* financing.	3
The project is a redevelopment project.	~~3~~ 1.5

Total Points: _____

Overall project analysis:	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

Anoka County
PROPERTY RECORDS & TAXATION DIVISION
Respectful, Innovative, Fiscally Responsible

6/12/2023

Presbyterian Homes Apartments

Project Estimate

Assessor's Office
ANOKA COUNTY
Government Center ▲ 2100 Third Avenue ▲ Anoka, MN 55303-2281
Fax: 763-324-1140 ▲ www.anokacounty.us/prop-records-tax
Affirmative Action / Equal Opportunity Employer

June 12, 2023

Jason Aarsvold
Senior Municipal Advisor
Ehlers Public Finance Advisors
3060 Centre Pointe Dr.
Roseville, MN 55113

RE: Presbyterian Homes project estimate

Based on the preliminary information that you sent to our office, I am providing herein an estimate of both market value and tax amount for this project.

Estimated Market Value	Estimated Tax
Land $5,378,300	$1,292,366
Building $98,993,300	
Total $104,371,600	
Estimated TIF Base Value $5,378,300	

Please be advised that since final building plans and specifications are not available at this time, the above value is based on preliminary information only and consequently are only estimates. Because of this, several assumptions have been made which may differ from the actual in place construction. Also, since by law all real property is revalued annually on January 2, the value is subject to change from year to year.

When caluculating the tax estimate herein, I used the current statutory tax rates, fiscal disparities ratio, and area wide tax rate and local tax rate. These are all subject to change every year. This estimate does not include any solid waste fees or special assessments levied by any unit of government.

If you should have any further questions, please feel free to contact me at 763-324-1127

Sincerely,

Diana Stellmach
Deputy Assessor | Anoka County Assessor's Office | 2100 Third Avenue, Anoka MN 55303
Phone 763.324.1106 | Email Diana.Stellmach@co.anoka.mn.us

Cc: Sean Sullivan, Ramsey Economic Development Manager



Product Type	Unit Count
Senior Housing (62+ independent living)	160
Park Homes (62+ twin homes)	20
Multi-Family Housing (All Age)	280
Community Park Features (hardscape and natural trails, 4 pickleball courts)	0
Total	**460 Units**

Product Type & Representative Imagery

Senior Apartments (62+ Independent Living)



Multi-Family Housing



Park Homes (Single Story Twin Homes)

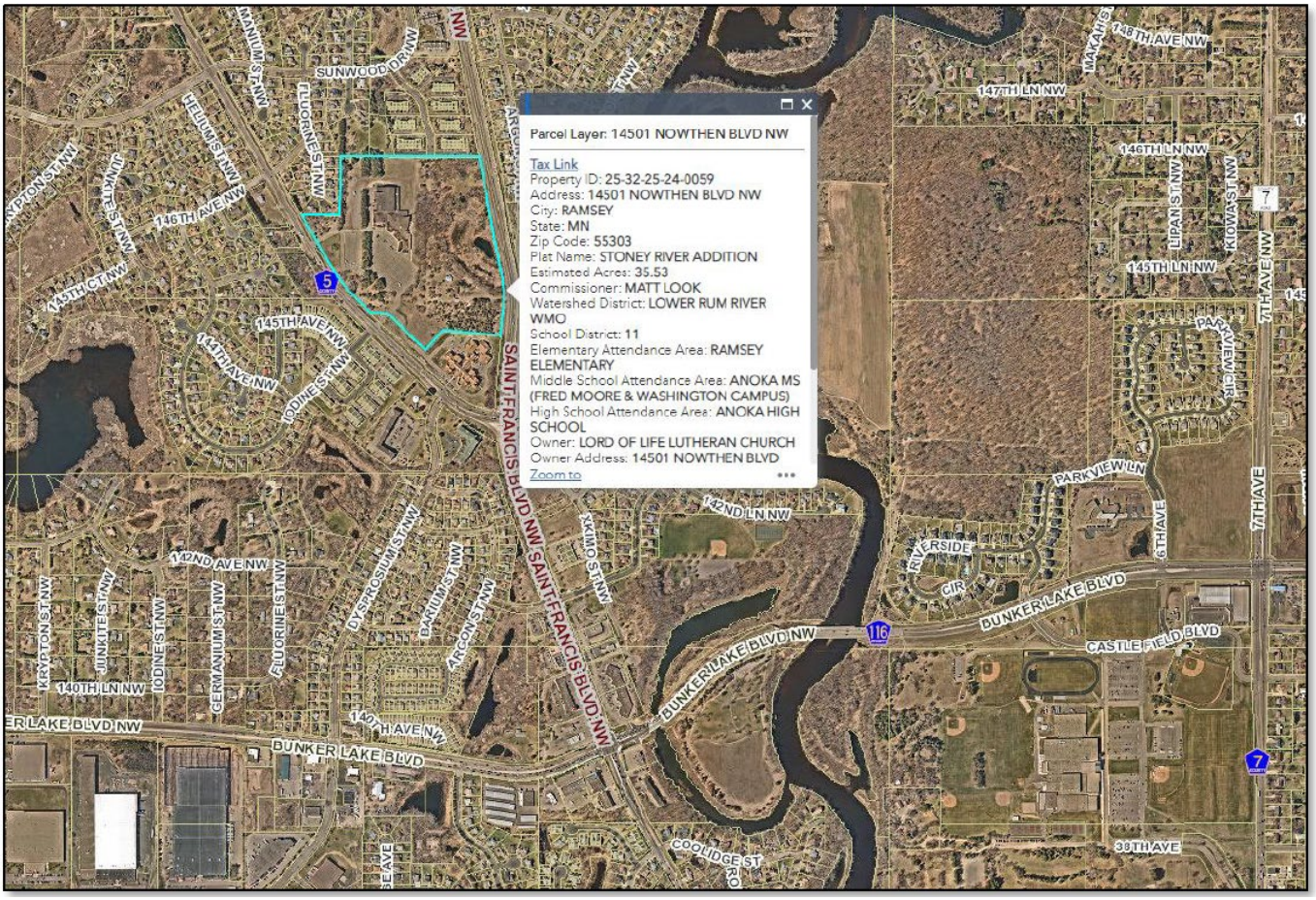


Community Park Features & Trails






Presbyterian Homes Ramsey - Nowthen Blvd NW, MN #2236.10 | 01.30.2023
BKV GROUP


Parcel Layer: 14501 NOWTHEN BLVD NW
Tax Link
Property ID: 25-32-25-24-0059
Address: 14501 NOWTHEN BLVD NW
City: RAMSEY
State: MN
Zip Code: 55303
Plat Name: STONEY RIVER ADDITION
Estimated Acres: 35.53
Commissioner: MATT LOOK
Watershed District: LOWER RUM RIVER WMO
School District: 11
Elementary Attendance Area: RAMSEY ELEMENTARY
Middle School Attendance Area: ANOKA MS (FRED MOORE & WASHINGTON CAMPUS)
High School Attendance Area: ANOKA HIGH SCHOOL
Owner: LORD OF LIFE LUTHERAN CHURCH
Owner Address: 14501 NOWTHEN BLVD
Zoom to
SAINT FRANCIS BLVD NW
SUNWOOD DR NW
146TH AVE NW
145TH AVE NW
142ND AVE NW
142ND LN NW
147TH LN NW
146TH LN NW
145TH LN NW
140TH LN NW
PARKVIEW LN
RIVERSIDE CIR
DUNKER LAKE BLVD
DUNKER LAKE BLVD NW
CASTLE FIELD BLVD
7TH AVE
6TH AVE
38TH AVE
COOLIDGE ST
HELIUM ST NW
FLUORINE ST NW
IODINE ST NW
ARGON ST NW
DYSPROSIUM ST NW
BARIUM ST NW
KRYPTON ST NW
JUNIPER ST NW
GERMANIUM ST NW
KIOWA ST NW
LIPAN ST NW
MAKAH ST NW

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: {@!@ud_pd8@!@}

Information

Title:

Adopt Resolution #23-173 Approving Purchase Agreement for Portion of Outlot A, COR TWO; Centra Homes - Parcel 46

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 Outlot A, COR TWO and the Anoka County Tax ID number 28-32-25-22-0058.

The purpose of this case is to consider entering into a Purchase Agreement with Centra Homes LLC to develop approximately 16 acres of Parcel 46 with 103 detached townhomes. A representative from Centra Homes will be present to answer questions relating to their development proposal.

Staff worked with both Centra Homes and Capstone Homes over the past several months to bring proposals to the EDA and City Council for consideration. The EDA met on July 13, 2023 to review both proposals. It should be noted that both of the offers by Capstone and Centra were at the low end or below the deal range for Parcel 46. The City will also be spending additional funds for tree removal, grubbing, incidental wetland filling, soil importing and compaction on Parcel 46 to prepare it for development (~ $1,145,800). Zeolite Street NW and W. Ramsey Parkway adjacent to the site will also need to be constructed to bring this project to market. (~ $2,368,000) Based on the offers, it is clear that the purchase price alone will not cover the cost of these improvements. However, when you consider the purchase price and expected TIF generation for each project, the projected revenue exceeds the expenditures in most cases. Each project also generates over 1 Million in development fees. Both proposed projects will require a re-zone to a different residential zoning district. The Centra project met the COR Framework Design standards and would require a rezone to COR 4A or COR 4B. The Capstone project is <u>not</u> compliant with COR Framework design standards and the developer requested a rezone to R-2 which does not have the higher COR Framework standards. The addition of 103-130 new housing units will result in a significant population increase that helps draw interest in retail and restaurants. It should also be noted that both developers expressed an interest in developing the three acre commercial site on the Northeast corner of Sunwood Blvd and Armstrong Blvd residentially, but this was not included in the analysis based on the EDA and Council preference to see commercial development on that corner. The offers were very similar in net financial impact to the City. However, based on the fact that the Centra project was compliant with COR zoning and did not ask for a reduction in Park Dedication fees the EDA made a recommendation to work with Centra Homes on a Purchase Agreement and to present it to City Council for consideration.

Notification:

N/A

Time Frame/Observations/Alternatives:

The economics outlined above and on the attached exhibits show all proposed projects and the potential financial impacts for the City of Ramsey. All of the proposed housing projects do not maximize the land sale revenue for the north portion of Parcel 46, but the future tax revenue and TIF does make up some of that gap. A large format retail user, other commercial uses and apartment projects would likely command a higher per square foot cost. However, both the City Council, Planning Commission and the EDA have been supportive of single family, owner-occupied, townhome housing developed on this site and the City has been unsuccessful in attracting a big box retailer to this location. Both Capstone and Centra are proposed quality products that will generate significant tax revenue and will result in an increase of population density in the COR. However, the Centra proposal was recommended by the EDA based on its compliance with the COR Design Framework and that it did not ask for a reduction in Park Dedication fees.

Key Terms of Purchase Agreement:
Property Description - Part of Outlot A, COR TWO (pt, 28-32-25-22-0058)
Lot Size - 16.3 acres (710,028 SF)
Sales Price - $640,042 ($6,214 / approved unit or $0.90/SF)
Earnest Money - $25,000
Commission - 5% of sales price to CBRE
Development - 103 detached town home units
Right of Re-Entry- Required - 40 units in 5 years- (Format same as previous Centra Land Sale)
Closing - 30 days from Notice to Proceed (2 - 10K extensions)

The City Council should consider the following questions before providing staff direction for the development of Parcel 46:

1) Is the City Council supportive of the proposed single family residential development on Parcel 46 instead of waiting for a large format commercial user or other development type?
2) Does the City Council like the housing product and layout that is being proposed in the COR?
3) Is the City Council supportive of a zoning change from a COR Zoning District to COR 2A, COR 2B or R-2?
4) Is the City Council supportive of a housing product that is not compliant with COR Framework?
5) Is the City Council supportive of a reduction in Park Dedication Fees to support affordability as referenced in the Capstone proposal?

Alternatives:
1) Motion to Resolution #23-173 Approving Purchase Agreement for Portion of Outlot A, COR TWO; Centra Homes - Parcel 46 (as presented)
2) Motion to Resolution #23-173 Approving Purchase Agreement for Portion of Outlot A, COR TWO; Centra Homes - Parcel 46 (with changes)
3) Motion to reject the attached offer and hold the land for future development
4) Something else

Funding Source:
N/A

Recommendation:
The EDA passed a motion (it was not unanimous) to recommend the City Council select Centra Homes as developer and to execute a Purchase Agreement with the terms included in the developer's proposal. A copy of the draft minutes from the July 13, 2023 EDA Meeting is attached which includes the discussion related to the approved motion.

Resolution #23-173 (as presented) reflects the terms of the purchase agreement and right of re-entry agreement that the EDA recommended for approval at the July 13, 2023 EDA meeting.

Outcome/Action:

Alternatives:
1) Motion to Adopt Resolution #23-173 Approving Purchase Agreement for Portion of Outlot A, COR TWO; Centra Homes - Parcel 46 (as presented); subject to City Attorney review (EDA Recommendation)
2) Motion to Adopt Resolution #23-173 Approving Purchase Agreement for Portion of Outlot A, COR TWO; Centra Homes - Parcel 46 (with changes; subject to City Attorney review
3) Motion to reject the attached offer and hold the land for future development
4) Something else

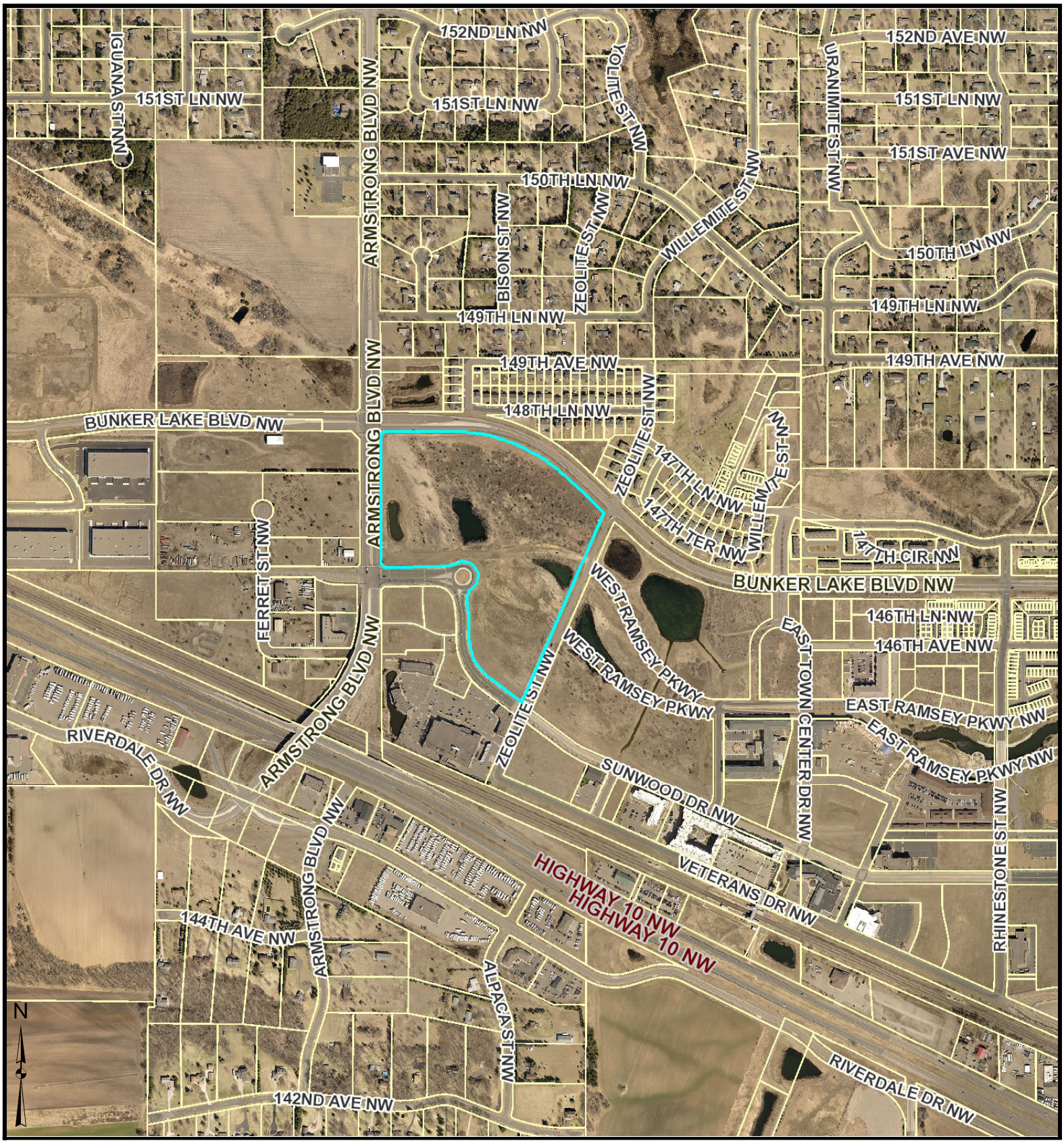
Attachments

Site Location Map
ACTION - #23-173
ACTION - Purchase Agreement
ACTION - Right of Re-Entry Agreement - Centra
Centra LOI and Offer
Centra Offer Summary
REFERENCE - DRAFT EDA Minutes 7.13.23
Side by Side Offer Comparison
Reference - COR Infrastructure Analysis
Reference - Capstone LOI and Offer
Reference - Capstone Offer Summary 1 and 2
Draft EDA Minutes 07 13 23

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	07/31/2023 03:36 PM
Brian Hagen	Brian Hagen	08/03/2023 08:27 AM
Form Started By: Sean Sullivan		Started On: 07/21/2023 03:32 PM
Final Approval Date: 08/03/2023		

Parcel 46 - Site Location Map



Parcel Information:
28-32-25-22-0058

RAMSEY
MN 55303
Plat: COR TWO

Approx. Acres: 30.76
Commissioner: MATT LOOK

Owner Information:

Anoka County GIS	1:9,600	Date: 6/29/2021

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

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

RESOLUTION #23-173

RESOLUTION APPROVING PURCHASE AGREEMENT FOR PORTION OF OUTLOT A, COR TWO: CENTRA HOMES

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

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with Centra Home LLC, a Minnesota Limited Liability Company (the "Buyer"); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $640,042 ($6,214.00 per approved unit) on +/- 16.3 acres (710,028 square feet) subject to Preliminary and Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, the Ramsey EDA recommends the sale and development of the Property to Centra Homes LLC; and

WHEREAS, Centra Homes LLC is in Good Standing with the Secretary of State of Minnesota as of July 31, 2023.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to COR TRUST BANK, N.A., a South Dakota Corporation for $640,042 ($6,214.00 per approved unit) on +/- 16.3 acres (710,028 square feet) subject to Preliminary and Final Plat for the Property referenced in the Purchase Agreement development of 103 detached townhome units.

3) That the City authorizes execution of the Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, 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 8th day of August, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Part of Outlot A, COR TWO, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

PURCHASE AGREEMENT

This Purchase Agreement (the "**Agreement**") is entered into by and between the City of Ramsey, a Minnesota municipal corporation ("**Seller**"), and Centra Homes LLC, a Minnesota limited liability company ("**Buyer**"). Seller and Buyer are referred to individually as a "**Party**" and collectively as the "**Parties**."

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 _____ (the "**Effective Date**").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 16.3 acres (710,028 SF) of vacant land, legally described as follows:

see attached Exhibit A

PID Number: Portion of 28-32-25-22-0058 ("**Property**").

3. **PURCHASE PRICE.** The purchase price for the Property is $6,214.00 per approved townhome unit (the "**Purchase Price**"). The Purchase Price is based on Buyer's intended development of the Property as depicted on the "**Site Plan Concept**" attached hereto as Exhibit B. The Purchase Price due at closing is estimated to be $640,042 based on 103 approved townhome units, as shown on the Site Plan Concept. From the Effective Date until five (5) days prior to the end of the Inspection Period (the "**Purchase Price Adjustment Period**"), if any material changes are requried to the Site Plan Concpet in order to obtain governmental approval of Buyer's intended use and development of the Property, Buyer reserves the right to adjust the Purchase Price. If Buyer does adjust the Purchase Price, Buyer shall provide written notice to Seller during the Purchase Price Adjustment Period. If Buyer elects to adjust the Purchase Price as contempltated in this Section 3, Seller shall have the right to terminate this Agreement, prior to the end of the Inspection Period.

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $25,000.00 (the "**Initial Earnest Money**") with Land Title, Coon Rapids, MN or other title company that is mutually agreed upon ("**Escrow Agent**"), via wire transfer or delivery of a certified check payable to Escrow Agent.

a. If Buyer does not deposit the Initial Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Initial Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. SURVEY. Seller has provided the Buyer an ALTA survey dated April 10, 2017. Buyer may at its cost and expense order an updated ALTA/NSPS land title surveys including Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof for the underlying legal (the "**Survey**") from a duly licensed surveyor.

6. TITLE COMMITMENT.

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "**Title Commitment**") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller

unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with five (5) 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 five (5) 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 from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing.

Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

g. The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to 180 days after the Effective Date (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 (the "**Final Plat**") and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm 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: Centra Homes LLC
David Pattberg, Vice President of Land
11460 Robinson Drive NW
Minneapolis, MN 55433
Email: david.pattberg@centrahomes.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction for each lot shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money (the "**Extension Earnest Money**," collectively with the Initial Earnest Money, the "**Earnest Money**") with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2023 for the Property.
2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax.
7. The cost of the Title Commitment and any title endorsements

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"). Seller shall pay Seller's Broker as required by their agreement 5% 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. Seller agrees not to assign this Agreement to an unrelated third-party prior to the Closing. Buyer may not assign or otherwise transfer this Agreement without

obtaining the prior written consent of Seller; provided that no consent of Seller shall be required for an assignment of this Agreement to any Buyer "Affiliate" that assumes all obligations of the Buyer hereunder that accrue from and after the Effective Date of the assignment in an instrument that may be enforced at law by Seller and in which notice of the occurrence and effect of such assignment is delivered to Seller together with a copy of such agreement of assumption. As used herein, the term "**Affiliate**" means an entity that directly controls, or is controlled by, or is under common control with, the assignor.

16. **THIRD PARTY BENEFICIARY.** There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Earnest Money and the Extension 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. The project consists of 103-unit owner occupied detached townhomes. Buyer shall obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

Construction Deadline Schedule:
Eight (8) certificates of occupancy by December 31, 2024;
A total of sixteen (16) certificates of occupancy by December 31, 2025;
A total of twenty-four (24) certificates of occupancy by December 31, 2026;
A total of thirty-two (32) certificates of occupancy by December 31, 2027;
A total of forty (40) certificates of occupancy by December 31, 2028.

Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received prior to December 31, 2024, Buyer shall have no requirement to obtain any additional certificates of occupancy by December 31, 2025.

At Closing, a "**Right of Re-Entry Agreement**" must be executed, in substantially the same form as attached hereto as Exhibit C, and recorded to the Property providing that, in the event any of the above deadlines are not met, Seller has the right to reclaim title to the parcels for which certificates of occupancy have not been obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller $20,000 for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above.

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.

[*Signature page to follow*.]

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2023
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2023
Brian Hagen, City Administrator

BUYER: Centra Homes LLC

By: _____ Dated: _____, 2023
David Pattberg, Vice President of Land

Exhibit A

Legal Description

Part of Outlot A, COR TWO, to be platted as:

Part of Outlot A, Ramsey Properties Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

Land area is approximately 16.3 acres (710,028 SF)

Exhibit B

Site Plan Concept (Subject to changes)

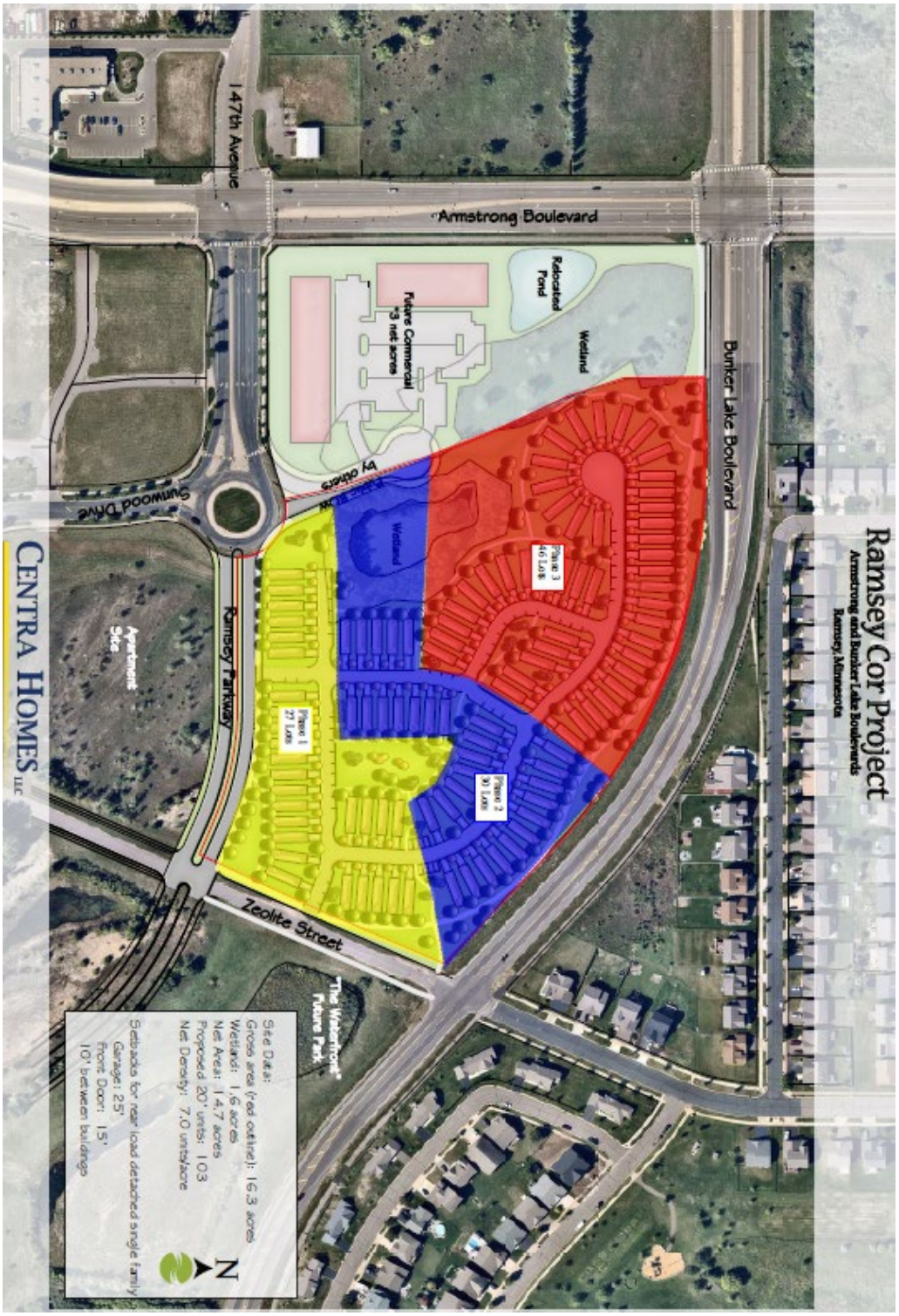


Exhibit C

Right of Re-Entry Agreement

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

   Part of Outlot A, COR TWO, to be platted as:

   Part of Outlot A, Ramsey Properties Addition, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-22-0058 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated _____, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer, excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer:

    a. Buyer must obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

    Construction Deadline Schedule:
    Eight (8) certificates of occupancy by December 31, 2024;
    A total of sixteen (16) certificates of occupancy by December 31, 2025;
    A total of twenty-four (24) certificates of occupancy by December 31, 2026;
    A total of thirty-two (32) certificates of occupancy by December 31, 2027;
    A total of forty (40) certificates of occupancy by December 31, 2028.

    Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot. Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received prior to December 31, 2024, Buyer shall have no requirement to obtain any additional certificates of occupancy by December 31, 2025.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 40 single family homes, 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.

The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements as follows:

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

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

Part of Outlot A, COR TWO, to be platted as:

Part of Outlot A, Ramsey Properties Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated _____, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer, excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer:

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    Construction Deadline Schedule:
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b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
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h. Lot grading.
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j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

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6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

BUYER: Centra Homes LLC

By: _____
David Pattberg, Vice President of Land

This instrument was acknowledged before me on _____, 2024, by David Pattberg the Vice President of Land of Centra Homes 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

CENTRA HOMES LLC

June 26, 2023

To: City of Ramsey

Re: Executive Summary for Offer and Concept of 'Parcel 46'

We are excited to present the City with an offer to purchase a portion of Parcel 46 for:

- $ 640,000 for approximately 16.3 Acres that are planned to become a residential neighborhood, the Future Commercial corner is not part of this offer.

We have made the following high-level changes and assumptions since our proposal submitted on May 1st:

- This offer price contemplates the Developer contributing an additional $ 256,600 to the Ramsey Parkway construction costs as defined by City Staff AND constructing a trail from the edge of the residential neighborhood to the corner of Armstrong Blvd and Bunker Lake Blvd. Both of these costs are technically 'off-site' but we felt both of these options are beneficial to the overall site.
- In review with the Consultant that completed the Wetland Review, the 'Historical' wetland as described in their report will be difficult to convince the Regulators to allow filling. Thus this plan substantially avoids these 'Historical' wetlands.
- Centra commits to work with market connections for a potential end user for the future Commercial Corner as detailed in Concept #1. This Concept Plan shows only one idea of how this corner might develop, the end user and City Staff will ultimately decide how this area will develop.
- If Centra is able to find an end use, a proposal will be brought forward to purchase and develop this corner. If no end user for commercial use can be found over the next two years, Centra will bring forward a proposal to develop this corner into additional residential homes as shown by Concept #2 submitted with this offer.
- The housing plans (see included proposed Elevations) are similar to the homes built in the Cottages at the COR neighborhood at the corner of Bunker Lake and Ramsey Blvd. These homes meet the Architectural Guidelines (COR4 Sub-District Framework) as described in 'The COR Design Framework' with Prominent Front Entrances, Walkways and Alley's in lieu of Driveways.
- A more detailed narrative of the Concept Plans are provided in a separate document.

We look forward to working with the City Stakeholders to bring forward this neighborhood.

Sincerely,

David Pattberg
VP of Land

CENTRA HOMES LLC

OFFER TO PURCHASE

This offer to purchase includes the following terms and conditions that are acceptable to Centra Homes, and will be subject to the execution of a final and binding purchase agreement:

1. Property:	Approximately 16.3 Acres, as defined by a portion of Outlot A, COR Two in Anoka, County, State of Minnesota to be further defined through Concept Review process to become 103 lots
2. Seller	City of Ramsey
3. Buyer	Centra Homes, LLC or its assigns
4. Purchase Price	Six Hundred Forty Thousand Dollars ($ 640,000)
5. Earnest Money	Twenty Five Thousand Dollars ($ 25,000) paid to Land Title, Coon Rapids, MN (the "Title Company") upon execution of a purchase agreement.
6. Inspection Period	Buyer shall have One Hundred Eighty (180) days following the execution of the purchase agreement to complete its Inspection Period including Site Condition Review, Financial Review and Necessary Approvals (including but not limited to Preliminary Plat, Final Plat and other necessary approvals)
7. Closing Date	The closing shall take place within one month after end of Inspection Period, if not all approvals are in place at this time Buyer shall have the option to extend the closing a total of two (2) times, each extension option shall be for 60 days by paying an additional $ 10,000 earnest money payment applicable to purchase price. Each of these additional payments shall be non-refundable.
8. Seller Documents	Seller shall provide all relevant documents certified to Buyer including but not limited to ALTA Survey, Wetland Delineations, Soil Logs and Report, Environmental Reports, etc within fifteen (15) days of signing the Purchase Agreement
9. Title Work	Within fifteen (15) days of executing the Purchase Agreement, Seller will obtain a commitment for an owner's policy of title insurance issued by Land Title Company. Buyer will pay the premiums for the title policy at closing. Seller will pay for the cost of the commitment and any endorsements. The parties will agree to extend closing, if necessary to resolve any title and survey issues. Title to the property shall be conveyed to Buyer by Warranty Deed and shall convey fee simple marketable title to Buyer free and clear of all liens, encumbrances and other matter affecting title.

10. Taxes & Assessments

Seller shall pay any real estate taxes due and payable in the years prior to the year of closing. Real estate taxes for the year of closing shall be prorated between the parties at Closing. Seller shall pay all pending or levied special assessments as of the date of Closing related to the Property

11. Purchase Agreement

Buyer will prepare, within thirty (30) days of approval of this Offer, a draft of the Purchase Agreement to be reviewed, negotiated in good faith, and executed by the parties.

12. Other Assumption

- Site is brought up to proper grade a for development with topsoil stripped prior to placement of import material
- All import material is compacted, tested and confirmed suitable for residential construction
- Regional Stormwater solution is adequately sized to accommodate the needs of the development of this site
- Extension of Ramsey Parkway/147th Ave NW to be completed by the City
- Any proposed upgrades to Zeolite Street NW will be completed by the City
- Any other Requirements that have not been shared with us at this point
- Approval of 103 homes as shown in Concept Plan

Buyer:
Centra Homes, LLC

By: _____
David Pattberg, VP of Land

Date: 6/26/2023

Seller:
City of Ramsey

By: _____

Date:

CENTRA HOMES LLC

NEIGHBORHOOD NARRATIVE

Concept Plan:

The Parcel of land under consideration is the approximately 23 acres at the southeast corner of Bunker Lake Blvd and Armstrong Blvd. The land has a significant wetland complex that extends from north to south and makes a natural division of the land.

Our intent is to preserve as much of the wetland complex as possible because feedback from the Consultants suggests that the regulators will not approve a significant wetland impact for additional homes.

We have planned for approximately 16.3 Acres east of this wetland complex to be a Residential Neighborhood. We have also reserved about 3 net acres to the west of these wetlands for a potential Future Commercial Use as shown in Concept #1.

Future Commercial Use:

We have located a Future Commercial Use at the intersection of 147th Ave NW and Armstrong Blvd. We have reserved over 3 net acres (net of Wetlands) for this potential use. We have talked with many potential users about this land ranging from convenience stores to daycares and schools. At this point we do not have an end user for this site. We propose that the City retain this portion and continue to market the available land for future commercial uses. Centra will also continue to discuss the potential of this site to our market contacts.

If we are able to find a user for this site, we will bring a proposal back to the City for review and offer to purchase. The commercial corner as proposed in Concept #1 is simply a space planning idea and does not have a specific user in place. The potential user and City Staff will provide specific details at the time that a user is ready to move forward. And if this site does not have a user in the next 2-3 years, we will bring forward a proposal to develop the site similar to Concept #2 to build additional residential homes that will match the neighborhood that would be built.

Residential Use:

The 16.3 Acres east of the Wetland Complex has been planned for detached residential uses. We are proposing 103 homes with a mix of trails, open space and alley's.

After reviewing The COR Design Framework, we are planning on a neighborhood that have the following features:

- Homes with Large Front Porches oriented toward the public streets
- Variety of Exterior Color option with specific planning to not allow the same color and elevation of homes next to or across the street from each other to avoid monotony
- A net density is slightly more that 7 units to the acre
- Main entrance of the homes fronting the main roads, with private roads for homeowners to access their garages.
- Sidewalk and trails that meander through the neighborhood allowing quick and easy pedestrian access to the shopping to the south and the future City Park to the east
- 20' wide homes with 5' side yard setbacks (thus a 30' wide lot and 10' between the homes)
- Garages in the rear, not seen from the perimeter roads and trails
- Exterior finishes of the buildings that includes a variety of vinyl siding styles, stone accents and variety of roof lines (see attached plan details)
- Architectural Asphalt Shingle
- Landscaping to include one front yard tree (front door side of the building) and one ornamental tree (garage side of the building) per lot and fully irrigated and sodded yard with additional landscaping in the open space along the trails and roads.
- Enhanced Side Elevation Architecture including additional windows and a variety of siding finishes (depending on House Plan) on homes that the side elevation faces a public road. Based on the current concept we identified three (3) that will include these additional Architectural features.

We have designed the neighborhood and homes to have front porches oriented toward all of the public roads (e.g. Bunker Lake, Zeolite and future Ramsey Parkway). The front porch focused design creates an inviting and desirable view of the neighborhood.

<u>Homeowners Association:</u>

A homeowner's association will be created to maintain the integrity and vision of the neighborhood. A professional management company will be hired to ensure the success of the association by understanding the specific needs of the community and handle the transition of the neighborhood from builder control to homeowner control. The Association will include the following items:

- Irrigation and Lawn Maintenance
- Snow Removal from Driveways and the Private Streets
- Architectural Control of the Homes
- Professional Management

These homes proposed will be very similar to the neighborhood 'Cottages at the COR' located at the corner of Bunker Lake Blvd and Ramsey Blvd. The Cottages at the COR neighborhood is

completely built out. We have included a photo of a row of completed homes from the neighborhood for reference.

Development Timeline:

We would move as quickly as possible through the needed approvals and develop the property as soon as all approvals are in place. It is likely that Phase 1 would not be able to develop until 2024. Then we would expect to develop Phase 2 and Phase 3 in 2025 and 2026, respectively.

Phasing:

Multiple factors can affect the desired size and timing of the development and home building phases. We are planning on building the neighborhood in 3 Phases. Included with this narrative is a proposed development phasing plan.

Right of Re-Entry:

We understand the desire that the City would like to see this neighborhood built and built in a timely manner. To help meet this desire, a Right of Re-Entry has been negotiated on previous development opportunities with the City. In discussion with Staff, the idea of requiring 10 homes per year for four years to be built in this new neighborhood to be included in a Right of Re-Entry. In principle we are willing to agree to a Re=Entry Agreement and to the proposed building timeline. We look forward to discussing the details.

As you know the Housing Market is going through some tremendous changes as Interest Rates continue to increase. We expect our homes to be priced in the Mid to Upper $ 300,000 and depending on the options that a Buyer might select some homes could sell for over $ 400,000.

We encourage feedback and input as we put the finishing touches on this neighborhood plan.

Thank you,

David Pattberg
Vice President of Land
Centra Homes, LLC

Ramsey Cor Project

Armstrong and Bunker Lake Boulevards

Ramsey, Minnesota

Concept #1



Site Data:
Gross area (red outline): 16.3 acres
Wetland: 1.6 acres
Net Area: 14.7 acres
Proposed 20' units: 103
Net Density: 7.0 units/acre

N

Setbacks for rear load detached single family:
Garage: 25'
Front Door: 15'
10' between buildings

CENTRA HOMES LLC

Ramsey Cor Project

Armstrong and Bunker Lake Boulevards
Ramsey, Minnesota

Bunker Lake Boulevard

Armstrong Boulevard

Wetland

Relocated Pond

Future Commercial
+3 net acres

Phase 3
46 Lots

Phase 2
30 Lots

Wetland

Public ROW by others

Phase 1
27 Lots

Zeolite Street

"The Waterfront"
Future Park

147th Avenue

Ramsey Parkway

Sunwood Drive

Apartment Site

Site Data:
Gross area (red outline): 16.3 acres
Wetland: 1.6 acres
Net Area: 14.7 acres
Proposed 20' units: 103
Net Density: 7.0 units/acre

N

Setbacks for rear load detached single family:
Garage: 25'
Front Door: 15'
10' between buildings

CENTRA HOMES LLC

Single Family Home

The ALPINE

3 Beds • 2.5 Baths • 2 Garage Bays • 1,751 fsf



Elevation A - Craftsman



Elevation B - Colonial

FEATURES:

Open Floor Plan

Covered Porch

Patio

Mud Room

Kitchen with Oversized Island

Walk-In Pantry

Spacious Great Room

Three Bedrooms Up

Convenient Upper-Level Laundry

Master Suite with Large Bath and Walk-In Closet

AVAILABLE OPTIONS INCLUDE:

Extended Garage

Mud Room Bench & Cubbies or Desk

Gas Fireplace with Built-In Cabinets

Tray Vault in Master Bedroom

Barn Door at Master Bath

Deluxe Shower Master Bath

Laundry Tub and Cabinets

Sidelight

Ask your Sales Consultant to see more exterior color options!

CENTRA HOMES LLC

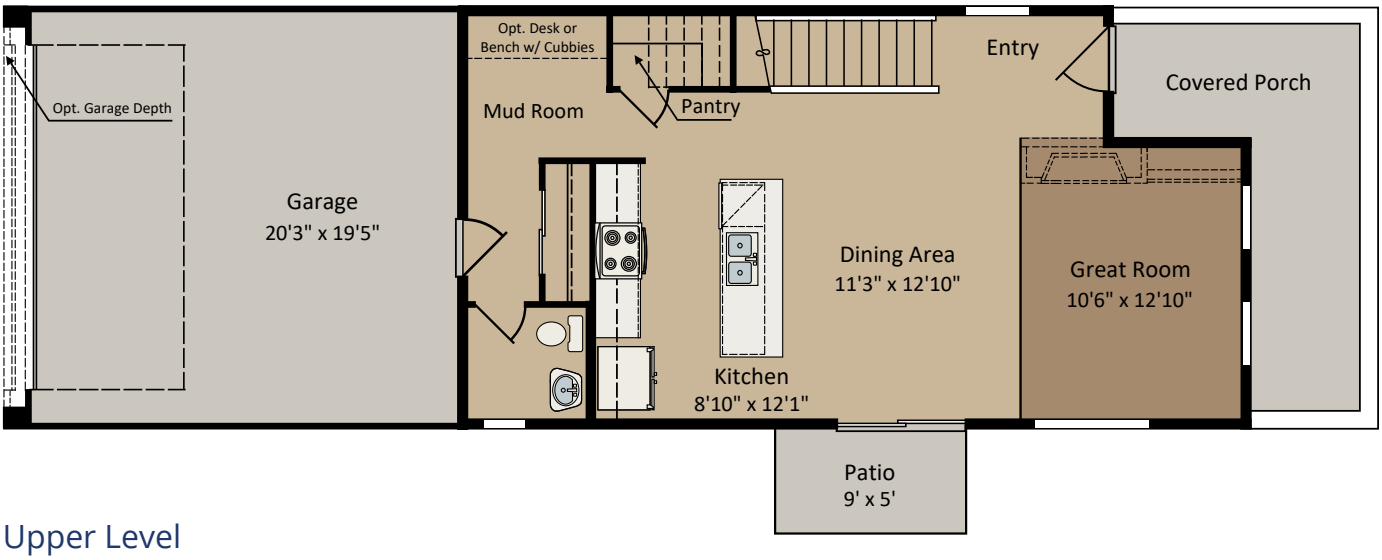
CentraHomes.com

Single Family Home

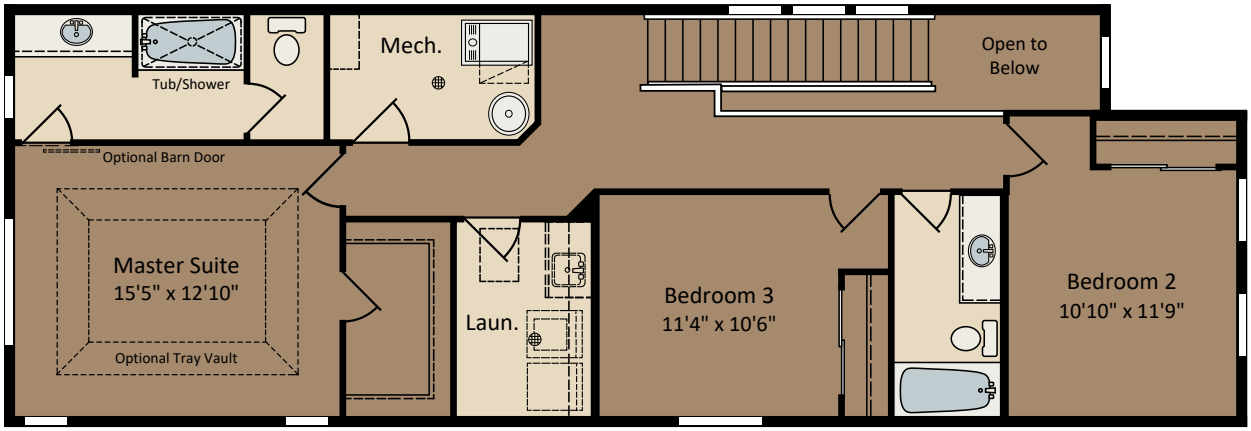
The ALPINE

3 Beds • 2.5 Baths • 2 Garage Bays • 1,751 fsf

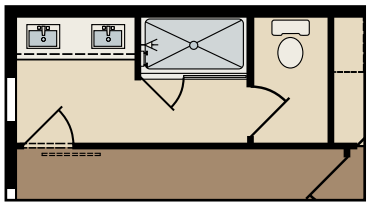
Main Level



Upper Level



Optional Deluxe Shower
Optional Double Bowl Vanity



CENTRA HOMES LLC

CentraHomes.com

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Single Family Home

The ELMCREST

3 Beds • 2.5 Baths • 2 Garage Bays • 1,742 fsf



Elevation A - Craftsman



Elevation B - Cottage

FEATURES:

Open Floor Plan

Covered Porch

Patio

Mud Room

Kitchen with Oversized Island

Walk-In Pantry

Spacious Great Room

Three Bedrooms Up

Convenient Upper-Level Laundry

Master Suite with Large Bath and Walk-In Closet

AVAILABLE OPTIONS INCLUDE:

Mud Room Bench & Cubbies or Desk

Gas Fireplace with Built-in Cabinets

Tray Vault in Master Bedroom

Barn Door at Master Bath

Deluxe Shower Master Bath

Sidelight

Ask your Sales Consultant to see more exterior color options!

CENTRA HOMES LLC

CentraHomes.com

Single Family Home

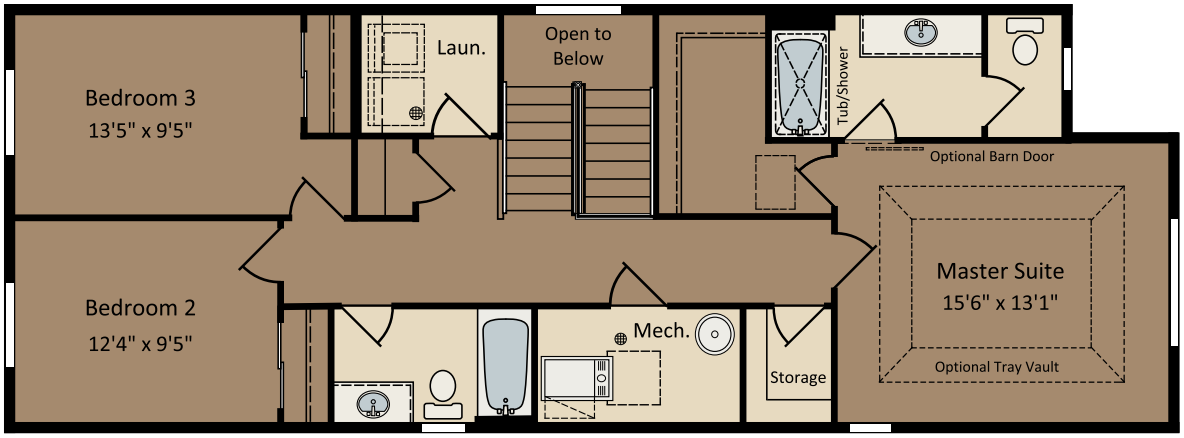
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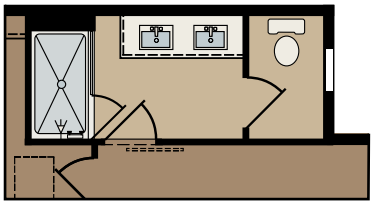
Main Level



Upper Level



Optional Deluxe Shower
Optional Double Bowl Vanity



CENTRA HOMES LLC

CentraHomes.com

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Single Family Home

The TERRACE

3 – 4 Beds • 2.5 Baths • 2 Garage Bays • 1,875 fsf



Elevation A - Cottage



Elevation B - Colonial

FEATURES:

Open Floor Plan
Covered Porch
Patio
Mud Room
Kitchen with Oversized Island
Walk-In Pantry
Spacious Great Room
Three Bedrooms Up + Loft
Convenient Upper-Level Laundry
Master Suite with Large Bath and Walk-In Closet

AVAILABLE OPTIONS INCLUDE:

Extended Garage
Mud Room Bench & Cubbies or Desk
Gas Fireplace with Built-in Cabinets
Tray Vault in Master Bedroom
Barn Door at Master Bath
Deluxe Shower Master Bath
Fourth Bedroom
Sidelight

Ask your Sales Consultant to see more exterior color options!

CENTRA HOMES LLC

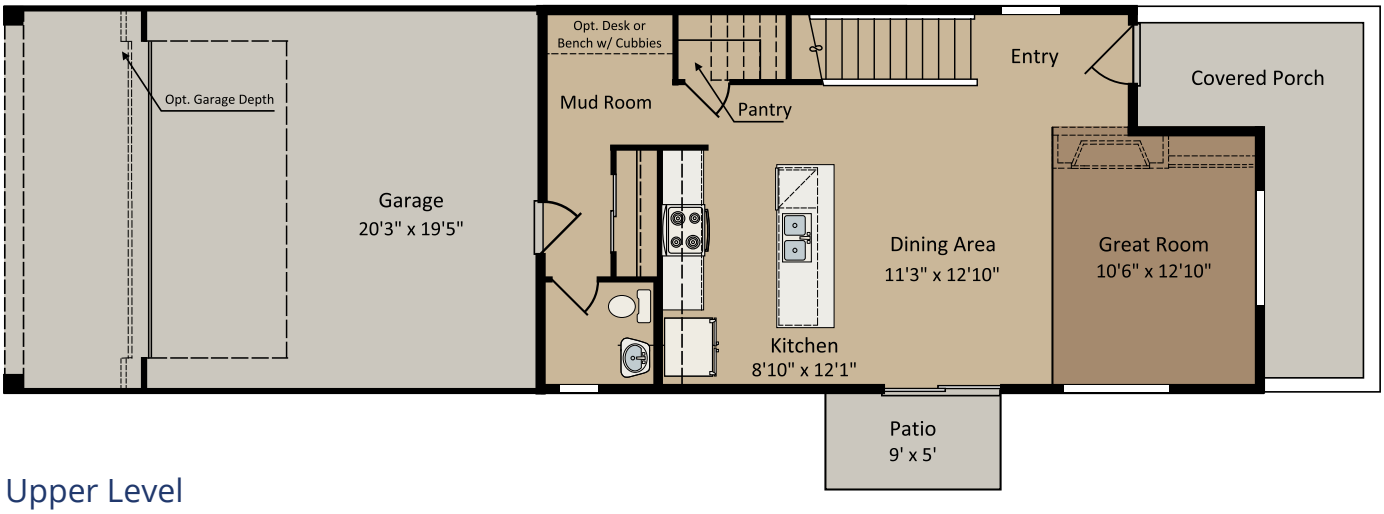
CentraHomes.com

Single Family Home

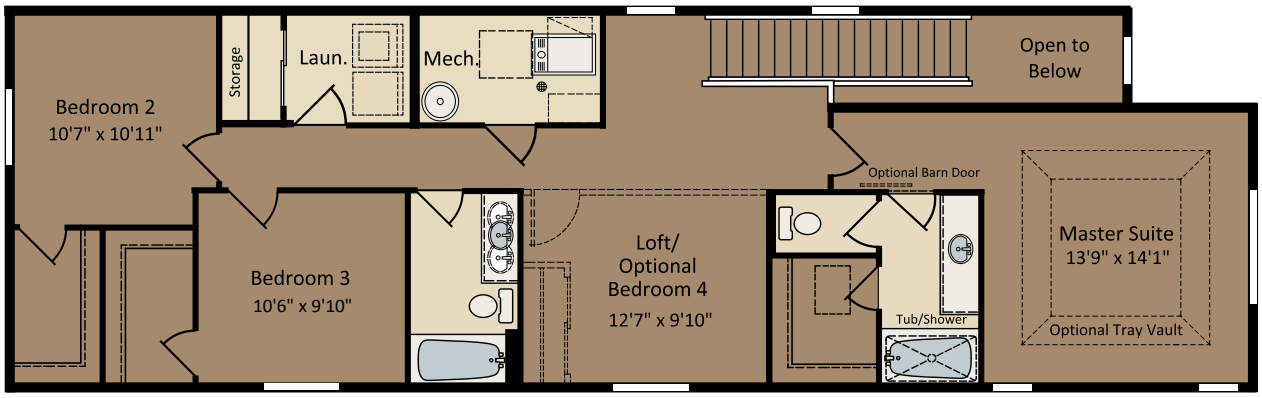
The TERRACE

3 – 4 Beds • 2.5 Baths • 2 Garage Bays • 1,875 fsf

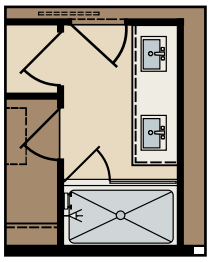
Main Level



Upper Level



Optional Deluxe Shower
Optional Double Bowl Vanity



CENTRA HOMES LLC

CentraHomes.com

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Centra - Preliminary Terms of Purchase Agreement and Development Agreement 7.31.23 (FOR DISCUSSION PURPOSES ONLY)

Developer	Centra Homes
Commercial Pad	Yes, 6.32 acres, 3 Acre site
Acres Purchased	16.3
TIF Base Value Estimate	1894644
Captured Value Estimate	30498856
Units removed from TIF Calcuation	6
TIF Generating Units	97
Years of Increment (Buildout done 2026 - Pay 2027)	14
Net Area (Acres)	14.7
Unit Density/Acre	7.01
Offer	640042
$ / SF	0.90
Earnest Money	$25,000 Non refundable after Notice to Proceed is issued
Inspection Period	180 days from execution of PA (6 months typical)
Closing	15 days after Final Plat Approval (City Typically requires 1 month after Inspection Period Ends / Paid Extensions)
Right of Re-Entry	Required, Cottages at COR Development (8 units per year, 40 total units required)
Project Phasing	3 phases. Phase 1 - 27 lots (2024), Phase 2 - 30 lots (2025) , Phase 3 - 46 lots (2026)
Contribution to W Ramsey Parkway	$256,600 or 20% of actual cost to construct
Site Preparation	City to remove trees, import, place and compact fill to work with Future Zeolite St Construction
Filling of Wetlands	City to fill incidental wetlands onsite identifed on Bolton and Menk wetland report.
Wetland Solution	Wetland 1 and 2 are not proposed to be filled by developer.
Zoning	Currently Zoned COR 2B, Rezoning required to be changed to COR 4A or 4B
Unit Type	detached Townhomes, Owner Occupied (NOT RENTAL) $350K-$400K
Unit Square Footage	1742 - 1875
Bedrooms Per Unit	3 to 4
Units along Bunker Lake Blvd, Zeolite, W Ramsey Pkwy	Enhanced Architecture, Yes. Will work on the exposed sides to add architecture
Unit Compliant with COR Framework	YES
Amenities	Open space Area, trail / sidewalk, Willing to add amenities that the City wants
Trail Location	Along Bunker Lake Blvd and W Ramsey Parkway and internal
Number of Units	103
Sales Price (Ave)	370000
Tax Assessed Value / Unit (Ave) 85% of Sales Price	314500
Tax Assessed Valuation (Total Buildout)	32393500
Tax / Unit (Pay 2023 Rates)	3175
Total Tax Buildout Complete (Annual)	327025
Local Tax/Unit (Pay 2023 Rates)	2509
Total Local Tax - Buildout Complete (Annual)	258427
Annual TIF (Estimated upon full buildout (Pay 2027-2040)	243312
Total TIF Estimate (14 years of Increment)	3406368
City Tax / Unit (Pay 2023 Rates)	1004
Total City Tax - Buildout Complete (Annual)	103371
Park Dedication (2023 rates)	463500
Trail Development (2023 Rates)	154500
Water Trunk (2023 Rates)	206927
Sewer Trunk (2023 Rates)	138947
Stormwater Mgmt (2023 Rates)	55002
Development Fee Total (less below)	1018876
Cost for Storm Water Pond in lieu of building	TBD
Street signs (Based on Development)	TBD
Sureties and Inspection Fees (based on project costs)	TBD
SAC (time of permit) 2023 rates Sub. To change	255955
WAC (time of permit) 2023 rates Sub. to change	152543

Items that need to be resolved

Stormwater along Bunker Lk Blvd (Engineering)	Will need to coordinate timing with Construction of Zeolite St
Removal of County Stormwater pond (Engineering)	Bolton and Menk Design
Filling of portion of Wetland 1 (Commercial Area)	WMO Approval Needed, City Responsibility
Zoning	Currently Zoned COR 2B, Rezoning required to COR 4A or COR 4B

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

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

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

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1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated June 8, 2023

Motion by Member Riley, seconded by Member Johnson, to approve the June 8, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Support of Financial Assistance for Presbyterian Homes Project; Haviland Fields

Economic Development Manager Sullivan presented the staff report.

John Fletcher, Senior Vice President of Presbyterian Homes and Services, thanked staff for their cooperation in this process and to Ehlers for their analysis. He stated that this project is a collaboration with Lord of Life Church and the development is named after the Haviland family. He commented that this development could bring intergenerational housing options to the community. He provided an image of the property with the newly proposed housing products that would include slab on grade park twin homes, a senior building, and two 20% affordable / 80% market rate apartment buildings. He provided details on Presbyterian Homes and Services, the development goals for the site and a summary of the proposed project. He provided some design samples. He reviewed some of the project considerations including project financials, property tax impact, positive City financial impact, significant public benefit, the "but for" test, and the financial request before the EDA. He also reviewed the financial impact with and without TIF, noting that the property is currently tax exempt and would continue to be so if this were not approved. He reviewed the breakdown of estimated City fees that would be paid through this development. He provided details on mixed income housing, noting that as proposed about 20 percent of the units would be priced as attainable for households earning 50 percent AMI. He noted that including the price restricted units, the projected average rents are $926, or 57 percent higher, than the average median rent in Ramsey. He provided a summary of what the City would gain through this development and why financial support is needed.

Member Johnson recognized that public transportation is not readily available in this area and asked if that has been considered.

Mr. Fletcher replied that while access to public transportation is an asset, price sensitive housing is needed everywhere. He stated that regardless of whether there is access to public transit, the units are fully occupied almost immediately. He stated that for the senior units, Presbyterian Homes has a network of buses that they use to circulate between the campuses.

Member Stewart asked for information on the past developments that included affordable housing.

Mr. Fletcher replied that those developments look identical to the market rate community, noting that they build a market rate building and designate a portion of the units to have rents below that market rate. He stated that the product and units look no different, and just have a lower income requirement. He stated that this allows their residents to age in place as people transition in income after they retire.

Member Stewart asked if the income restrictions increase over time.

Mr. Fletcher replied that restriction remains in place as long as the TIF district is in place.

Member MacLennan referenced the different age restrictions mentioned, 55 plus and 62 plus and asked for clarification.

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Mr. Fletcher replied that would depend upon the ultimate designation they use through HUD. He noted that whether they choose 55 or 62 plus, the average age is over 70.

Member MacLennan asked for clarification on the mixed age buildings mentioned.

Mr. Fletcher clarified that the housing development itself would be a mixture of ages, split between the different housing products on the site. He noted that the u-shaped building would be seniors 62 plus, the park homes would be for those 55 plus, and the y-shaped buildings would be market rate apartments that would not be restricted in age.

Chairperson Wiyninger asked the occupancy rate of the company across their different development projects that they manage.

Mr. Fletcher replied that it would depend on the product type. He stated that across all their product types, the occupancy rate is about 92.5, while the senior housing is between 96 to 98 percent. He stated that as a nonprofit provider, they attempt to target the middle-income range. He stated that they work hard to control their expenditures in order to control rates.

Member MacLennan asked if a survey of the neighborhood has been done to gauge their opinion.

Mr. Fletcher replied that they have held two or three neighborhood meetings to date and the feedback has been positive. He commented that a few neighbors to the south had concerns with high density homes adjacent to their home and also did not want a park near their home. He commented that concern has been addressed by placing the park homes in that area. He commented that they have placed the high-density housing as far away as possible from the single-family homes.

Chairperson Wiyninger commented that this would bring 460 new residential units and asked the estimated number of residents that would be added through this development.

Mr. Fletcher replied that senior housing has an average occupancy rate of about 1.2 people per unit while all age housing is closer to two or 2.5 people per unit. He estimated 600 to 700 people would live in the development.

Jason Aarsvold, Ehlers, described the role of Ehlers in this process. He commented that the property is currently exempt and explained how the base value and increment were calculated. He stated that they completed an analysis to determine the assistance that would be needed in order for this project to be viable and ensure that the assistance requested would not exceed the market rate return on investment. He stated that the level of return is significantly less than what a market rate developer would want to see and therefore the project does need assistance and meets the but for test. He reviewed the proposed phased TIF assistance recommended over 20 years rather than the 25 that was originally proposed. He stated that assistance would be provided through a "Pay as you go note" from the City and provided details on that method of TIF financial assistance. He noted that the developer has also agreed to a look back projection and provided details on that clause and how it would provide the City with additional protection.

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Economic Development Manager Sullivan asked for details on the term sheet.

Mr. Aarsvold provided details on the preliminary term sheet which is a nonbinding document under which the City would consider entering into a TIF agreement with the developer. He stated that if support is indicated for the term sheet, it would provide support for the developer to continue going forward on the project and this would then come back at a later date for approval of a more formal TIF agreement. He stated that action today does not approve the project but provides support or lack of support for the proposed project and provided an overview of what is included in the term sheet.

Member Riley acknowledged the work that has gone into the process thus far. He asked what is driving the need for assistance.

Mr. Aarsvold replied that every apartment project is a little different and the cost to build the projects is then different. He stated that this is fairly representative of a class A apartment project. He stated that while the rents are projected above the Ramsey market, that is still not enough to offset the debt service costs of the loan and the construction costs. He commented that some of the units would be rent restricted which generates less income for the project. He stated that those are the primary drivers for financial assistance. He noted that the financial lookback would ensure that the assistance remains in line with actual project costs rather than the estimates to ensure the developer is not unduly enriched with public tax dollars.

Member Riley asked if the units were not income restricted whether there would still be a need for financial assistance.

Mr. Aarsvold replied that it could be possible that could be enough to offset the gap, but the developer did not feel that would be enough on its own to fill that gap. He commented that the only opportunity they have to use TIF as a tool is through a housing district and a housing district is only available to use as a tool if 20 percent of the units are designated at 50 percent AMI.

Member Stewart asked if the preliminary term sheet proposes $9,200,000 in support.

Mr. Aarsvold confirmed that to be true between the two phases of assistance.

Member Howell asked if there is anything preventing an increase or decrease on the number of affordable units for the project

Mr. Aarsvold replied that there could not be a viable TIF district if the percentage of affordable units went below 20 percent.

Mr. Fletcher commented that there is a floor for the minimum number of affordable units but there is not necessarily a ceiling.

Economic Development Manager Sullivan commented that all parties have been working together to present this in a clear manner. He stated that the options this morning would be to support or

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not support the project and proposed term sheet. He referenced the comments by Member Howell and noted that if desired, there could be a cap on the number of affordable units. He stated that from a tax perspective there would be benefit in placing this property onto the tax roll and would assist the City in coming into compliance with density as regulated by the Metropolitan Council. He stated that the majority of manufacturers speak of the challenge with workforce, and this could bring new workers to the area. He believed that the location is a good fit, with the density further away from the single-family homes in the area. He commented that staff believes that this is a quality project and developer and acknowledges that this is a large financial ask, noting that this is pay-go financing so the City would not be providing any financing up front. He commented that he has seen projects from this developer in other communities and they are great projects.

Member Stewart commented that she would like to see a cap on the percentage of affordable units at 20 percent. She commented that she also likes the lookback provision and 20-year length for the term of financial assistance.

Member Johnson asked if a cap could be placed on flexibility given market conditions in the future for the affordable units.

Economic Development Manager Sullivan replied that would be contrary to what the other members appear to be asking for.

Member MacLennan stated that he also likes the cap of 20 percent for the affordable units. He stated that he does have some concern with a length of 20 years but also acknowledged that the property is currently not generating property taxes. He asked for details on the lookback clause and its term.

Mr. Aarsvold provided details on the typical lookback period, which typically occurs when the project is 95 percent occupied, and explained the process.

Economic Development Manager Sullivan asked if the cost to complete the lookback is paid for by the developer.

Mr. Aarsvold confirmed that language can be included in the ultimate agreement.

Member Riley commented that the EDA has done a great job focusing on the dollars and the term sheet. He acknowledged that the term sheet is just the first step in this process and other groups within the City would focus on other project details such as traffic and zoning.

Economic Development Manager Sullivan confirmed that the EDA is a recommending body, and its recommendation would move forward to the City Council. He stated that if support is also provided by the Council, that would give the developer some confidence in moving forward in the site plan and planning process.

Member Howell asked for details on the competition this would create with a nonprofit receiving financial assistance from the City compared to developers that are providing market rate apartments without assistance from the City.

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Economic Development Manager Sullivan replied that each project has its own merits. He noted that the City is working with another developer that proposes to create a product that would exceed these rental rates, which would fund that project. He stated that this applicant has a mission as a nonprofit to provide some affordable housing as part of their projects and is one of the reasons the subsidy is needed. He stated that the assistance would help to pay for the affordable units rather than the market rate units and therefore did not see an issue with competition.

Member MacLennan commented that this project would bring in workers and capital dollars to the community and that should be the focus for the EDA.

Member Johnson commented that putting a cap on the affordable units would not be something that she would want. She commented that the market can change and would want to see the developer have flexibility to provide affordable more units if that is something they desired.

Chairperson Wiyninger commented that having rates available below market rate does not make financial sense beyond what is required, therefore he would be fine not having a cap.

Member Stewart commented that she believes the 20 percent cap would be wise with that many single-family homes near this project in order to keep the integrity of the project. She commented that in 20 or 30 years, she would not want to see 90 percent of the units deemed affordable as that could impact the adjacent home values.

Member Riley asked if the years and dollar move together on the term sheet, using the example of ten years versus 20 and asked if that would then reduce the financing by half as well.

Mr. Aarsvold confirmed that to be true. He commented that the dollars and term are based on what the increment is projected to be during that time. He commented that ten years would equate to a little over half of the total projected in the term sheet.

Motion by Member Stewart, seconded by Member MacLennan, to recommend to City Council to support the project with the term sheet and assistance levels as proposed with the addition of a cap of 20 percent on the number of affordable units.

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

4.02: Consider Offers to Purchase and Develop a Portion of Outlot A, COR TWO

Economic Development Manager Sullivan presented the staff report.

Heather Lorch, Capstone Homes, commented that they have been following this parcel for almost one year and are grateful to present a proposed project this morning. She provided details on Capstone Homes and its mission. She reviewed the neighborhoods that Capstone has developed in Ramsey and other metro communities. She also provided details on Capstone's commitment to Homes for Hope, noting a dedication that will occur in Riverstone South later this morning. She

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presented the concept for this property with 130 attached townhomes, noting that they feel that the attached product would be ideal for this site and within the COR. She also reviewed the proposed amenities within the development and proposed townhome design. She stated that the proposed price point would be $300,000 to $335,000 for three-bathroom, three-bedroom units. She commented that they would be happy to introduce this new product line in Ramsey, just as they did with their liberty home model. She commented that the neighborhood would be professionally managed by a townhome association. She provided details on the proposed schedule, noting that they would ideally break ground in March or April of next year and build in multiple phases.

Steve Bona, Capstone Homes, commented they are happy to be looking at another project in Ramsey. He commented that it is hard to find a location for attached townhomes in the metro area because of the need for close by conveniences. He stated that the COR would provide the accessibility and walkability that is needed for attached townhomes. He stated that they are focusing on price point as well, noting that they cannot hit this price point in Riverstone. He stated that the market is thirsty for this price point and believes there is a huge demand for this. He commented that they feel that the backyards and greenspace are important for buyers, as the target market is young professionals and young families. He stated that they want to have their landscaped entrance and greenspace for people to see when they drive into the development as that will increase marketability. He invited the members of the EDA to attend the Homes for Hope event at Riverstone South later this morning as well.

Economic Development Manager Sullivan commented that there are some differences between the proposals. He stated that the backyard units do not have a sidewalk which is not compliant with COR standards and therefore Capstone would request an R-2 zoning. He stated that in order to hit the affordability price point, Capstone is asking for a reduction in park dedication fees. He commented that Capstone would have an attached product while Centra will be presenting a detached product.

Mr. Bona commented that Capstone feels that the reduction in park dedication is necessary, noting that the Ramsey park dedication fees have significantly increased over the past few years. He stated that Ramsey has higher fees than the other communities that Capstone builds within. He noted that the price for park dedication would equate to $6,000 per unit and while they can afford that within Riverstone, they could not provide the proposed price point for the townhomes with that level of park dedication.

David Pattberg, Centra Homes, stated he appreciated the work of staff throughout this process. He provided background information on Centra Homes, a local builder focused on the north metro. He displayed the proposed product for the Centra concept that would that would be a similar product to what they have already built in the COR. He stated that this would provide sidewalks and trails to continue the connectivity of the COR. He commented that the trails and connections within the COR are heavily used. He stated that for this product they have seen singles, young families, and empty nesters. He stated that the 16-acre concept would reserve the remainder of the site for commercial use and if that were not to come forward, they could continue the residential development onto that remainder. He provided some of the example floorplans and elevations. He commented that their existing neighborhood is fully built out within the COR and fully occupied. He stated that staff has done a great job providing a comparison of the projects within

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the staff report. He stated that their intention was to provide a concept that meets the COR guidelines, pays the full fees, and associated offer price.

Chairperson Wiyninger offered an opportunity to ask questions to either of the developers related to the structure and vision with financial questions reserved for closed session.

Economic Development Manager Sullivan commented that Centra includes an option to develop the three acres residentially. He noted that Capstone has also provided a concept for that as well, but each developer understood the desire for the City to retain that portion for commercial development. He noted that the Capstone proposal would assume permission to fill the wetland which would allow for additional units. He stated that staff did request a concept that also shows the wetland remaining, should that permission not be gained noting the difference in unit count from 115 units to 130 units.

Member Riley referenced the existing Centra development which is fully built in the COR and asked if this would essentially look the same.

Mr. Pattberg confirmed that the exterior would be the same but there may be some tweaks to the interior floorplans. He noted that existing neighborhood has 40 units.

Member Lindahl asked how the sell off was for that development and also asked for the feedback they received from the market.

Mr. Pattberg replied that when they started the sale for those units it was a little slow. He stated that they got the sense that the homes directly along Bunker and Ramsey boulevards were slightly less desirable, which is where they started building. He noted that once they got the first five or six sales, the remainder of sales picked up. He recognized that it was a different product, rear loaded and 20 feet wide, which is not a common suburban product. He stated that the product has been successful in the COR.

Chairperson Wiyninger referenced the comments from Capstone focusing on walkability and noted the lack of sidewalks. He asked if Capstone would be willing to reconsider sidewalks.

Mr. Bona replied that they are open to sidewalks. He stated that they have the trail running through the community and have noted that perhaps that would be better served running along Bunker and then connecting. He stated that they are very open to sidewalk discussion.

Ms. Lorch commented that they feel that this design without sidewalks appeals to a larger number of buyers. She commented that they do not offer rear loaded homes and do not feel there is a strong market for that. She commented that sidewalks also reduce the impervious surface and feel that additional greenspace is more attractive in the market. She commented that they would be willing to revisit that consideration, but additional sidewalks would also increase HOA fees because of increased maintenance.

Mr. Bona clarified that he was speaking about sidewalks along the street.

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Ms. Lorch commented that her comments were related to sidewalks behind the homes. She noted that her comments were related to the COR requirement.

Motion by Member Riley, seconded by Member Johnson, to enter closed session pursuant to Minn. Stat. 13D.05 Subd. 3(c) to discuss Outlot A, COR 2, PID 28-32-25-22-0058.

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

The meeting returned to open session.

Economic Development Manager Sullivan stated that EDA met under closed session to discuss offers and potential counter offers, and the EDA had reviewed the offers and there was direction to have staff to work with Centra Homes to draft a purchase agreement with the terms identified in the EDA case for City Council consideration.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to select Centra Homes and execute a Purchase Agreement with the terms included in the developer's proposal.

A roll call vote was performed:

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

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a brief summary of recent City Council actions at recent meetings related to cases previously recommended by the EDA. He also noted upcoming development activity and events.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:07 a.m.

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Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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Offer Comparison for Centra and Capstone 7.31.23

	Centra 103	Capstone 130	Capstone 115
Land Acreage	16.3	16.6	16.3
Number of Units	103	130	115
Per Unit Lot Price	$ 6,214	$ 6,100	$ 6,100
Sales Price / unit (Average)	$ 370,000	$ 335,000	$ 335,000
Assessed Value / unit (Average) (85%)	$ 314,500	$ 284,750	$ 284,750
Townhome Unit Type	Detached	Attached	Attached
Unit SF	1742 - 1875	1500-1800	1500-1800
Bedrooms / Bath	3/4 beds 2.5 bath	3 bed and 3 bath	3 bed and 3 bath
Garage	2 car	2 car	2 car
Land Offer	$ 640,042	$ 793,000	$ 701,500
Park Dedication (2023 rates)	$ 463,500	$ 585,000	$ 517,500
Trail Development (2023 Rates)	$ 154,500	$ 195,000	$ 172,500
Water Trunk (2023 Rates)	$ 206,927	$ 261,170	$ 231,035
Sewer Trunk (2023 Rates)	$ 138,947	$ 175,370	$ 155,135
Stormwater Mgmt (2023 Rates)	$ 55,002	$ 69,420	$ 61,410
Development Fee Total (less below)	$ 1,018,876	$ 1,285,960	$ 1,137,580
Cost for Storm Water Pond in lieu of building	TBD	TBD	TBD
Street signs (Based on Development)	TBD	TBD	TBD
Sureties and Inspection Fees (based on project costs)	TBD	TBD	TBD
SAC (time of permit) 2023 rates Sub. To change	$ 255,955	$ 323,050	$ 285,775
WAC (time of permit) 2023 rates Sub. to change	$ 152,543	$ 192,530	$ 170,315
Funds Received by City			
Closing / Final Plat / Development Agreement	$ 1,658,918	$ 2,078,960	$ 1,839,080
Park Dedication Deduct Request	$ -	$ (360,900)	$ (319,257)
Net Proceeds and Development Fees	**$ 1,658,918**	**$ 1,718,060**	**$ 1,519,823**
Total Revenue per Square foot	**$ 2.34**	**$ 2.38**	**$ 2.14**
WAC (time of building permit) 2023 rates (Total)	**$ 152,543**	**$ 192,530**	**$ 170,315**
TIF Projection Annual	**$ 243,312**	**$ 276,542**	**$ 242,912**
TIF Projection Total	**$ 3,406,368**	**$ 3,595,051**	**$ 3,157,861**
Other Costs			
Fill piled on site for filling of Wetland 2	0	TBD	0
Additional Costs			
Tree removal, grubbing (actual)	$ 287,000	$ 287,000	$ 287,000
Fill, Soil compaction, Grading (Estimate)	$ 858,800	$ 858,800	$ 858,800
Zeolite St (F-2) (Estimate)	$ 1,085,000	$ 1,085,000	$ 1,085,000
W. Ramsey Parkway (A-2)	$ 1,283,000	$ 1,283,000	$ 1,283,000
W. Ramsey Parkway (A-2) (Dev Contribution)	$ (256,600)	$ (256,600)	$ (256,600)
Net (TIF / Purchase Price)	**$ 789,210**	**$ 1,130,851**	**$ 602,161**

BOLTON & MENK

Real People. Real Solutions.

The COR Analysis Update

City of Ramsey

February 24, 2023

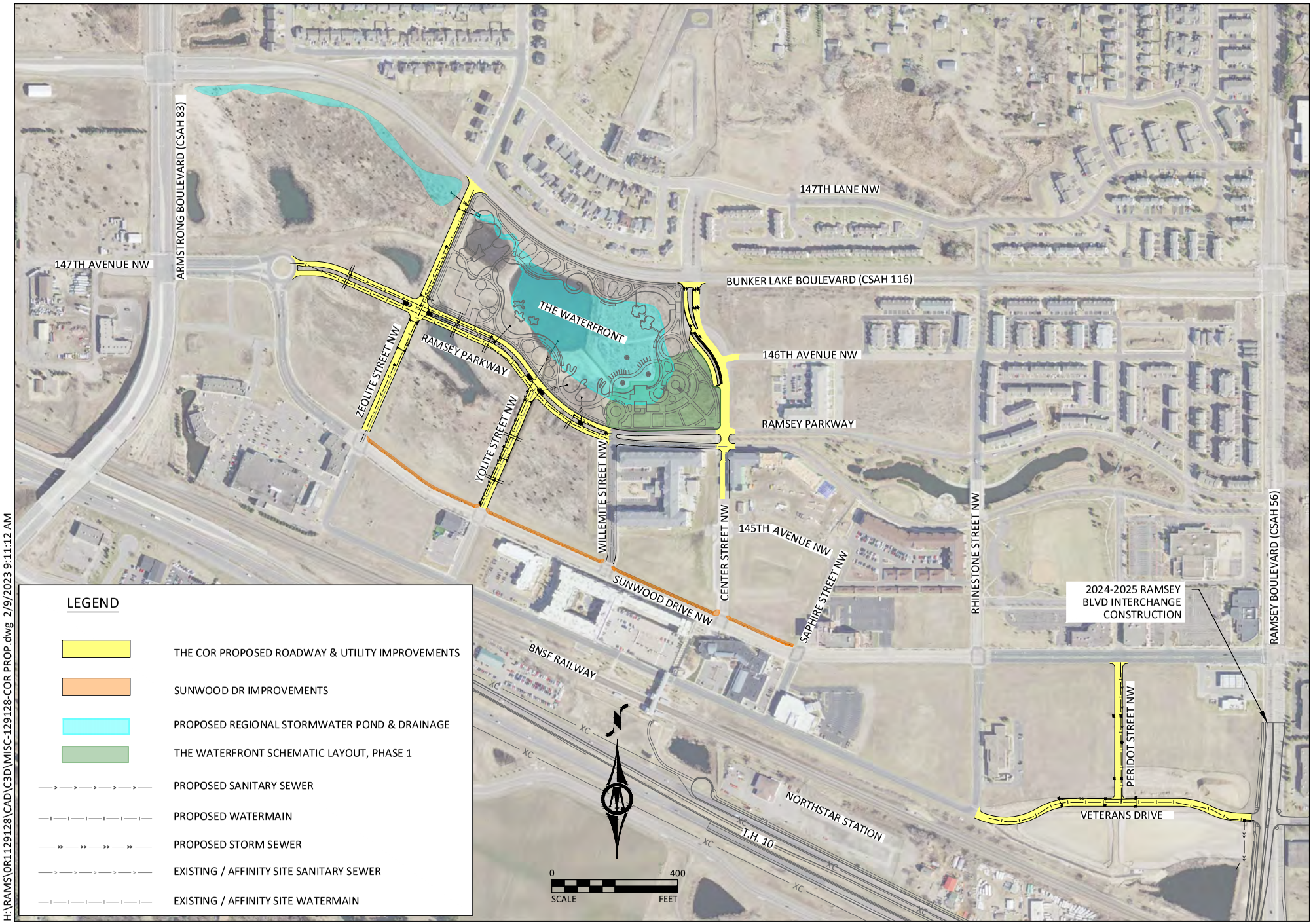
Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW #206
Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 1 - IMPROVEMENT AREAS

FEBRUARY 2023

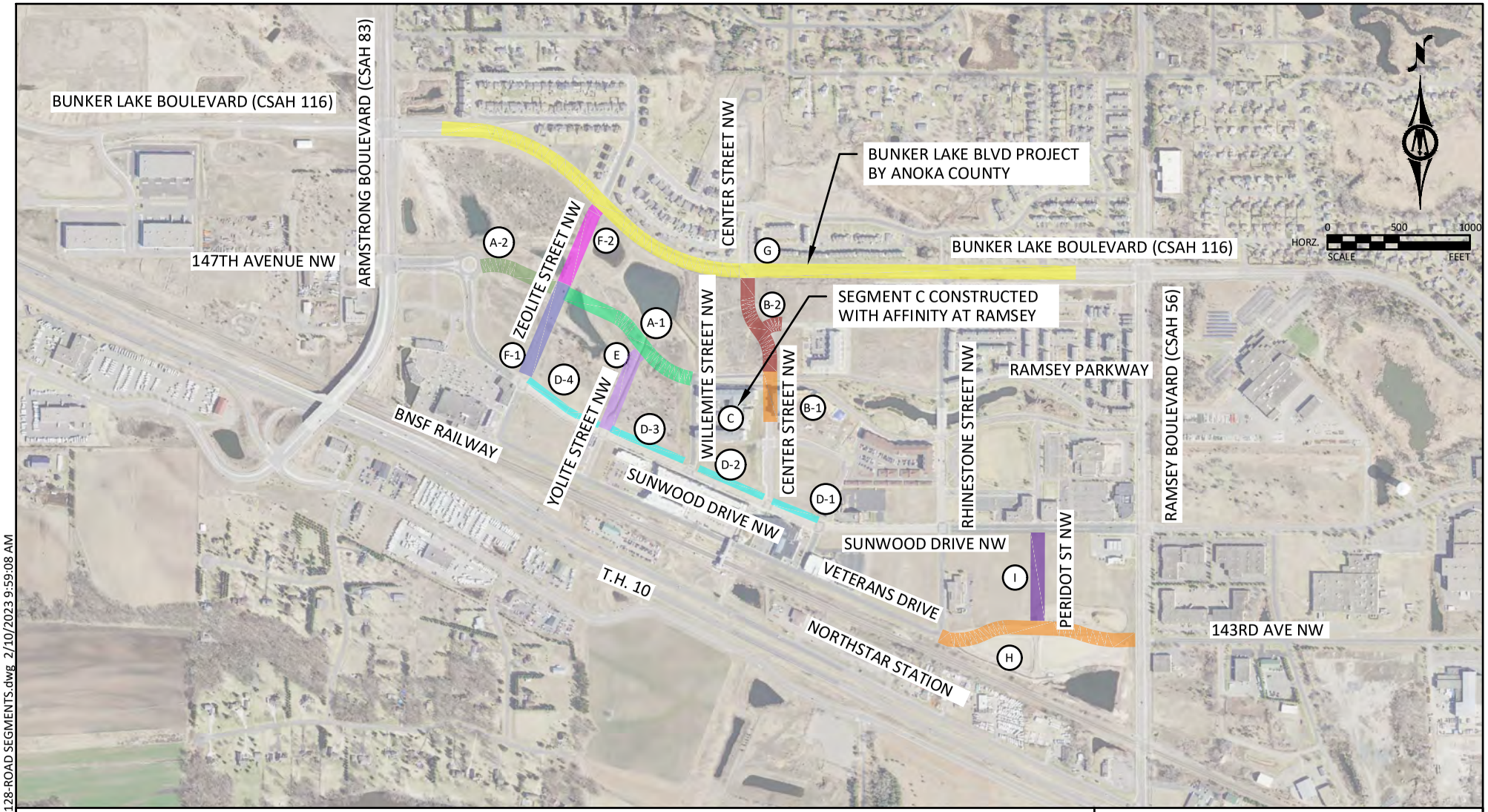


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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS FIGURE 2 - ROAD SEGMENTS & COST BREAKDOWN

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.)

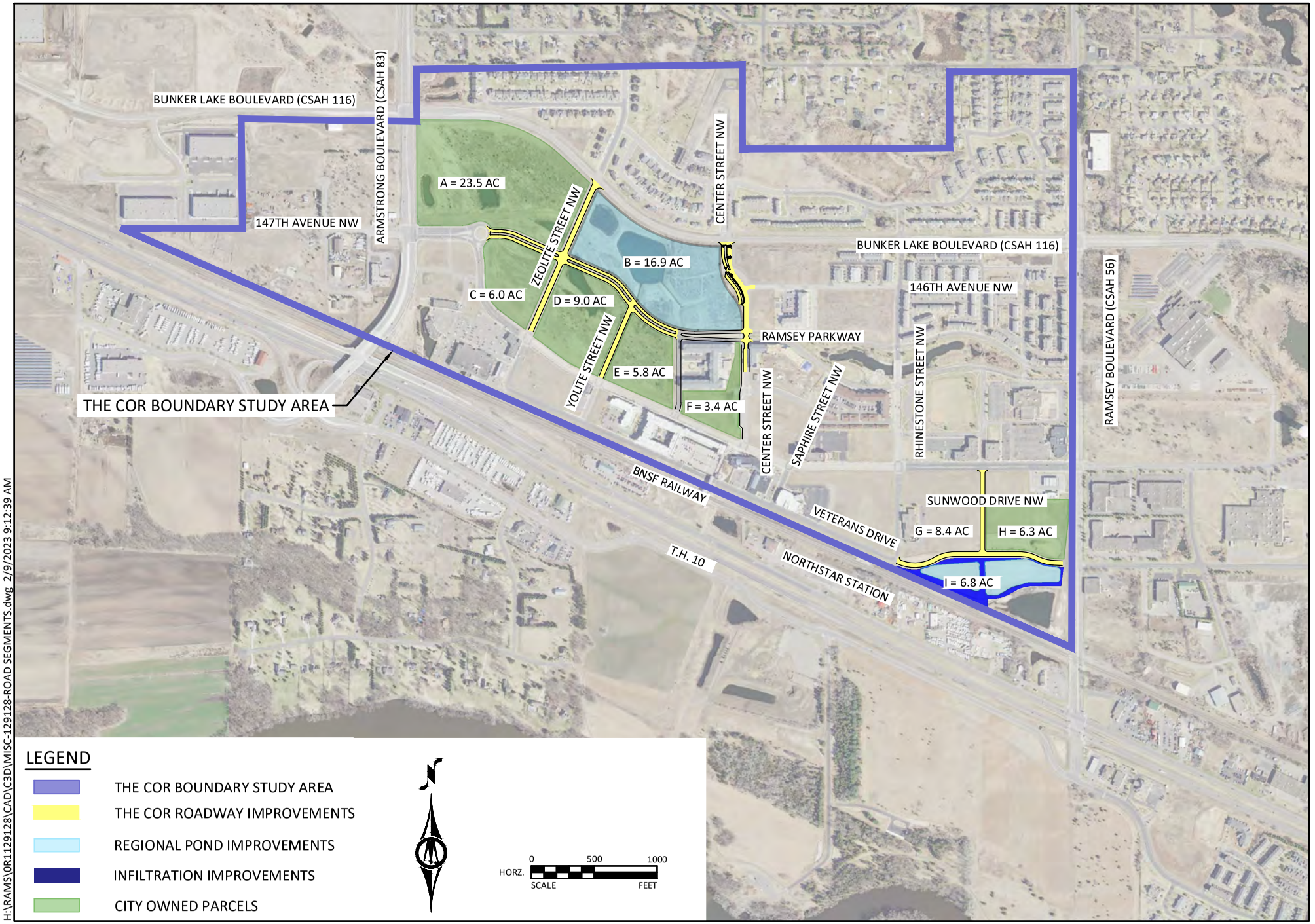
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 5 - CITY PARCEL AREAS

FEBRUARY 2023



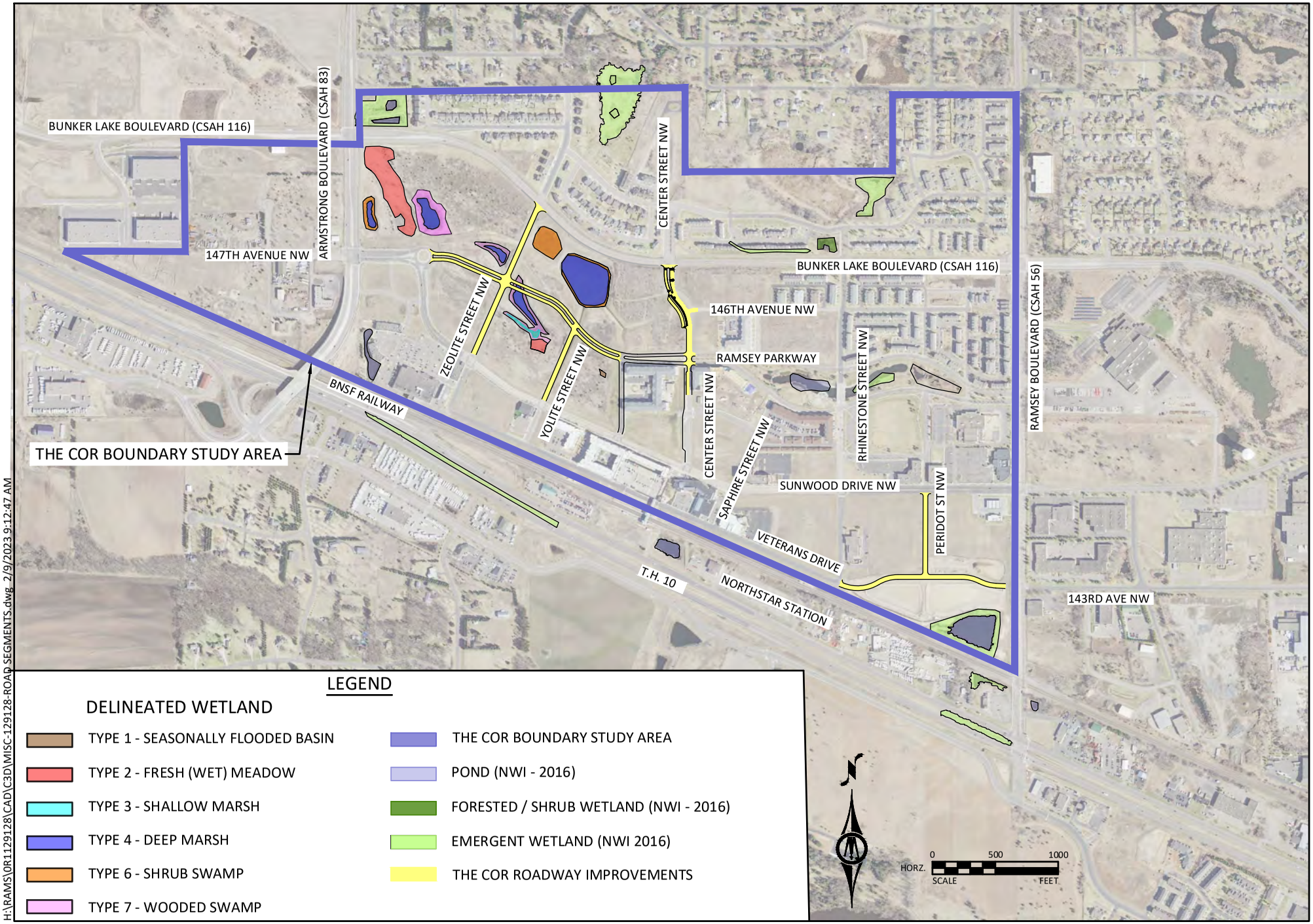
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 6 - WETLAND INVENTORY

FEBRUARY 2023



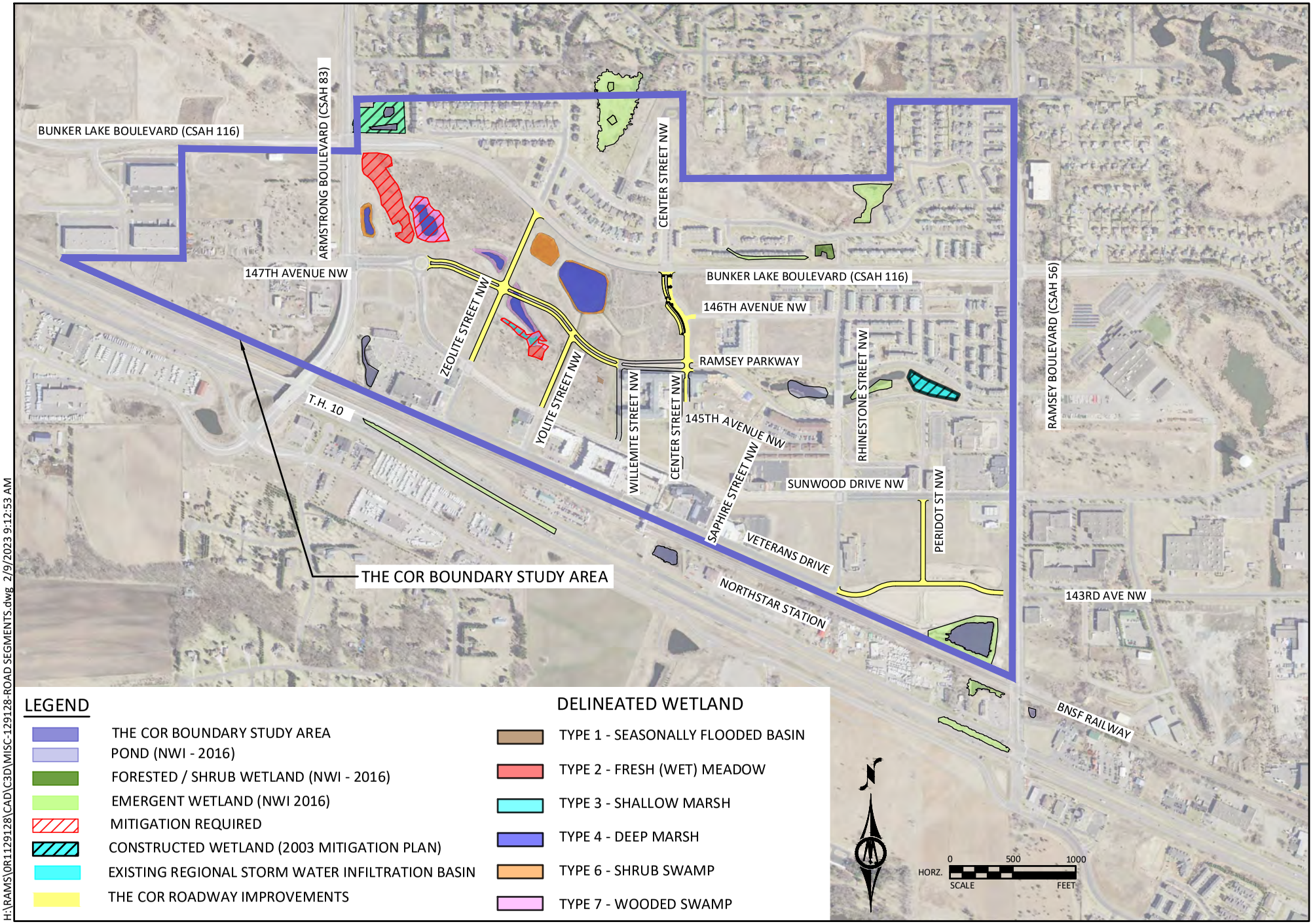
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 7 - WETLAND MITIGATION PLAN

FEBRUARY 2023



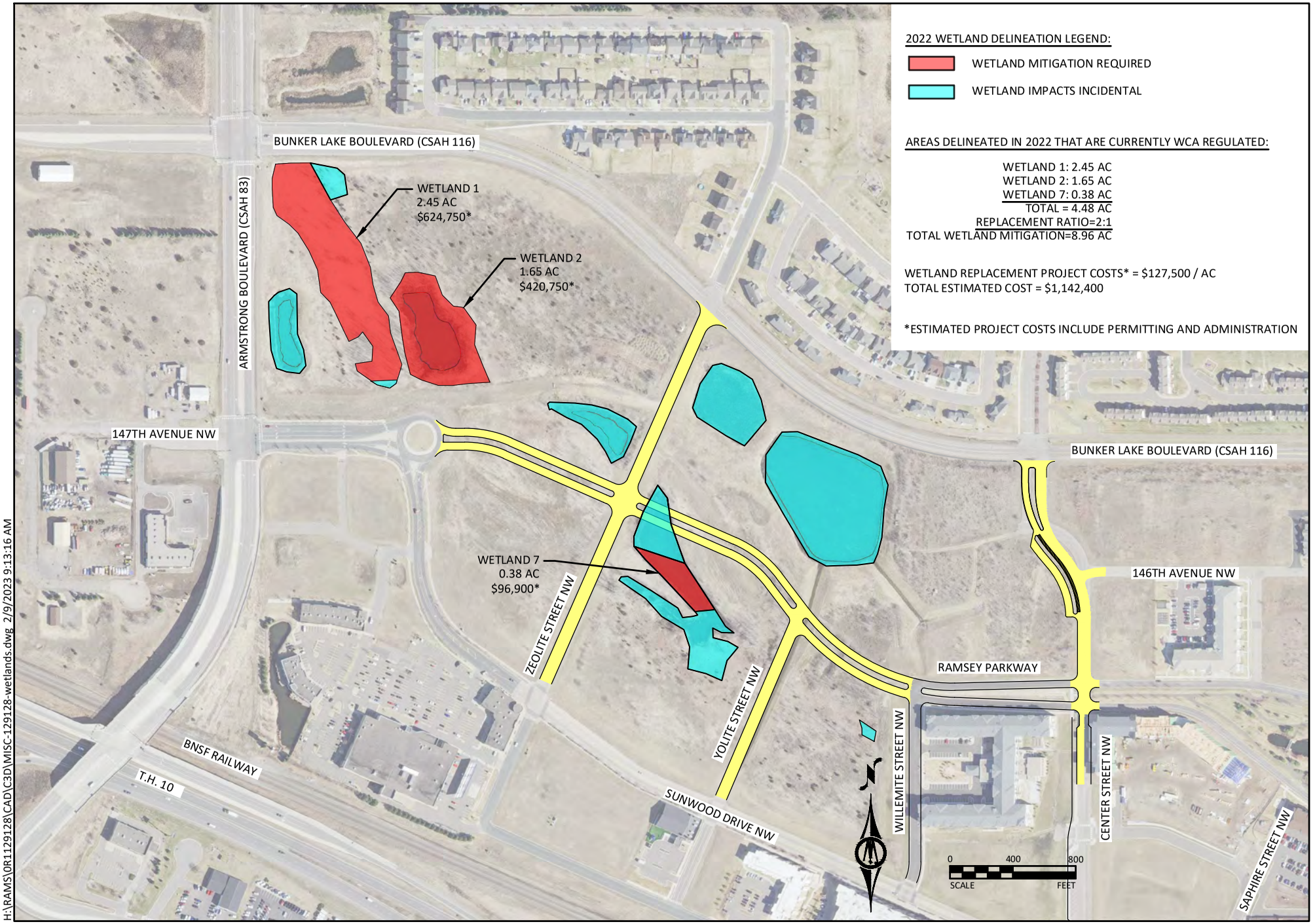
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 8 - WETLAND MITIGATION COST

FEBRUARY 2023



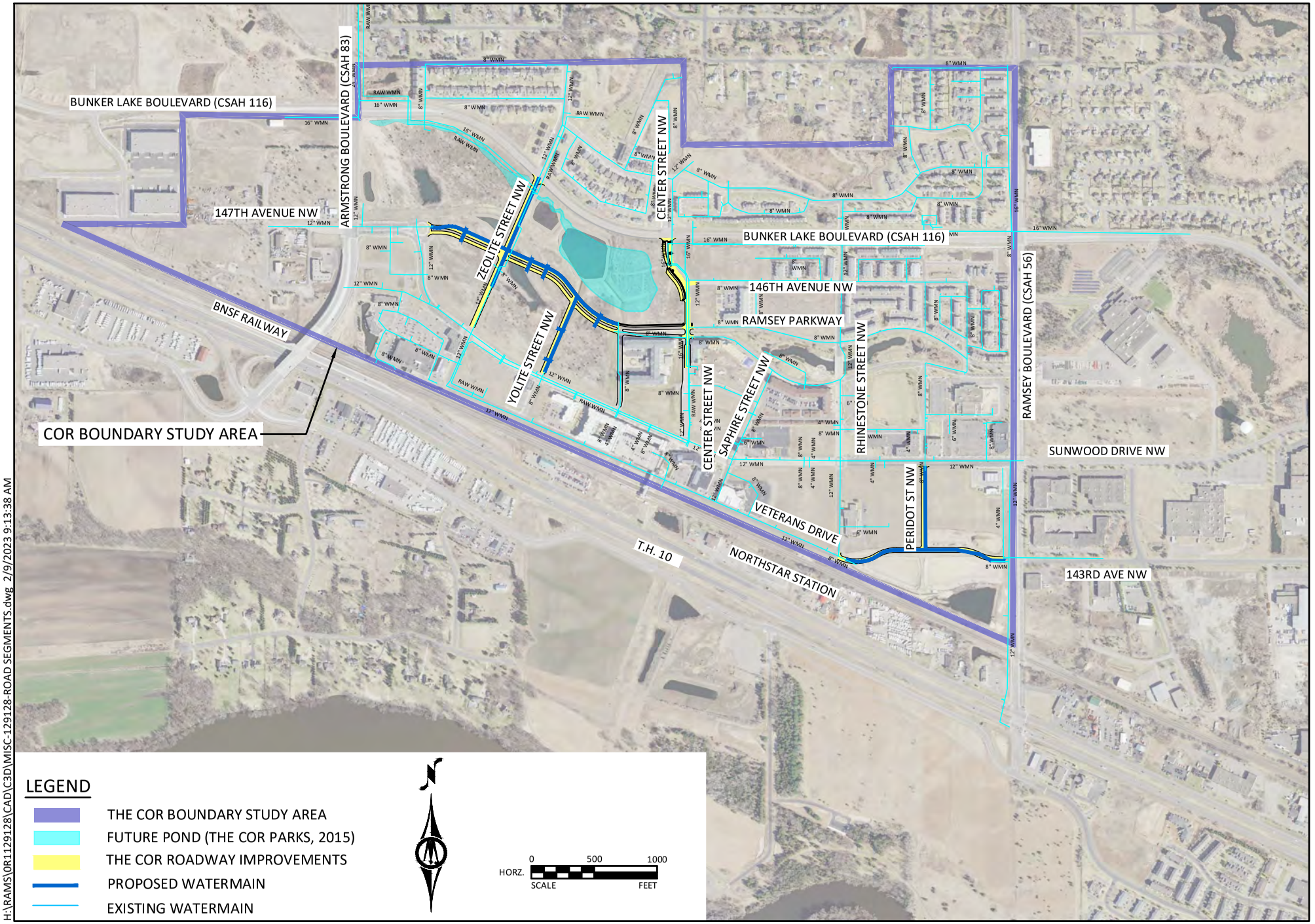
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 9 - WATERMAIN UTILITIES

FEBRUARY 2023



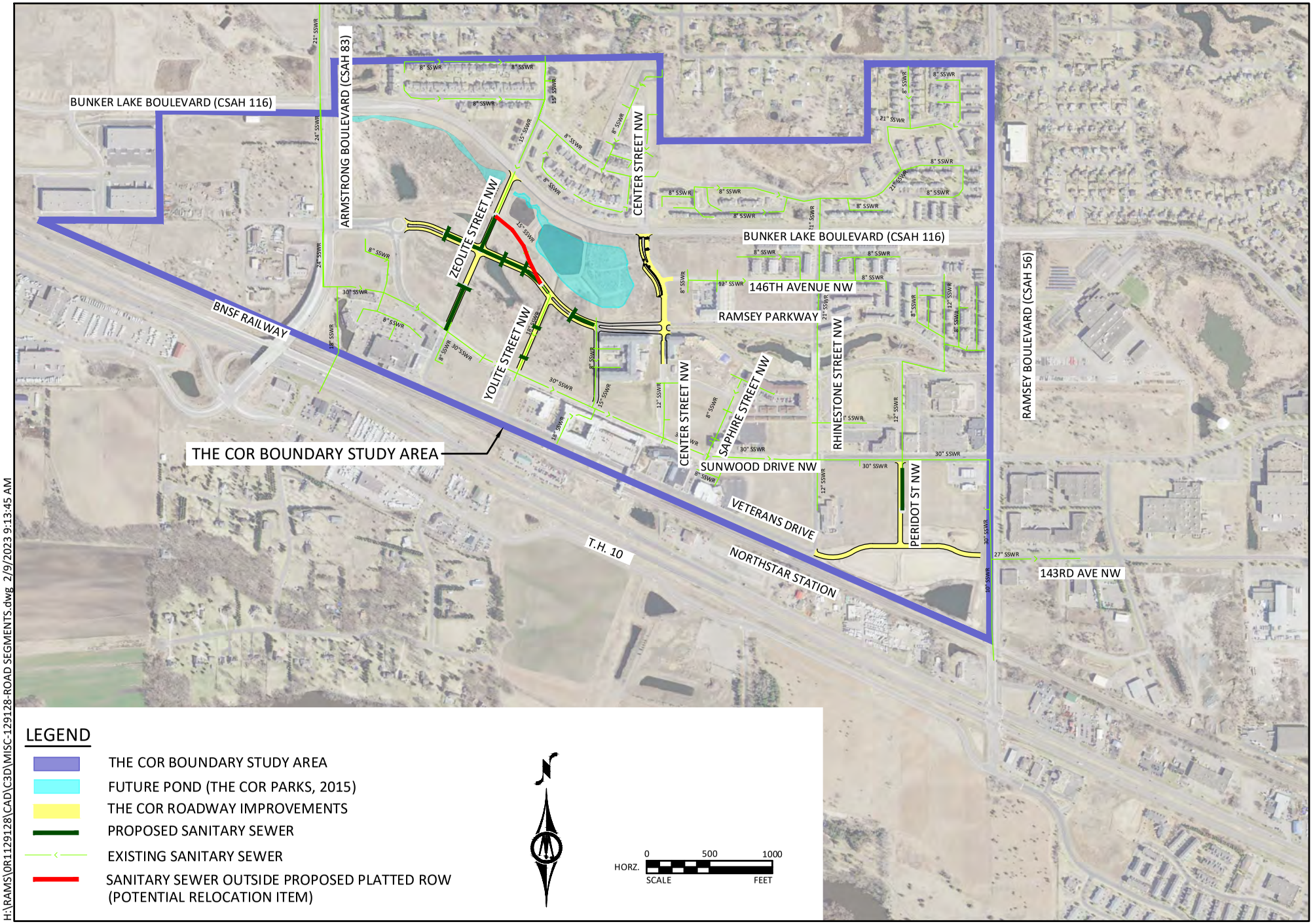
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 10 - SANITARY UTILITIES

FEBRUARY 2023



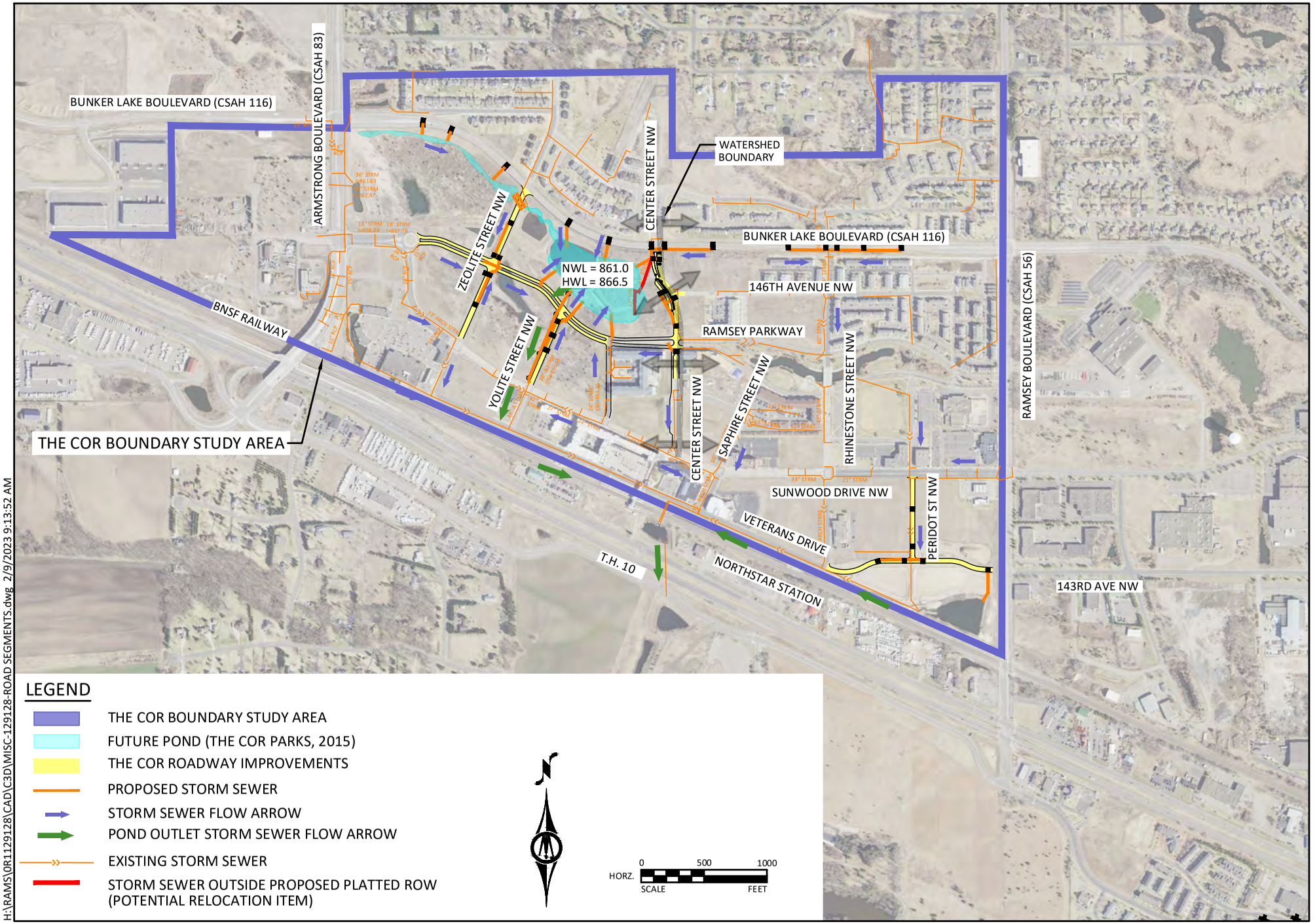
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 11 - STORM UTILITIES

FEBRUARY 2023



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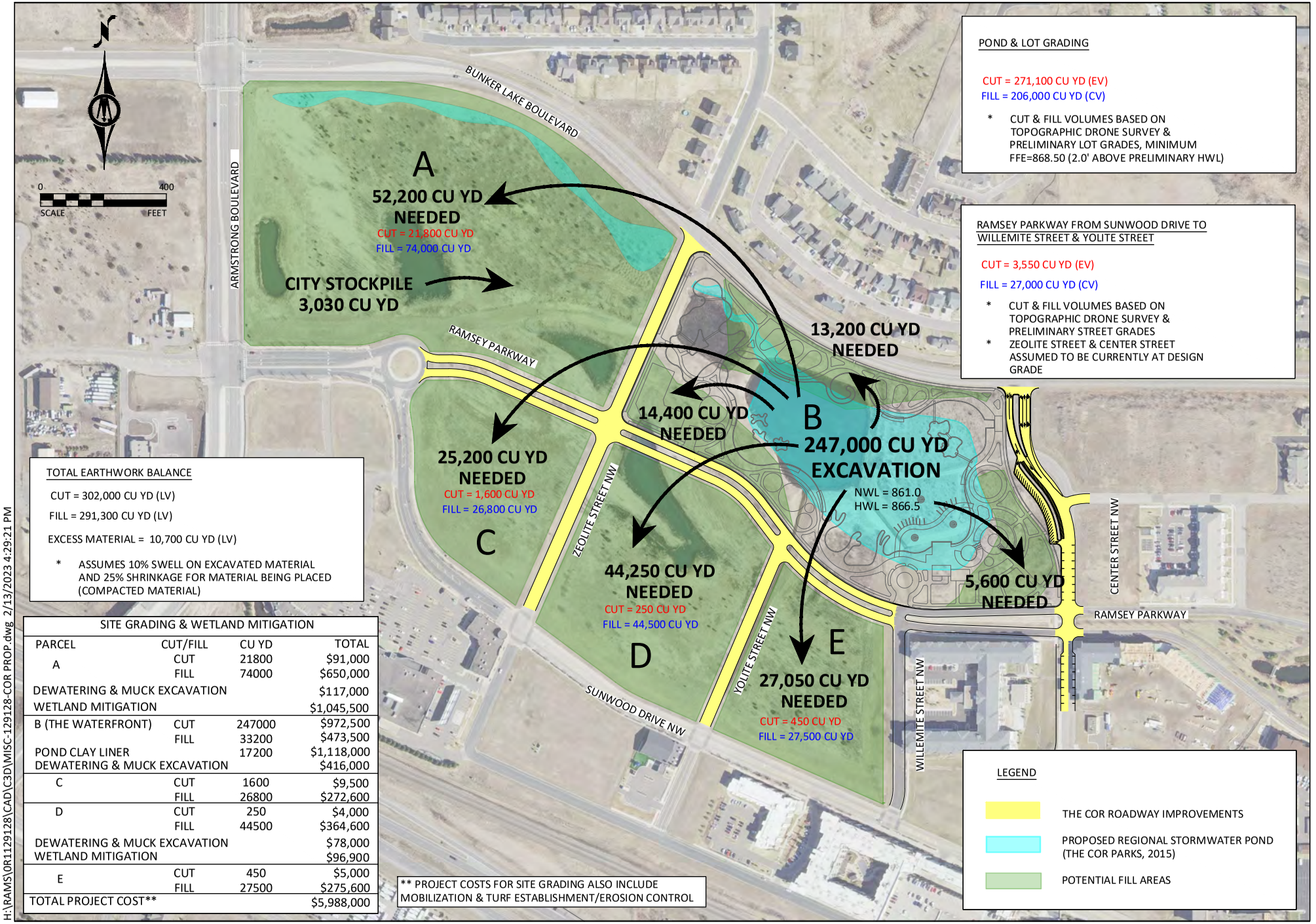
2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 13 - POND EXCAVATION

FEBRUARY 2023

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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

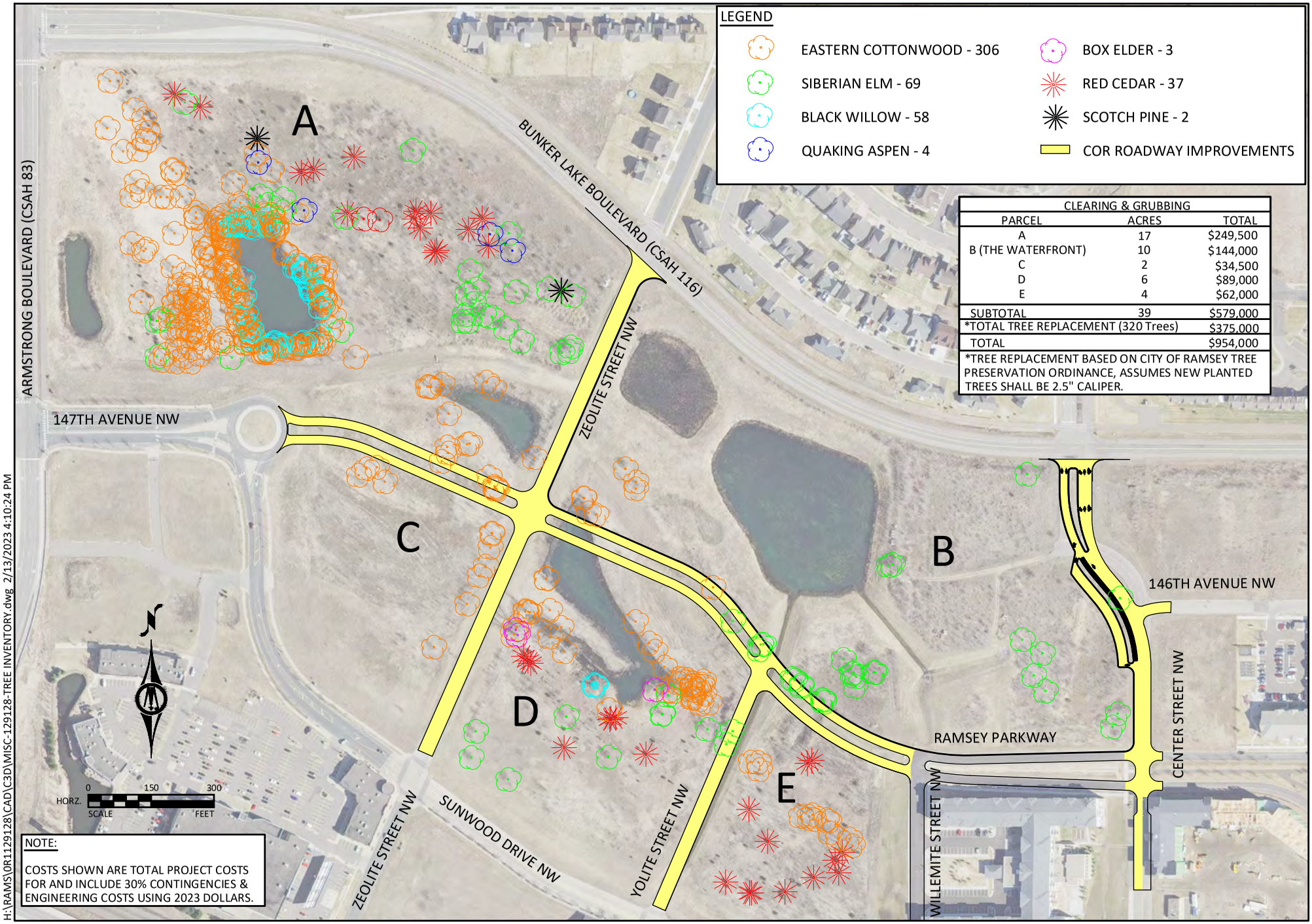
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 15 - TREE INVENTORY

FEBRUARY 2023



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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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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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.

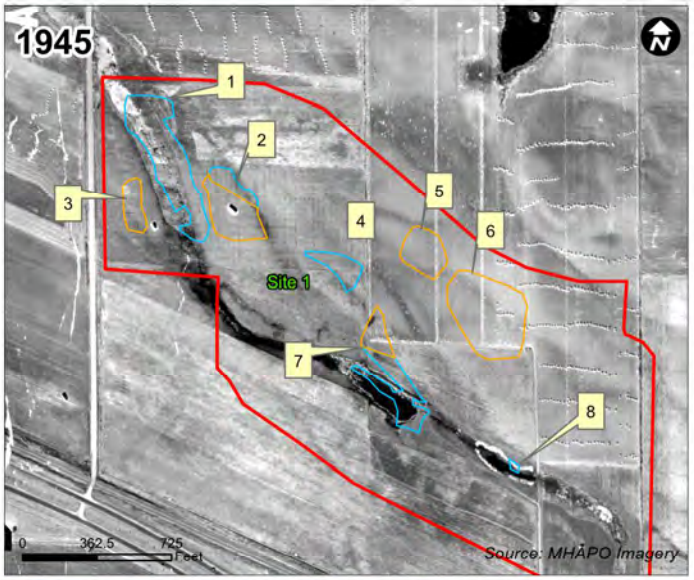
Wetlands 3, 5 and 6, and portions of Wetlands 2 and 7 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 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

BOLTON & MENK
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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.

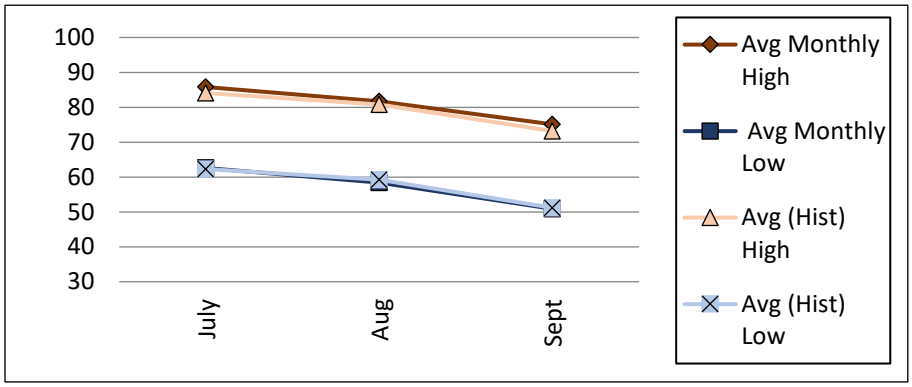
Exhibit F are the site maps showing the delineated aquatic resources.

Exhibit G includes the wetland delineation data sheets.

IV. CLIMATE DATA

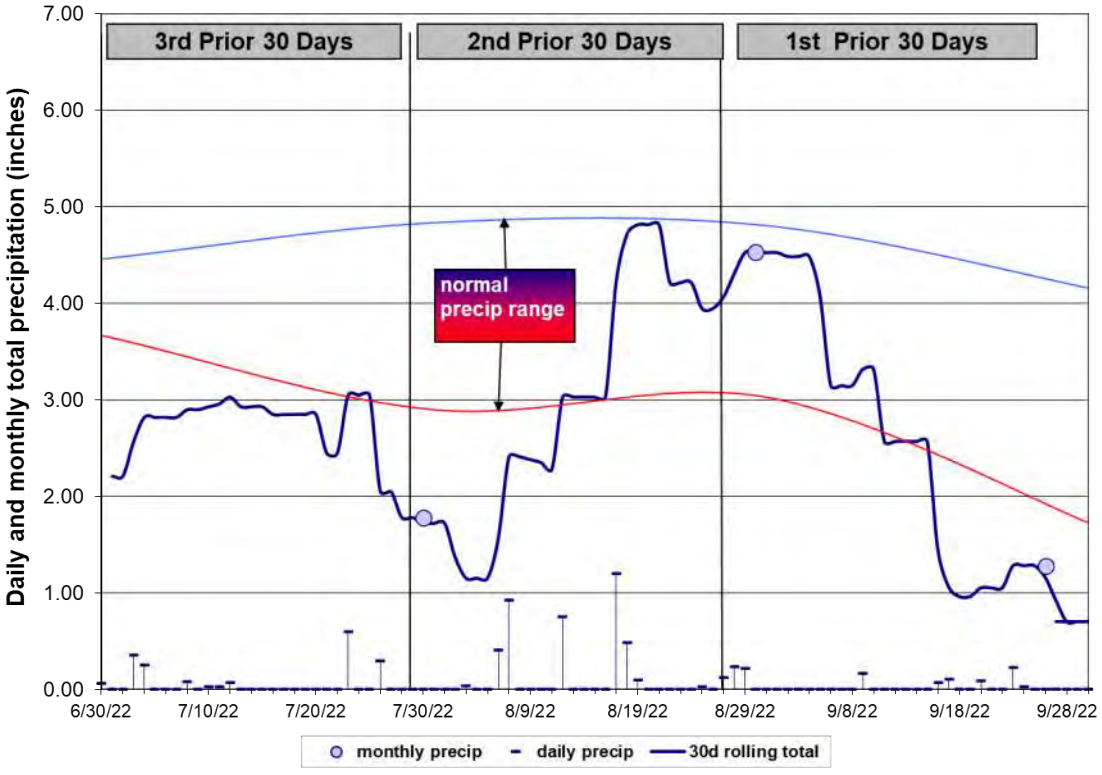
The monthly temperature table below shows the average high and low temperatures for the three months prior to the field delineation, along with the historical averages for these months. The monthly low and high temperatures have been within normal ranges for this time period.

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.

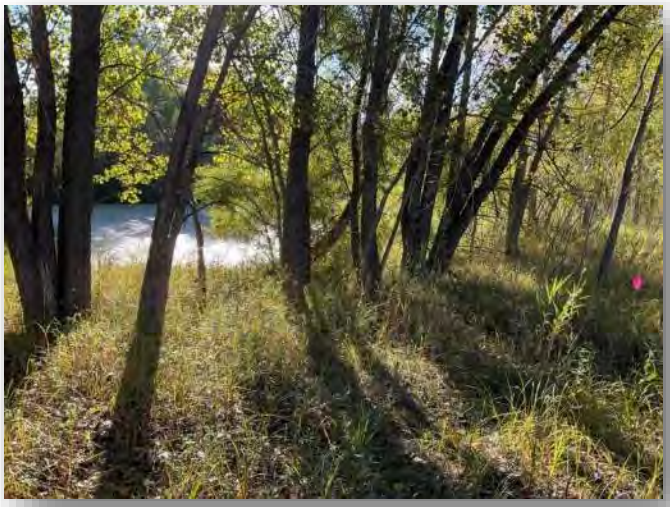
The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine forested

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

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.



W5

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

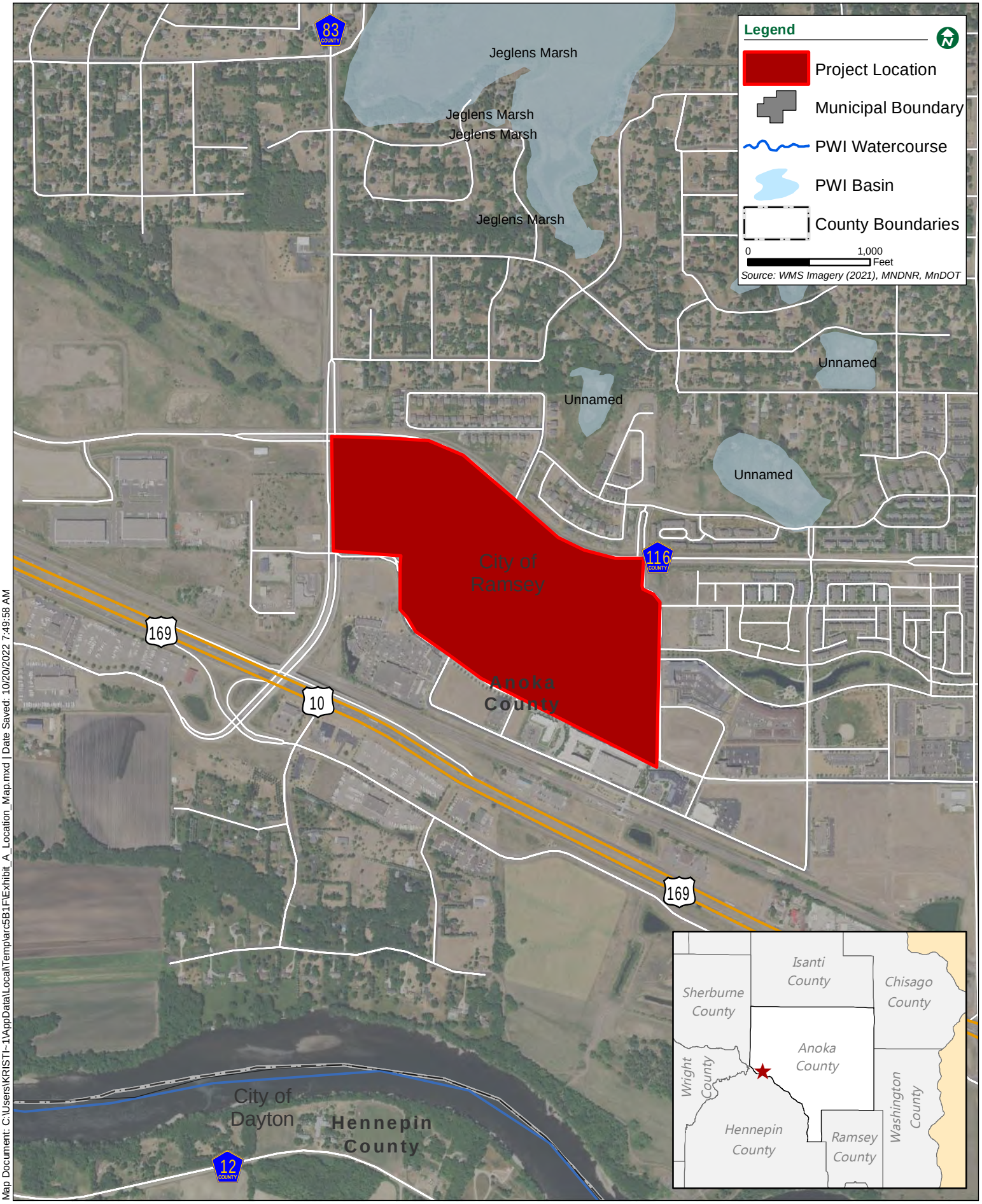
**size measured within study area.*
^wetland type within study area

Sincerely,
BOLTON & MENK, INC.



Kristina Bloomquist, PWS
Certified Wetland Delineator, No. 1340

APPENDIX



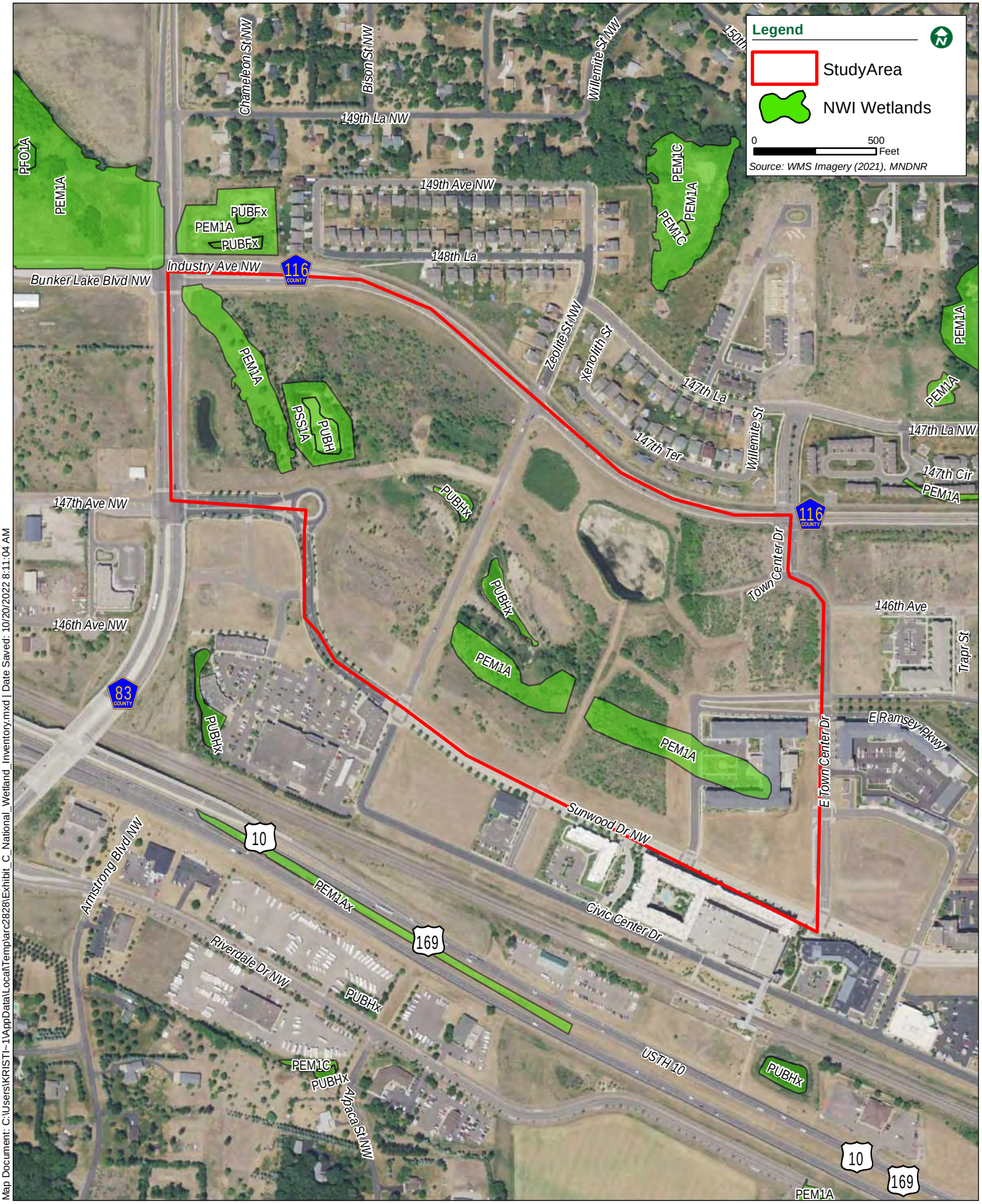
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Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc8596\Exhibit_B_2_Foot_LiDAR_Contours_.mxd | Date Saved: 10/20/2022 8:00:26 AM

Exhibit C: National Wetland Inventory

BOLTON & MENK
Real People. Real Solutions.



Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc2828\Exhibit_C_National_Wetland_Inventory.mxd | Date Saved: 10/20/2022 8:11:04 AM

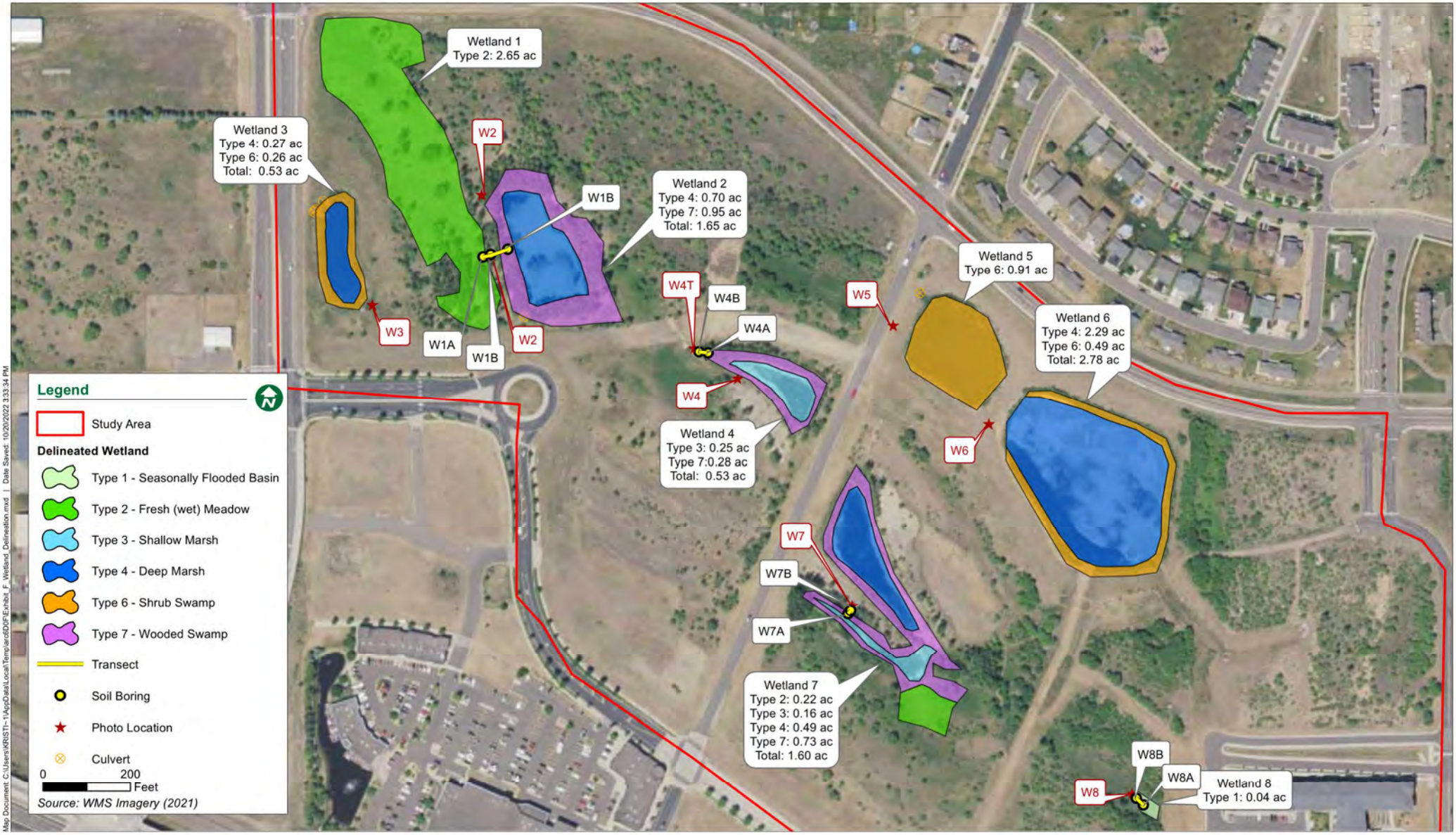


Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc978B\Exhibit_D_Public_Water_Inventory.mxd | Date Saved: 10/20/2022 8:29:27 AM



Symbol	Name	Slopes	Hydric Rating	Hydric Class
Dp	Duelm loamy sand	0-2%	No	7%
D67A	Hubbard loamy sand	0-2%	No	1%
Is	Isan sandy loam	0-1%	Yes	93%

Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc3BFB\Exhibit_E_County_Soil_Survey.mxd | Date Saved: 10/20/2022 8:50:56 AM



Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc600\Exhibit_F_Wetland_Delineation.mxd | Date Saved: 10/20/2022 3:33:34 PM

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

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:

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

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:

CAPSTONE
— HOMES —

June 7, 2023

Mr. Sean Sullivan
Economic Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Mr. Sullivan,

Please accept this letter as an initial offer for consideration to purchase +/-16.6 acres of Parcel #46 north of future Ramsey Blvd. Using the feedback we've received from the workshop in March, this sketch reserves approximately 3 acres for retail space, ponding along Armstrong and most of wetland #1. The residential area, +/- 16.6 acres, includes 130 townhome units. The reserved retail space, ponding and wetland (+/- 6 acres) mentioned above would be retained by the city of Ramsey. Please see the revised sketch attached for reference.

- Some unique amenities that this neighborhood will offer:
  - Newly designed townhomes with Parcel #46 in mind.
    - Anticipated average price $335,000.00.
    - Multiple plans will include three bed, three bath homes and two-car garage.
    - Offering 1500-1800 square feet
    - Townhomes along Bunker Lake Boulevard, Zeolite Street and Ramsey Boulevard will include enhanced rear and side architecture.
  - The trails and sidewalks through the neighborhood, including a connection to the Lake Itasca trail system, will allow for the walkability the city is desiring to achieve in the COR.
  - A half-acre HOA maintained recreational open space for neighborhood play will include an amenity to be determined; a gazebo, dog park or pickle ball court are all being considered by the developer at this time. We welcome feedback from city staff.
  - Proximity to future Waterfront Park and the heart of the COR
- Land Price: $6,100.00 per unit. Currently the sketch includes 130 units to accommodate the revised layout of Ramsey Boulevard. Total Price: $793,00.00.
- The price includes the following assumptions:
  - The site is currently short of material (dirt).
  - The city is planning to provide the necessary material from off-site to balance the site.
  - The developer will not be required to import any material to balance the site.
  - Tree removal and grubbing will be provided by the city at no cost to the developer.
  - Developer participation of $256,600.00 (20% of cost) toward Ramsey Boulevard.
  - The city will bear the sole cost of construction of Zeolite Street.
  - The developer will pursue a wetland permit to mitigate Wetland #2 as identified in the City Feasibility report. The developer will seek to get this wetland re-classified as incidental, in which case, purchase of wetland credits will not be required.
  - Developer to confirm construction costs.

CAPSTONE HOMES, INC.
14015 SUNFISH LAKE BLVD, SUITE 400 | RAMSEY, MN 55303
O: 763-427-3090 | F: 763-712-9060

- The developer will request reduced park dedication fees to correspond with the first-time buyer price point.

- Earnest Money: $25,000 or other amount mutually agreed upon by Buyer and Seller.
- Inspection Period: 180 days from signature of Purchase Agreement.
- Closing would take place following Final Plat approval.
- Rezoning approval to R-2 (attached townhome) or similar.
- Construction is anticipated to begin spring of 2024, with anticipated development approvals.
    - Two or three phases of construction depending on market conditions.
    - Sales pace is expected to be 2-3 homes per month.
- After careful consideration, the plan will not include additional sidewalks from the rear of the buildings. Some of these considerations include:
    - The Capstone townhome design is a market-driven (front loaded) townhome design, featuring optimal rear yard usable green space.
        - This Capstone design appeals to a larger portion of the townhome market; including families, professionals and first time home buyers.
        - Capstone's plan is frontloaded; the front entrance located on the interior/street side of the neighborhood.
        - Capstone homes does not offer an urban alley load townhome.
    - Our neighborhood design optimizes green space.
        - Our greenspace design reduces impervious surface and offers over 7 acres of greenspace.
        - The greenspace is continuous without sidewalk separation, allowing for optimal use of the rear yard areas.
    - Additional sidewalks would impact price point for buyers.
        - Urban sidewalk design would increase construction costs and directly impact the home price (Concrete, grading, and irrigation).
        - Urban sidewalk design would increase HOA assessments.
            - Increases in both mowing and snow removal contracts.
            - Increase in required reserves for replacement.

Parcel #46 has great development potential to enhance the comprehensive vision for the city of Ramsey. The architecture as presented, and neighborhood design fit the character of the COR and will complement well the vision the city has for the COR. The sketch plan introduced here can be the 'bookend' the city has been looking for to develop Parcel #46 within the Sunwood corridor. The attached townhome will bring increased density at eight units per acres and corresponding tax revenue desired by the city. The additional homeowners within the COR will promote walkability in the COR, entice more restaurants and retail to come into the COR.

As a Ramsey based company, Capstone Homes has enjoyed working closely with city staff and elected bodies over the years to bring highly sought-after quality homes in the Brookfield, Riverstone, Riverstone South and The Preserve at Northfork neighborhoods. We look forward to working with the city staff and elected bodies once again to bring Parcel #46 to life.

Best regards,

Heather Lorch

Heather Lorch
Land Manager
Encl:

Color Rendering
Site Data



Enhanced rear and side architecture along Bunker Lake Boulevard, Xeolite Street and Sunwood Drive





CAPSTONE HOMES

VILLAGE at the COR

130 Unit Townhome Development w/ Retail | Ramsey, MN | 6/07/23

0 60 120

CARLSON McCAIN



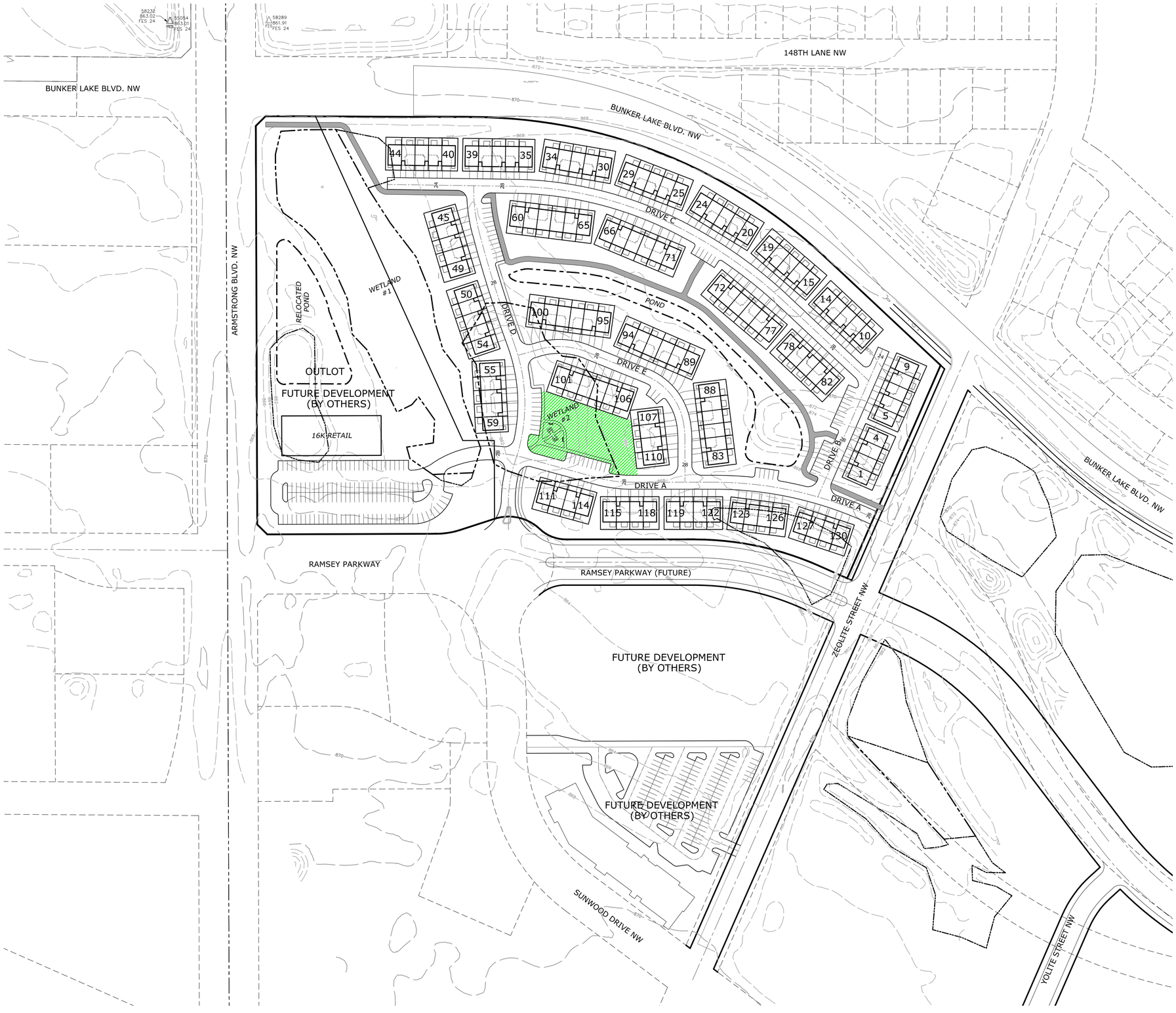
CAPSTONE HOMES

VILLAGE at the COR

130 Unit Townhome Development w/ Retail | Ramsey, MN | 6/07/23

0 100 200

CARLSON McCAIN



SITE DATA

TOTAL SITE AREA	±22.68 AC.
TOTAL RESIDENTIAL AREA	±16.66 AC.
TOTAL OUTLOT AREA	±6.02 AC.
TOTAL NUMBER OF ROW HOME UNITS	130

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT (HOUSE)	20 FT.
FRONT (GARAGE) TO CURB	25 FT.
SIDE (CORNER)	20 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
REAR SETBACK (BUILDING)	30 FT.

ROAD LINEAR LENGTH (PRIVATE DRIVES)	5,830 L.F.
OFF-STREET PARKING STALLS	65

NOTES

1) No field work has been completed at this time.
2) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
3) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
4) Wetlands furnished by City of Ramsey.

— — — — — Denotes Historical Wetlands
— · — · — · — Denotes Incidental Wetland Impacts
▨ Denotes Open Space – ±0.51 Acres

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

CONCEPT PLAN A

VILLAGE at the COR
Ramsey, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

REVISIONS
1. 05/10/2023 Revise layout.
2. 06/01/2023 Revise layout.
3.
4.
5.
6.

DRAWN BY:	C#
ISSUE DATE:	03/20/2023
FILE NO:	XXX

REVIEW COPY

1 of 2

Save Date: 06/06/2023 | Updated10381 - 10400\10398 - Ramsey cor\civil\Survey\Survey\10398_layout 4.dwg

CAPSTONE - Preliminary Terms of Purchase Agreement and Development Agreement 7.7.23 (FOR DISCUSSION PURPOSES ONLY)

Developer	Capstone Homes
Commercial Pad	Yes, 6.02 acres, 3 Acre site
Acres Purchased	16.6
TIF Base Value Estimate	1894644
Captured Value Estimate	35122856
Units removed from TIF Calcuation	7
TIF Generating Units	123
Years of Increment (Buildout done 2027 - Pay 2028)	13
Unit Density/Acre	7.83
Offer	793,000
$ / SF	1.10
Earnest Money	$25,000 Non refundable after Notice to Proceed is issued
Inspection Period	180 days from execution of PA
Closing	After Final Plat Approval (City typically requires 1 month after Inspection Period Ends / Paid Extensions)
Right of Re-Entry	Required, Cottages at COR Development (8 units per year, 40 total units required)
Project Phasing	2 to 3 phases (3 to 5 year buildout)
Contribution to W Ramsey Parkway	$256,600 or 20% of Actual Cost to construct
Site Preparation	City to remove trees, import, place and compact fill to work with Future Zeolite St Construction
Filling of Wetlands	City to fill incidental wetlands onsite identifed on Bolton and Menk wetland report.
Wetland Solution	Attempt to have Wetland 2 declared incidental, Developer to fill (City place Material onsite?)
Zoning	Currently Zoned COR 2B, Rezoning request for R-2 as part of offer
Unit Type	Attached Townhomes, Owner Occupied (NOT RENTAL)
Unit Square Footage	1500-1800 SF
Bedrooms Per Unit	3 bedroom and 3 bathrooms
Units along Bunker Lake Blvd, Zeolite, W Ramsey Pkwy	Enhanced Architecture
Unit Compliant with COR Framework	No, Sidewalks not included Streetside of building
Amenities	HOA maintained Open Space Area (park benches and Picnic Tables), trail
Trail Location	Internal to site, nothing shown along Bunker Lake Blvd
Number of Units	130
Sales Price (Ave)	335000
Tax Assessed Value / Unit (Ave) 85% of Sales Price	284750
Tax Assessed Valuation (Total Buildout)	37017500
Tax / Unit (Pay 2023 Rates)	2846
Total Tax Buildout Complete (Annual)	369980
Local Tax/Unit (Pay 2023 Rates)	2242
Total Local Tax - Buildout Complete (Annual)	291460
Annual TIF (Estimated upon full buildout (Pay 2027-2040)	276542
Total TIF Estimate (13 years of Increment)	3595051
City Tax / Unit (Pay 2023 Rates)	897
Total City Tax - Buildout Complete (Annual)	116584
Park Dedication (2023 rates)	585000
Trail Development (2023 Rates)	195000
Water Trunk (2023 Rates)	261170
Sewer Trunk (2023 Rates)	175370
Stormwater Mgmt (2023 Rates)	69420
Development Fee Total (less below)	1285960
Cost for Storm Water Pond in lieu of building	TBD
Street signs (Based on Development)	TBD
Sureties and Inspection Fees (based on project costs)	TBD
SAC (time of permit) 2023 rates Sub. To change	323050
WAC (time of permit) 2023 rates Sub. to change	192530

Items that need to be resolved

Stormwater along Bunker Lk Blvd (Engineering)	Will need to Coordinate timeing with Construction of Zeolite St
Removal of County Stormwater pond (Engineering)	Bolton and Menk Design
Unit Compliance with COR Framework	Requested rezone to R-2 which would bring product type into compliance
Filling of portion of Wetland 1 (Commercial Area)	WMO Approval Needed, City Responsibility
Filling of Wetland 2 (incidential vs mitigated)	Developer responsibility (City to place needed fill onsite)
Park Dedication	Request Reduction based on First Time Homebuyer price point Willing to Pay $224,100 (deduct $360,900)
Zoning	Currently Zoned COR 2B, R-2 Zoning request

CAPSTONE - Preliminary Terms of Purchase Agreement and Development Agreement 7.10.23 (FOR DISCUSSION PURPOSES ONLY)

Developer	Capstone Homes
Commercial Pad	Yes, 6.32 acres, 3 Acre site
Acres Purchased	16.3
TIF Base Value Estimate	1894644
Captured Value Estimate	30851606
Units removed from TIF Calcuation	7
TIF Generating Units	108
Years of Increment (Buildout done 2027 - Pay 2028)	13
Net Area (Acres)	14.7
Unit Density/Acre	7.82
Offer	701,500
$ / SF	0.99
Earnest Money	$25,000 Non refundable after Notice to Proceed is issued
Inspection Period	180 days from execution of PA
Closing	After Final Plat Approval (City typically requires 1 month after Inspection Period Ends / Paid Extensions)
Right of Re-Entry	Required, Cottages at COR Development (8 units per year, 40 total units required)
Project Phasing	2 to 3 phases (3 to 5 year buildout)
Contribution to W Ramsey Parkway	$256,600 or 20% of Actual Cost to construct
Site Preparation	City to remove trees, import, place and compact fill to work with Future Zeolite St Construction
Filling of Wetlands	City to fill incidental wetlands onsite identifed on Bolton and Menk wetland report.
Wetland Solution	Wetland 1 and 2 are not proposed to be filled by developer.
Zoning	Currently Zoned COR 2B, Rezoning request for R-2 as part of offer
Unit Type	Attached Townhomes, Owner Occupied (NOT RENTAL)
Unit Square Footage	1500-1800 SF
Bedrooms Per Unit	3 bedroom and 3 bathrooms
Units along Bunker Lake Blvd, Zeolite, W Ramsey Pkwy	Enhanced Architecture
Unit Compliant with COR Framework	No, Sidewalks not included Streetside of building
Amenities	HOA maintained Open Space Area (park benches and Picnic Tables), trail
Trail Location	Internal to site, nothing shown along Bunker Lake Blvd
Number of Units	115
Sales Price (Ave)	335000
Tax Assessed Value / Unit (Ave) 85% of Sales Price	284750
Tax Assessed Valuation (Total Buildout)	32746250
Tax / Unit (Pay 2023 Rates)	2846
Total Tax Buildout Complete (Annual)	327290
Local Tax/Unit (Pay 2023 Rates)	2242
Total Local Tax - Buildout Complete (Annual)	257830
Annual TIF (Estimated upon full buildout (Pay 2027-2040)	242912
Total TIF Estimate (13 years of Increment)	3157861
City Tax / Unit (Pay 2023 Rates)	897
Total City Tax - Buildout Complete (Annual)	103132
Park Dedication (2023 rates)	517500
Trail Development (2023 Rates)	172500
Water Trunk (2023 Rates)	231035
Sewer Trunk (2023 Rates)	155135
Stormwater Mgmt (2023 Rates)	61410
Development Fee Total (less below)	1137580
Cost for Storm Water Pond in lieu of building	TBD
Street signs (Based on Development)	TBD
Sureties and Inspection Fees (based on project costs)	TBD
SAC (time of permit) 2023 rates Sub. To change	285775
WAC (time of permit) 2023 rates Sub. to change	170315

Items that need to be resolved

Stormwater along Bunker Lk Blvd (Engineering)	Will need to Coordinate timeing with Construction of Zeolite St
Removal of County Stormwater pond (Engineering)	Bolton and Menk Design
Unit Compliance with COR Framework	Requested rezone to R-2 which would bring product type into compliance
Filling of portion of Wetland 1 (Commercial Area)	WMO Approval Needed, City Responsibility
Park Dedication	Request Reduction based on First Time Homebuyer price point Willing to Pay $198,243 (deduct $319,257)
Zoning	Currently Zoned COR 2B, R-2 Zoning request

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

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

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

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1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated June 8, 2023

Motion by Member Riley, seconded by Member Johnson, to approve the June 8, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Support of Financial Assistance for Presbyterian Homes Project; Haviland Fields

Economic Development Manager Sullivan presented the staff report.

John Fletcher, Senior Vice President of Presbyterian Homes and Services, thanked staff for their cooperation in this process and to Ehlers for their analysis. He stated that this project is a collaboration with Lord of Life Church and the development is named after the Haviland family. He commented that this development could bring intergenerational housing options to the community. He provided an image of the property with the newly proposed housing products that would include slab on grade park twin homes, a senior building, and two 20% affordable / 80% market rate apartment buildings. He provided details on Presbyterian Homes and Services, the development goals for the site and a summary of the proposed project. He provided some design samples. He reviewed some of the project considerations including project financials, property tax impact, positive City financial impact, significant public benefit, the "but for" test, and the financial request before the EDA. He also reviewed the financial impact with and without TIF, noting that the property is currently tax exempt and would continue to be so if this were not approved. He reviewed the breakdown of estimated City fees that would be paid through this development. He provided details on mixed income housing, noting that as proposed about 20 percent of the units would be priced as attainable for households earning 50 percent AMI. He noted that including the price restricted units, the projected average rents are $926, or 57 percent higher, than the average median rent in Ramsey. He provided a summary of what the City would gain through this development and why financial support is needed.

Member Johnson recognized that public transportation is not readily available in this area and asked if that has been considered.

Mr. Fletcher replied that while access to public transportation is an asset, price sensitive housing is needed everywhere. He stated that regardless of whether there is access to public transit, the units are fully occupied almost immediately. He stated that for the senior units, Presbyterian Homes has a network of buses that they use to circulate between the campuses.

Member Stewart asked for information on the past developments that included affordable housing.

Mr. Fletcher replied that those developments look identical to the market rate community, noting that they build a market rate building and designate a portion of the units to have rents below that market rate. He stated that the product and units look no different, and just have a lower income requirement. He stated that this allows their residents to age in place as people transition in income after they retire.

Member Stewart asked if the income restrictions increase over time.

Mr. Fletcher replied that restriction remains in place as long as the TIF district is in place.

Member MacLennan referenced the different age restrictions mentioned, 55 plus and 62 plus and asked for clarification.

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Mr. Fletcher replied that would depend upon the ultimate designation they use through HUD. He noted that whether they choose 55 or 62 plus, the average age is over 70.

Member MacLennan asked for clarification on the mixed age buildings mentioned.

Mr. Fletcher clarified that the housing development itself would be a mixture of ages, split between the different housing products on the site. He noted that the u-shaped building would be seniors 62 plus, the park homes would be for those 55 plus, and the y-shaped buildings would be market rate apartments that would not be restricted in age.

Chairperson Wiyninger asked the occupancy rate of the company across their different development projects that they manage.

Mr. Fletcher replied that it would depend on the product type. He stated that across all their product types, the occupancy rate is about 92.5, while the senior housing is between 96 to 98 percent. He stated that as a nonprofit provider, they attempt to target the middle-income range. He stated that they work hard to control their expenditures in order to control rates.

Member MacLennan asked if a survey of the neighborhood has been done to gauge their opinion.

Mr. Fletcher replied that they have held two or three neighborhood meetings to date and the feedback has been positive. He commented that a few neighbors to the south had concerns with high density homes adjacent to their home and also did not want a park near their home. He commented that concern has been addressed by placing the park homes in that area. He commented that they have placed the high-density housing as far away as possible from the single-family homes.

Chairperson Wiyninger commented that this would bring 460 new residential units and asked the estimated number of residents that would be added through this development.

Mr. Fletcher replied that senior housing has an average occupancy rate of about 1.2 people per unit while all age housing is closer to two or 2.5 people per unit. He estimated 600 to 700 people would live in the development.

Jason Aarsvold, Ehlers, described the role of Ehlers in this process. He commented that the property is currently exempt and explained how the base value and increment were calculated. He stated that they completed an analysis to determine the assistance that would be needed in order for this project to be viable and ensure that the assistance requested would not exceed the market rate return on investment. He stated that the level of return is significantly less than what a market rate developer would want to see and therefore the project does need assistance and meets the but for test. He reviewed the proposed phased TIF assistance recommended over 20 years rather than the 25 that was originally proposed. He stated that assistance would be provided through a "Pay as you go note" from the City and provided details on that method of TIF financial assistance. He noted that the developer has also agreed to a look back projection and provided details on that clause and how it would provide the City with additional protection.

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Economic Development Manager Sullivan asked for details on the term sheet.

Mr. Aarsvold provided details on the preliminary term sheet which is a nonbinding document under which the City would consider entering into a TIF agreement with the developer. He stated that if support is indicated for the term sheet, it would provide support for the developer to continue going forward on the project and this would then come back at a later date for approval of a more formal TIF agreement. He stated that action today does not approve the project but provides support or lack of support for the proposed project and provided an overview of what is included in the term sheet.

Member Riley acknowledged the work that has gone into the process thus far. He asked what is driving the need for assistance.

Mr. Aarsvold replied that every apartment project is a little different and the cost to build the projects is then different. He stated that this is fairly representative of a class A apartment project. He stated that while the rents are projected above the Ramsey market, that is still not enough to offset the debt service costs of the loan and the construction costs. He commented that some of the units would be rent restricted which generates less income for the project. He stated that those are the primary drivers for financial assistance. He noted that the financial lookback would ensure that the assistance remains in line with actual project costs rather than the estimates to ensure the developer is not unduly enriched with public tax dollars.

Member Riley asked if the units were not income restricted whether there would still be a need for financial assistance.

Mr. Aarsvold replied that it could be possible that could be enough to offset the gap, but the developer did not feel that would be enough on its own to fill that gap. He commented that the only opportunity they have to use TIF as a tool is through a housing district and a housing district is only available to use as a tool if 20 percent of the units are designated at 50 percent AMI.

Member Stewart asked if the preliminary term sheet proposes $9,200,000 in support.

Mr. Aarsvold confirmed that to be true between the two phases of assistance.

Member Howell asked if there is anything preventing an increase or decrease on the number of affordable units for the project

Mr. Aarsvold replied that there could not be a viable TIF district if the percentage of affordable units went below 20 percent.

Mr. Fletcher commented that there is a floor for the minimum number of affordable units but there is not necessarily a ceiling.

Economic Development Manager Sullivan commented that all parties have been working together to present this in a clear manner. He stated that the options this morning would be to support or

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not support the project and proposed term sheet. He referenced the comments by Member Howell and noted that if desired, there could be a cap on the number of affordable units. He stated that from a tax perspective there would be benefit in placing this property onto the tax roll and would assist the City in coming into compliance with density as regulated by the Metropolitan Council. He stated that the majority of manufacturers speak of the challenge with workforce, and this could bring new workers to the area. He believed that the location is a good fit, with the density further away from the single-family homes in the area. He commented that staff believes that this is a quality project and developer and acknowledges that this is a large financial ask, noting that this is pay-go financing so the City would not be providing any financing up front. He commented that he has seen projects from this developer in other communities and they are great projects.

Member Stewart commented that she would like to see a cap on the percentage of affordable units at 20 percent. She commented that she also likes the lookback provision and 20-year length for the term of financial assistance.

Member Johnson asked if a cap could be placed on flexibility given market conditions in the future for the affordable units.

Economic Development Manager Sullivan replied that would be contrary to what the other members appear to be asking for.

Member MacLennan stated that he also likes the cap of 20 percent for the affordable units. He stated that he does have some concern with a length of 20 years but also acknowledged that the property is currently not generating property taxes. He asked for details on the lookback clause and its term.

Mr. Aarsvold provided details on the typical lookback period, which typically occurs when the project is 95 percent occupied, and explained the process.

Economic Development Manager Sullivan asked if the cost to complete the lookback is paid for by the developer.

Mr. Aarsvold confirmed that language can be included in the ultimate agreement.

Member Riley commented that the EDA has done a great job focusing on the dollars and the term sheet. He acknowledged that the term sheet is just the first step in this process and other groups within the City would focus on other project details such as traffic and zoning.

Economic Development Manager Sullivan confirmed that the EDA is a recommending body, and its recommendation would move forward to the City Council. He stated that if support is also provided by the Council, that would give the developer some confidence in moving forward in the site plan and planning process.

Member Howell asked for details on the competition this would create with a nonprofit receiving financial assistance from the City compared to developers that are providing market rate apartments without assistance from the City.

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Economic Development Manager Sullivan replied that each project has its own merits. He noted that the City is working with another developer that proposes to create a product that would exceed these rental rates, which would fund that project. He stated that this applicant has a mission as a nonprofit to provide some affordable housing as part of their projects and is one of the reasons the subsidy is needed. He stated that the assistance would help to pay for the affordable units rather than the market rate units and therefore did not see an issue with competition.

Member MacLennan commented that this project would bring in workers and capital dollars to the community and that should be the focus for the EDA.

Member Johnson commented that putting a cap on the affordable units would not be something that she would want. She commented that the market can change and would want to see the developer have flexibility to provide affordable more units if that is something they desired.

Chairperson Wiyninger commented that having rates available below market rate does not make financial sense beyond what is required, therefore he would be fine not having a cap.

Member Stewart commented that she believes the 20 percent cap would be wise with that many single-family homes near this project in order to keep the integrity of the project. She commented that in 20 or 30 years, she would not want to see 90 percent of the units deemed affordable as that could impact the adjacent home values.

Member Riley asked if the years and dollar move together on the term sheet, using the example of ten years versus 20 and asked if that would then reduce the financing by half as well.

Mr. Aarsvold confirmed that to be true. He commented that the dollars and term are based on what the increment is projected to be during that time. He commented that ten years would equate to a little over half of the total projected in the term sheet.

Motion by Member Stewart, seconded by Member MacLennan, to recommend to City Council to support the project with the term sheet and assistance levels as proposed with the addition of a cap of 20 percent on the number of affordable units.

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

4.02: Consider Offers to Purchase and Develop a Portion of Outlot A, COR TWO

Economic Development Manager Sullivan presented the staff report.

Heather Lorch, Capstone Homes, commented that they have been following this parcel for almost one year and are grateful to present a proposed project this morning. She provided details on Capstone Homes and its mission. She reviewed the neighborhoods that Capstone has developed in Ramsey and other metro communities. She also provided details on Capstone's commitment to Homes for Hope, noting a dedication that will occur in Riverstone South later this morning. She

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presented the concept for this property with 130 attached townhomes, noting that they feel that the attached product would be ideal for this site and within the COR. She also reviewed the proposed amenities within the development and proposed townhome design. She stated that the proposed price point would be $300,000 to $335,000 for three-bathroom, three-bedroom units. She commented that they would be happy to introduce this new product line in Ramsey, just as they did with their liberty home model. She commented that the neighborhood would be professionally managed by a townhome association. She provided details on the proposed schedule, noting that they would ideally break ground in March or April of next year and build in multiple phases.

Steve Bona, Capstone Homes, commented they are happy to be looking at another project in Ramsey. He commented that it is hard to find a location for attached townhomes in the metro area because of the need for close by conveniences. He stated that the COR would provide the accessibility and walkability that is needed for attached townhomes. He stated that they are focusing on price point as well, noting that they cannot hit this price point in Riverstone. He stated that the market is thirsty for this price point and believes there is a huge demand for this. He commented that they feel that the backyards and greenspace are important for buyers, as the target market is young professionals and young families. He stated that they want to have their landscaped entrance and greenspace for people to see when they drive into the development as that will increase marketability. He invited the members of the EDA to attend the Homes for Hope event at Riverstone South later this morning as well.

Economic Development Manager Sullivan commented that there are some differences between the proposals. He stated that the backyard units do not have a sidewalk which is not compliant with COR standards and therefore Capstone would request an R-2 zoning. He stated that in order to hit the affordability price point, Capstone is asking for a reduction in park dedication fees. He commented that Capstone would have an attached product while Centra will be presenting a detached product.

Mr. Bona commented that Capstone feels that the reduction in park dedication is necessary, noting that the Ramsey park dedication fees have significantly increased over the past few years. He stated that Ramsey has higher fees than the other communities that Capstone builds within. He noted that the price for park dedication would equate to $6,000 per unit and while they can afford that within Riverstone, they could not provide the proposed price point for the townhomes with that level of park dedication.

David Pattberg, Centra Homes, stated he appreciated the work of staff throughout this process. He provided background information on Centra Homes, a local builder focused on the north metro. He displayed the proposed product for the Centra concept that would that would be a similar product to what they have already built in the COR. He stated that this would provide sidewalks and trails to continue the connectivity of the COR. He commented that the trails and connections within the COR are heavily used. He stated that for this product they have seen singles, young families, and empty nesters. He stated that the 16-acre concept would reserve the remainder of the site for commercial use and if that were not to come forward, they could continue the residential development onto that remainder. He provided some of the example floorplans and elevations. He commented that their existing neighborhood is fully built out within the COR and fully occupied. He stated that staff has done a great job providing a comparison of the projects within

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the staff report. He stated that their intention was to provide a concept that meets the COR guidelines, pays the full fees, and associated offer price.

Chairperson Wiyninger offered an opportunity to ask questions to either of the developers related to the structure and vision with financial questions reserved for closed session.

Economic Development Manager Sullivan commented that Centra includes an option to develop the three acres residentially. He noted that Capstone has also provided a concept for that as well, but each developer understood the desire for the City to retain that portion for commercial development. He noted that the Capstone proposal would assume permission to fill the wetland which would allow for additional units. He stated that staff did request a concept that also shows the wetland remaining, should that permission not be gained noting the difference in unit count from 115 units to 130 units.

Member Riley referenced the existing Centra development which is fully built in the COR and asked if this would essentially look the same.

Mr. Pattberg confirmed that the exterior would be the same but there may be some tweaks to the interior floorplans. He noted that existing neighborhood has 40 units.

Member Lindahl asked how the sell off was for that development and also asked for the feedback they received from the market.

Mr. Pattberg replied that when they started the sale for those units it was a little slow. He stated that they got the sense that the homes directly along Bunker and Ramsey boulevards were slightly less desirable, which is where they started building. He noted that once they got the first five or six sales, the remainder of sales picked up. He recognized that it was a different product, rear loaded and 20 feet wide, which is not a common suburban product. He stated that the product has been successful in the COR.

Chairperson Wiyninger referenced the comments from Capstone focusing on walkability and noted the lack of sidewalks. He asked if Capstone would be willing to reconsider sidewalks.

Mr. Bona replied that they are open to sidewalks. He stated that they have the trail running through the community and have noted that perhaps that would be better served running along Bunker and then connecting. He stated that they are very open to sidewalk discussion.

Ms. Lorch commented that they feel that this design without sidewalks appeals to a larger number of buyers. She commented that they do not offer rear loaded homes and do not feel there is a strong market for that. She commented that sidewalks also reduce the impervious surface and feel that additional greenspace is more attractive in the market. She commented that they would be willing to revisit that consideration, but additional sidewalks would also increase HOA fees because of increased maintenance.

Mr. Bona clarified that he was speaking about sidewalks along the street.

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Ms. Lorch commented that her comments were related to sidewalks behind the homes. She noted that her comments were related to the COR requirement.

Motion by Member Riley, seconded by Member Johnson, to enter closed session pursuant to Minn. Stat. 13D.05 Subd. 3(c) to discuss Outlot A, COR 2, PID 28-32-25-22-0058.

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

The meeting returned to open session.

Economic Development Manager Sullivan stated that EDA met under closed session to discuss offers and potential counter offers, and the EDA had reviewed the offers and there was direction to have staff to work with Centra Homes to draft a purchase agreement with the terms identified in the EDA case for City Council consideration.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to select Centra Homes and execute a Purchase Agreement with the terms included in the developer's proposal.

A roll call vote was performed:

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

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a brief summary of recent City Council actions at recent meetings related to cases previously recommended by the EDA. He also noted upcoming development activity and events.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:07 a.m.

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Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #23-176 Accepting Bids and Awarding Contract for Improvement Project #23-20, COR Mass Grading

Purpose/Background:

urpose:

The purpose of this case is to adopt Resolution #23-176 accepting bids and awarding a contract for construction for Improvement Project #23-20, COR Mass Grading.

Background:

Attached is the final The COR Analysis Update prepared by Bolton and Menk, Inc. (BMI).

On February 21, 2023, the Public Works Committee reviewed The COR Analysis Update and 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.

During the February 28, 2023, City Council work session, Council confirmed these priorities by consensus.

Based on these identified priorities, BMI 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 proposal, significant progress can be made in 2023 to achieve the identified priorities by completing the following work tasks;

- Grading, lining and installing storm sewer for the Waterfront stormwater pond,
- Filling low-lying COR properties using fill from the Waterfront pond excavation,
- Design and prepare plans and specifications for Zeolite Street,
- Design and prepare plans and specifications for the north end of Center Street, and
- Design and prepare plans and specifications for Ramsey Parkway between the Sunwood Drive roundabout and Willemite Street.

Tree clearing was required before The COR could be mass graded. This work, designated as Improvement Project #23-17, COR Tree Clearing, has been completed. The contract for this work was awarded in the amount of $287,000 of which $54,949.42 was previously paid.

On July 11th, the City Council approved construction plans and authorized bids for The COR Mass Grading, Improvement Project #23-20. Plans were prepared by BMI per their COR Infrastructure Design Services Proposal, which is attached to this case. Final construction plans are attached to this case and provide for excavation of The Waterfront stormwater pond, stripping topsoil from properties proposed to receive fill from The Waterfront, documenting and compacting underlying soils, distributing excavated fill material from The Waterfront to specified elevations, spreading salvaged topsoil on the newly placed and compacted fill, and

establishing turf.

A total of ten (10) bids were publicly received, opened and tabulated on August 4, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids.

Company	**Bid**
Enebak Construction Company	$4,197,240.34
Northern Lines Contracting	$4,645,588.10
S.M. Hentges & Sons, Inc.	$4,844,964.99
Fehn Companies, Inc.	$4,925,721.40
North Pine Aggregate, Inc.	$4,930,786.05
Kevitt Excavating	$5,474,246.20
RL Larson Excavating, Inc.	$6,166,010.15
Frattalone Companies	$7,459,251.05
The Mathiowetz Construction	$7,594,160.46
Meyer Contracting, Inc.	$7,822,784.20
Engineer's Estimate	*$8,571,540.50*

The bid of Enebak Construction Company in the amount of $4,197,240.34 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 #23-176, a construction contract will be awarded to Enebak Construction Company in the amount of $4,197,240.34.

Notification:

Bids were advertised in the Anoka Union Herald on Friday, July 14th, and Friday, July 21st, 2023.

Time Frame/Observations/Alternatives:

Observations:

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.

The next Council action that will be requested will be to approve plans and specifications and authorize bids for the reconstruction of Zeolite Street between Sunwood Drive and Bunker Lake Boulevard, as well as the construction of Ramsey Parkway between Zeolite Street and the roundabout at the intersection of Sunwood Drive and 147th Avenue, which were identified as the highest priority street segments by consensus of the City Council on July 18, 2023, during the special City Council work session. This request is anticipated to be presented to Council this Fall/Winter after final construction plans for these street segments are complete.

Zeolite Street will remain closed to traffic during the COR mass grading operations.

Alternatives:

Alternative #1: Adopt Resolution #23-176 accepting bids and awarding a contract for construction for Improvement Project #23-20, COR Mass Grading, to Enebak Construction Company in the amount of $4,197,240.34.

Alternative #2: Motion of other.

Funding Source:

The attached COR Infrastructure Design Services Proposal identifies the following not-to-exceed estimated costs. As noted on page 5, 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

On July 11th when requesting City Council approval of plans and authorization to advertise bids, the engineer's estimate of construction costs for the major categories of construction related to The COR Mass Grading were presented as follows;

- $5,741,620 for Grading
- $1,499,530 for Storm sewer
- $112,305 for Sanitary Sewer
- $155,730 for Watermain
- $7,509,185 Total Engineer's Estimated Costs

The current engineer's estimate of construction costs for the major categories of construction related to The COR Mass Grading are as follows;

- $6,756,122 for Grading
- $1,517,429 for Storm sewer
- $131,130 for Sanitary Sewer
- $166,860 for Watermain
- $8,571,541 Total Engineer's Estimated Costs

This latest estimate was prepared prior to issuing attached bid Addendum 1 which, among other things, extended the substantial completion date from October 30, 2023 to May 31, 2024. During the bidding process, contractors had called to express concerns related to the short schedule. After hearing these concerns, BMI and City staff met to discuss the project completion date. The City indicated that legislative action related to the funding source allowed for the completion date to be extended. The extended completion date is believed to be the primary factor in the lower bids received.

Also, during the project design process, discussions with the City allowed the following additional items to be included in the project:

- Approximately 35% more material to be excavated from the pond and placed on surrounding lots.
- Installation of a trunk storm sewer system through this area of The COR.
- Construction of sanitary sewer and watermain facilities along Zeolite Street and Ramsey Parkway.

Construction-related services including preparing construction contract documents, attending the pre-construction conference, reviewing shop drawings and other construction related submittals, staking construction, assisting with construction administration, and observing construction activities as needed are not included in the above design services cost estimate. Attached is a separate construction services proposal submitted by BMI in the not-to-exceed amount of $222,187.00 to provide such services. As drafted, Resolution #23-176 authorizes and directs the City Administrator to accept the Construction Services Proposal submitted by Bolton and Menk, Inc. in the not-to-exceed amount of $222,187.00 for and on behalf of the City of Ramsey so a separate motion to accept this proposal is not required.

Proposed COR infrastructure project funding sources include;

- TIF 14 Bonds (street, sidewalk and trail costs)
- Stormwater Funds (stormwater management costs)
- Sanitary Sewer Funds (sanitary sewer costs)
- Watermain Funds (watermain costs)

Finance Director Lund and the City's financial consultant, Ehlers, recommend using tax increment bonds for the approximate $7,000,000 in COR improvements, which includes the HY-10 Ramsey Improvements (excluding municipal utilities) and the COR Infrastructure Improvements. Attached is a 15-year tax increment bond run provided by Ehlers. According to Ehlers, the City will have the annual $640,000 needed to make the necessary debt service payments due to increment generated by various developments within The COR. The 15-year bond term expires before 2040.

Issuing a tax increment bond requires increment to be available in the amount of 20% of the bond. The city does not currently have $7M in the TIF 14 district and the issuance of debt allows the city the flexibility to keep the current TIF 14 funds (approximately $2M for other improvements in the future). The issuance of debt is a cleaner process as it avoids the need for the set-up of internal loans from other funding sources, tracking these loans with not only pay back when increment becomes available, but also tracking interest.

City staff will inspect construction and assist with construction administration activities, including processing partial and final pay requests.

A detailed summary of project funding amounts per funding sources will be presented during the meeting.

Recommendation:

Staff recommends adopting Resolution #23-176 accepting bids and awarding a contract for construction for Improvement Project #23-20, COR Mass Grading, to Enebak Construction Company in the amount of $4,197,240.34.

Attached is a Bid Award Recommendation Memo from BMI.

Outcome/Action:

Adopt Resolution #23-176 accepting bids and awarding a contract for construction for Improvement Project #23-20, COR Mass Grading, to Enebak Construction Company in the amount of $4,197,240.34.

Attachments

Resolution 23-176
COR Analysis Update
COR Infrastructure Design Proposal
TIF Bond Run
Bid Addendum 1
Final Plans 23-20

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 03:36 PM
Bruce Westby (Originator)	Bruce Westby	08/04/2023 12:37 PM
Form Started By: Bruce Westby		Started On: 08/01/2023 07:42 AM
Final Approval Date: 08/04/2023		

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

RESOLUTION #23-176

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #23-20, COR MASS GRADING

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 approved The COR Public Infrastructure Design Services proposal of Bolton & Menk, Inc. specifying their scope of services and not-to-exceed fees for design services associated with public infrastructure improvements in The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #23-157, adopted July 11, 2023, the City Council approves the plans prepared by Bolton and Menk, Inc. and authorized advertising bids for City Improvement Project #23-20, COR Mass Grading; and

WHEREAS, bids were advertised in the Anoka Union Herald newspaper on July 14 and July 21, 2023; and

WHEREAS, ten (10) bids were received, opened and tabulated on August 4, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	**Bid**
Enebak Construction Company	$4,197,240.34
Northern Lines Contracting	$4,645,588.10
S.M. Hentges & Sons, Inc.	$4,844,964.99
Fehn Companies, Inc.	$4,925,721.40
North Pine Aggregate, Inc.	$4,930,786.05
Kevitt Excavating	$5,474,246.20
RL Larson Excavating, Inc.	$6,166,010.15
Frattalone Companies	$7,459,251.05
The Mathiowetz Construction	$7,594,160.46
Meyer Contracting, Inc.	$7,822,784.20
Engineer's Estimate	*$8,571,540.50*

WHEREAS, the bid of Enebak Construction Company in the amount of $4,197,240.34 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 lowest responsible 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 submitted by Bolton and Menk, Inc. in the not-to-exceed amount of $222,187.00 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 8th day of August, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK

Real People. Real Solutions.

The COR Analysis Update

City of Ramsey

February 24, 2023

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW #206
Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

EXECUTIVE SUMMARY

The City of Ramsey has identified the need to prepare for continuing development of The COR. The purpose of this analysis is to provide an update to a previous analysis, dated June of 2018, and determine the necessary public infrastructure and associated costs required to allow the remaining, undeveloped portions of The COR to develop. Additional analyses have supplemented the original report since 2018, including geotechnical evaluations, Ramsey Parkway median analyses, wetland delineations, and traffic counts. Much of the information from the original report has been carried forward with this update. For reference, the following figures and exhibits are contained in the appendix of this report:

- **Appendix A** includes a previously prepared Land Use Plan for The COR, along with roadway related graphics from The COR Design Framework plan and City's Comprehensive Plan.
- **Appendix B** includes figures referenced throughout this study,
- **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.

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Appendix

APPENDIX A: COR EXHIBITS

APPENDIX B: FIGURES

Figure 1: Improvement Areas
Figure 2: Road Segments
Figure 3: Future Anoka County Improvements
Figure 4: Right of Way Layout
Figure 5: City Parcel Areas
Figure 6: National Wetland Inventory & Wetland Delineation
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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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City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
THE COR LAND USE
JANUARY 2018

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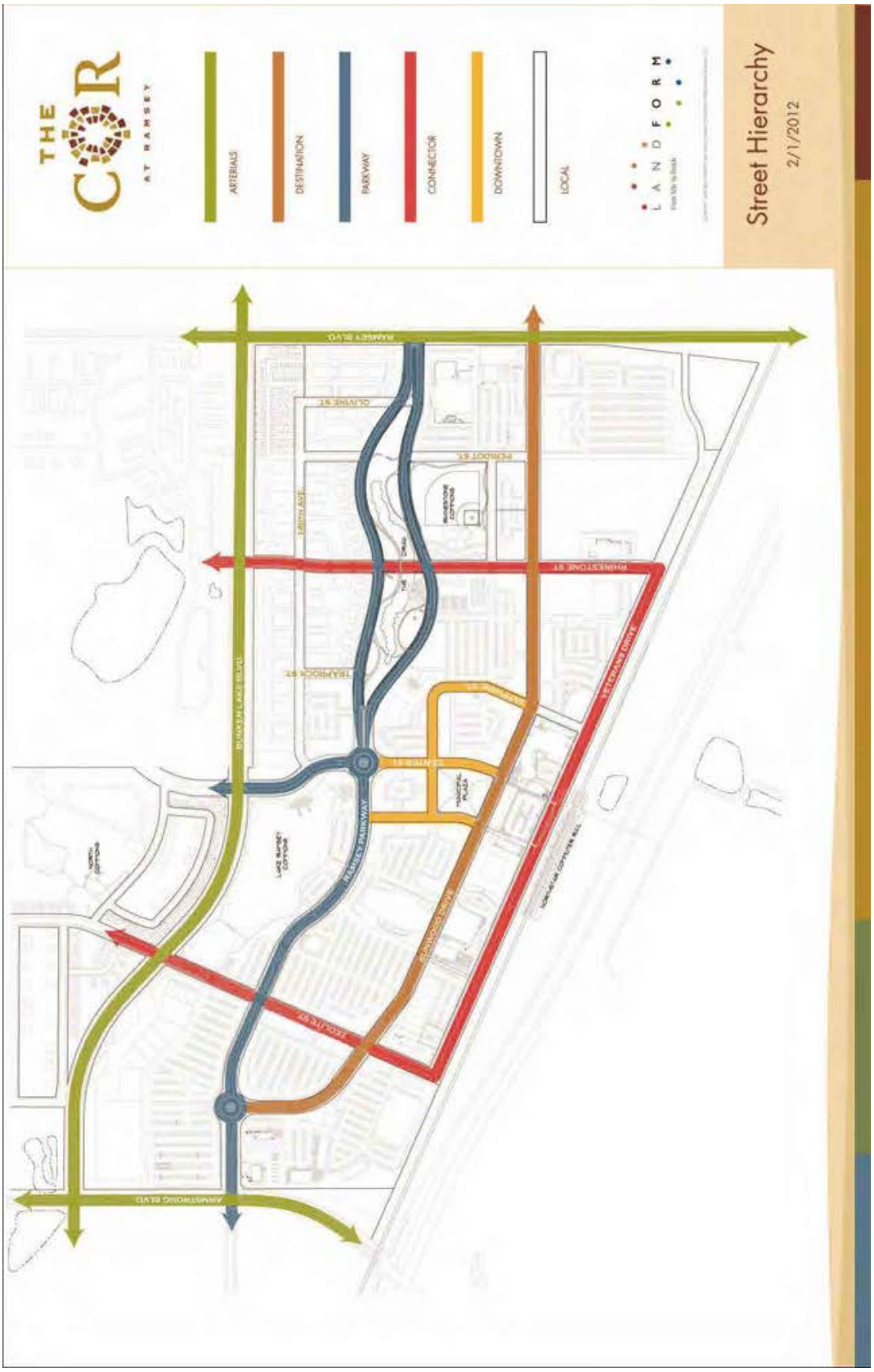


Figure 1: Street Hierarchy Map

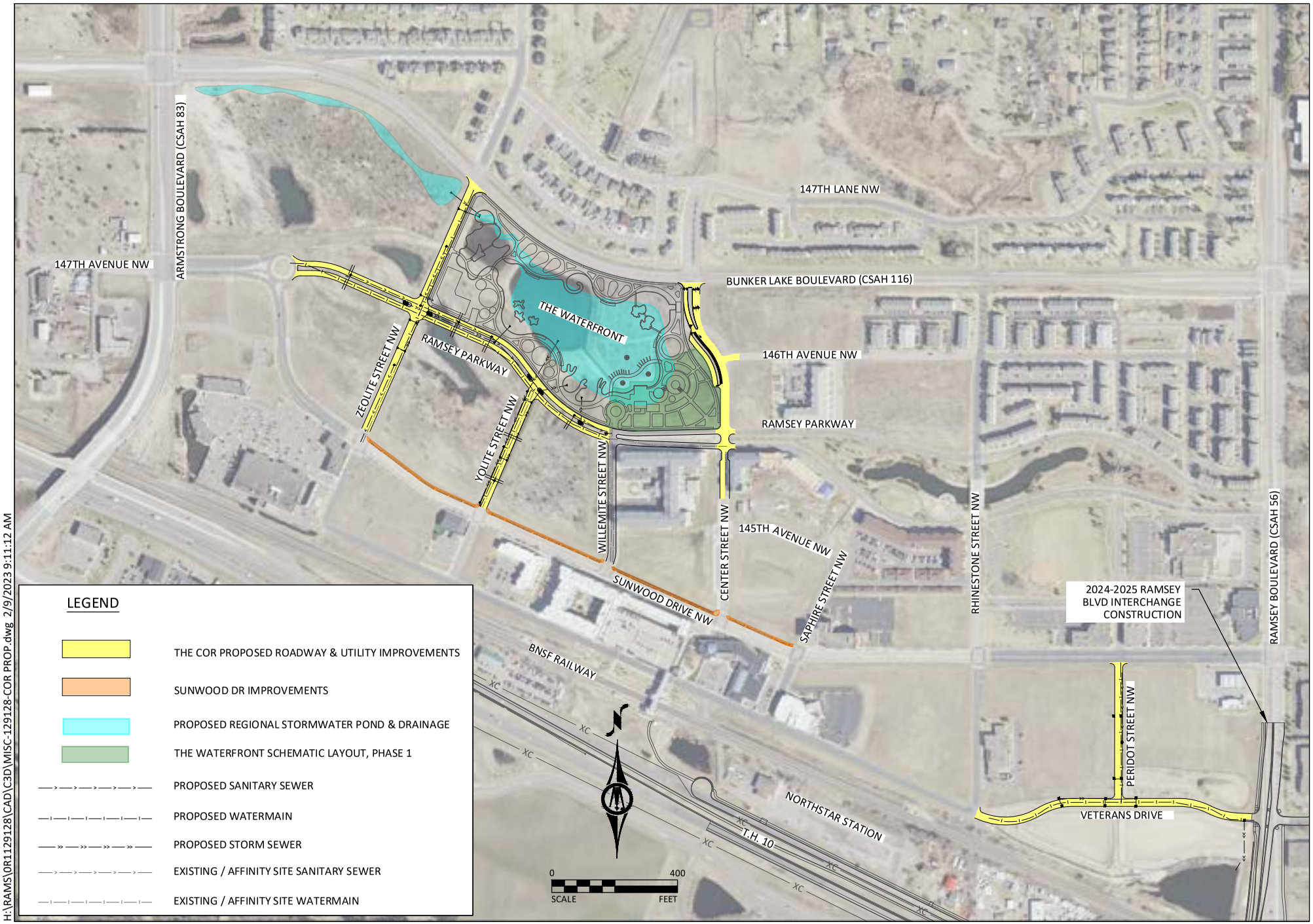
APPENDIX B: FIGURES

2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 1 - IMPROVEMENT AREAS

FEBRUARY 2023

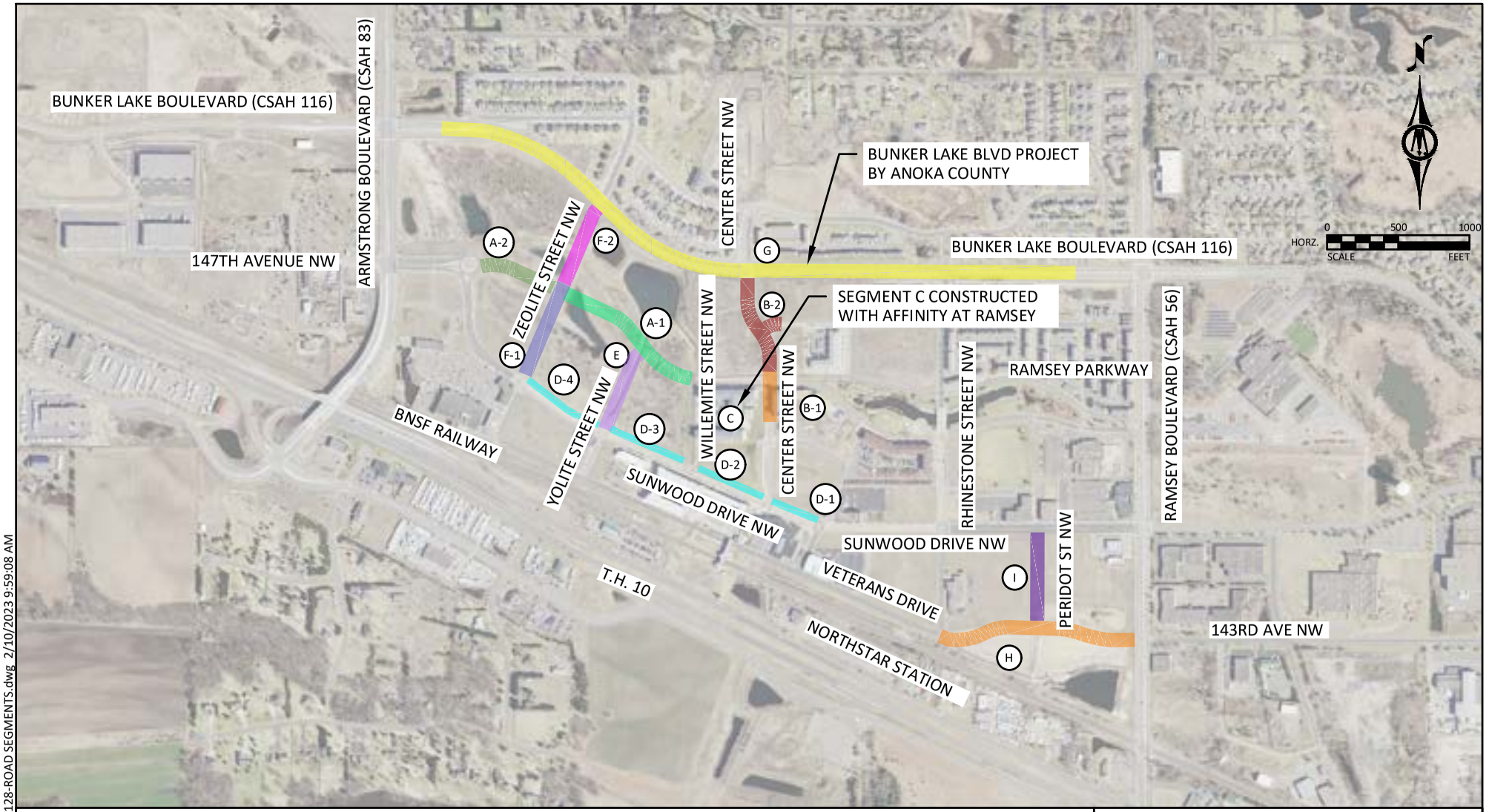


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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS FIGURE 2 - ROAD SEGMENTS & COST BREAKDOWN

CITY OF RAMSEY, MINNESOTA

FEBRUARY 2023



LEGEND

SEGMENT A-1	$2,673,000	SEGMENT D	$802,000	SEGMENT G	BY COUNTY
SEGMENT A-2	$1,283,000	SEGMENT E	$1,169,000	SEGMENT H	$1,721,000
SEGMENT B-1	$272,000	SEGMENT F-1	$973,000	SEGMENT I	$917,000
SEGMENT B-2	$1,032,000	SEGMENT F-2	$1,085,000		

NOTE:

ESTIMATED TOTAL PROJECT COSTS FOR EACH SEGMENT INCLUDES SURFACE AND SUBSURFACE PUBLIC INFRASTRUCTURE USING 2023 DOLLARS (EARTHWORK, ROADWAY, SANITARY SEWER, WATERMAIN, STORM SEWER, TRAILS, LIGHTING, TREES, WETLANDS.)

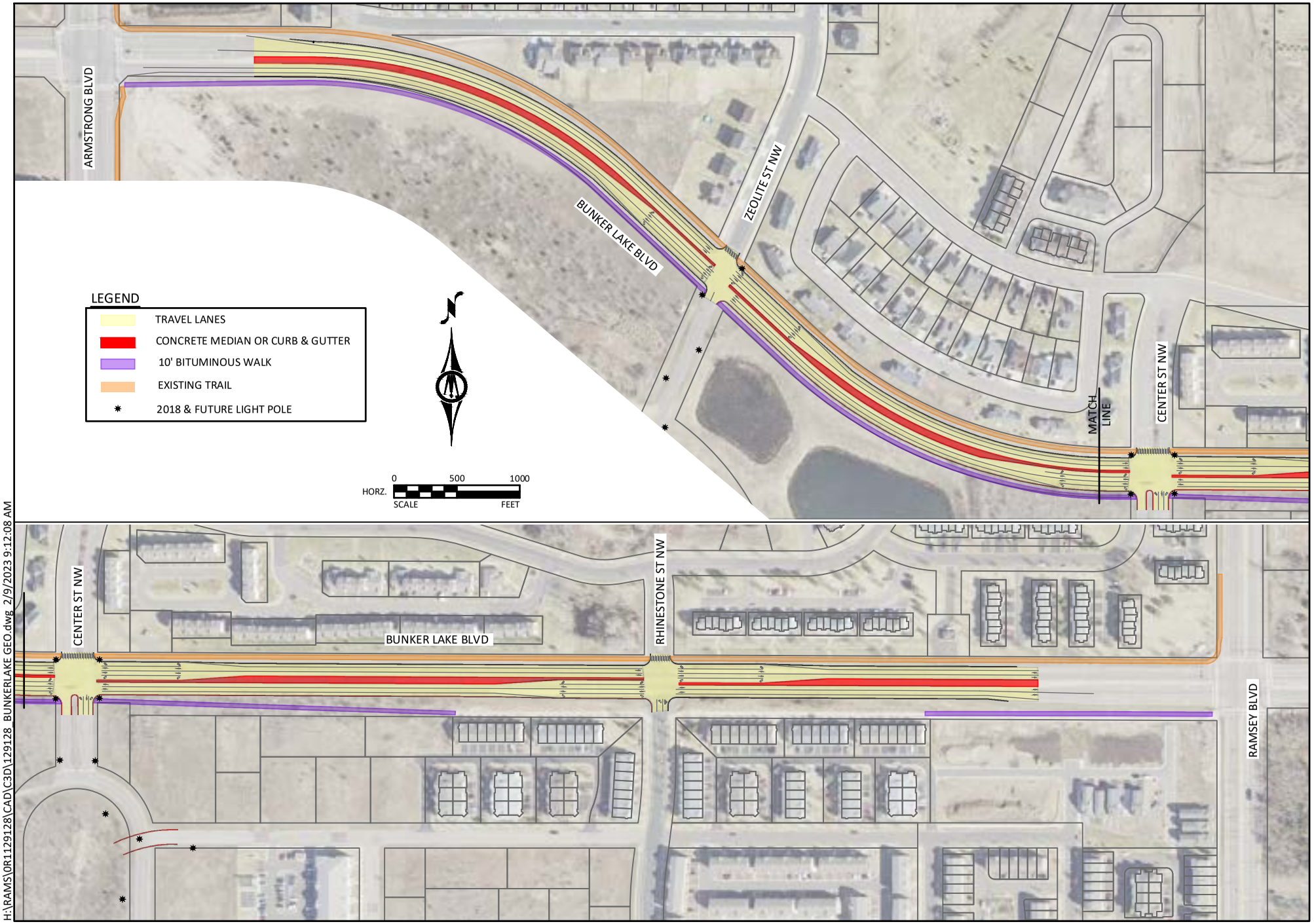
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 3 - FUTURE ANOKA COUNTY PROJECT

FEBRUARY 2023



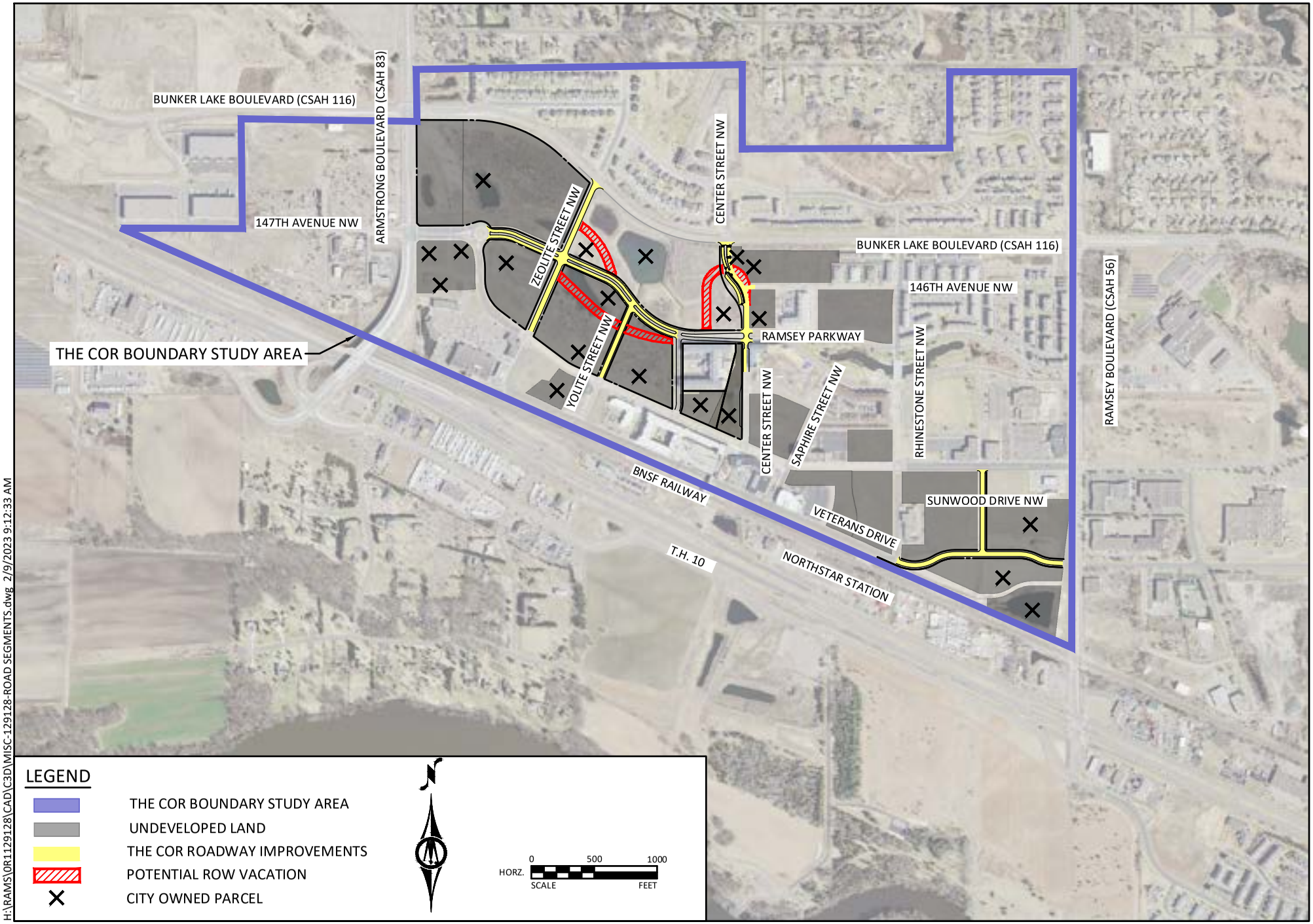
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 4 - ROW LAYOUT

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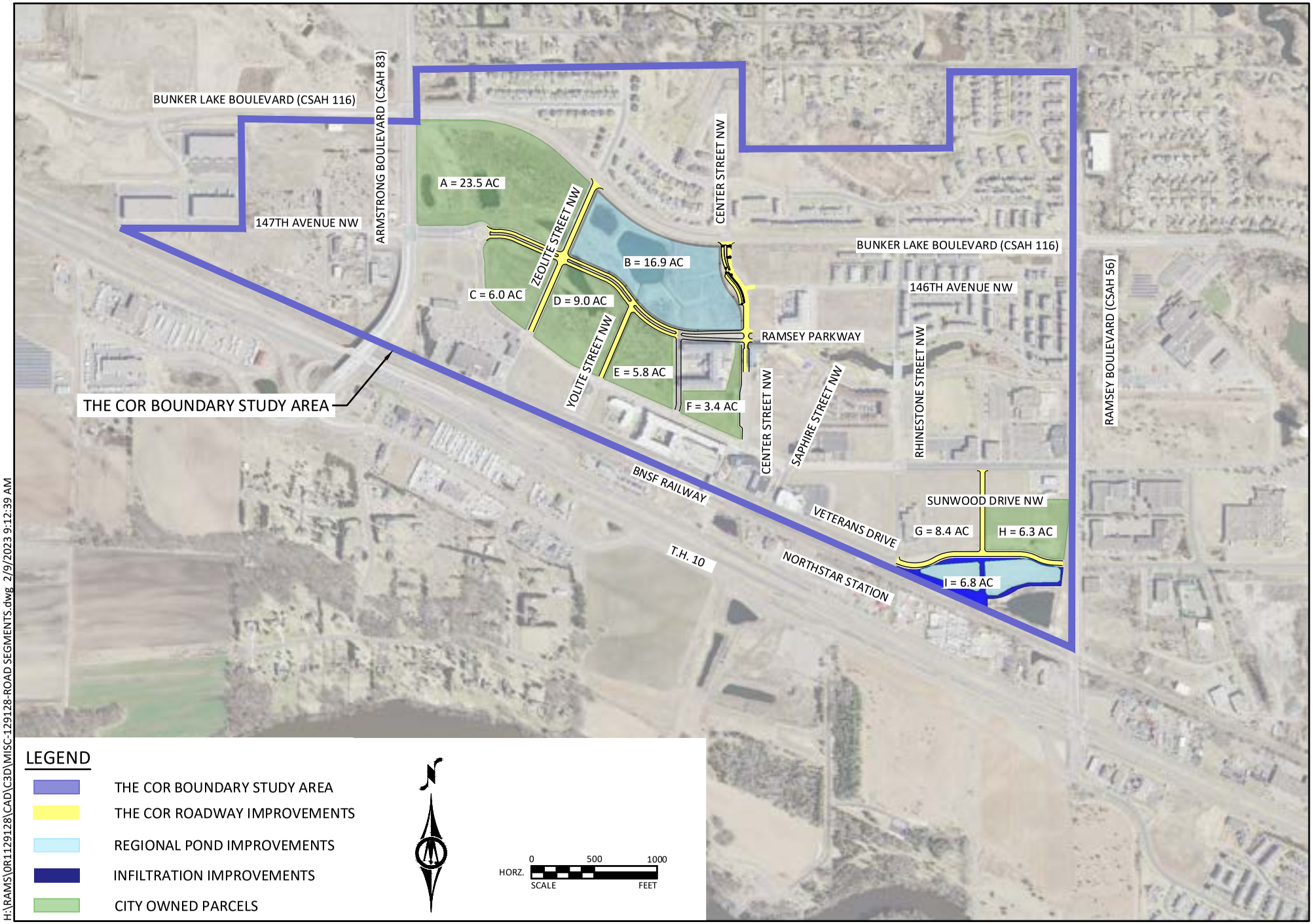
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 5 - CITY PARCEL AREAS

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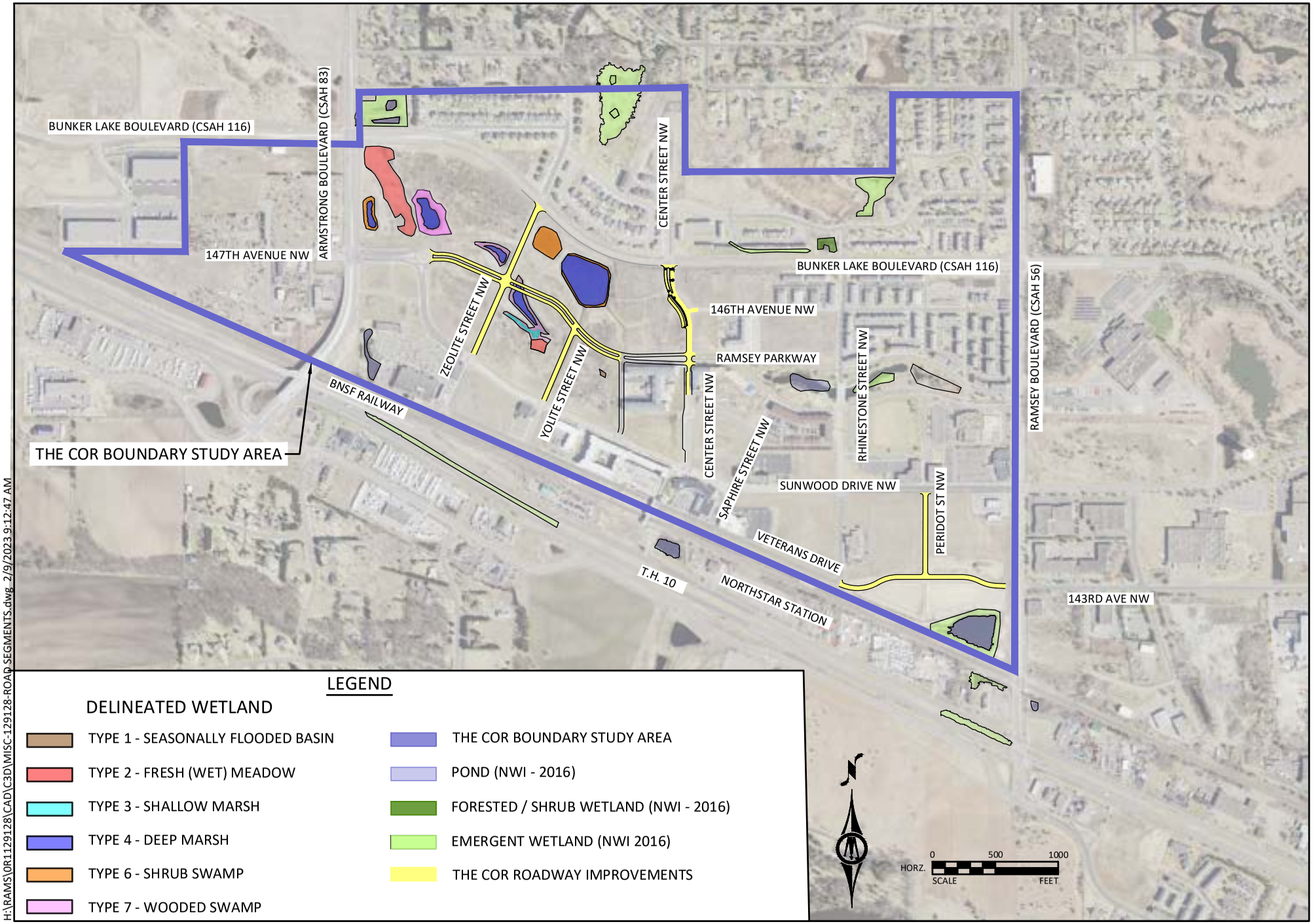
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 6 - WETLAND INVENTORY

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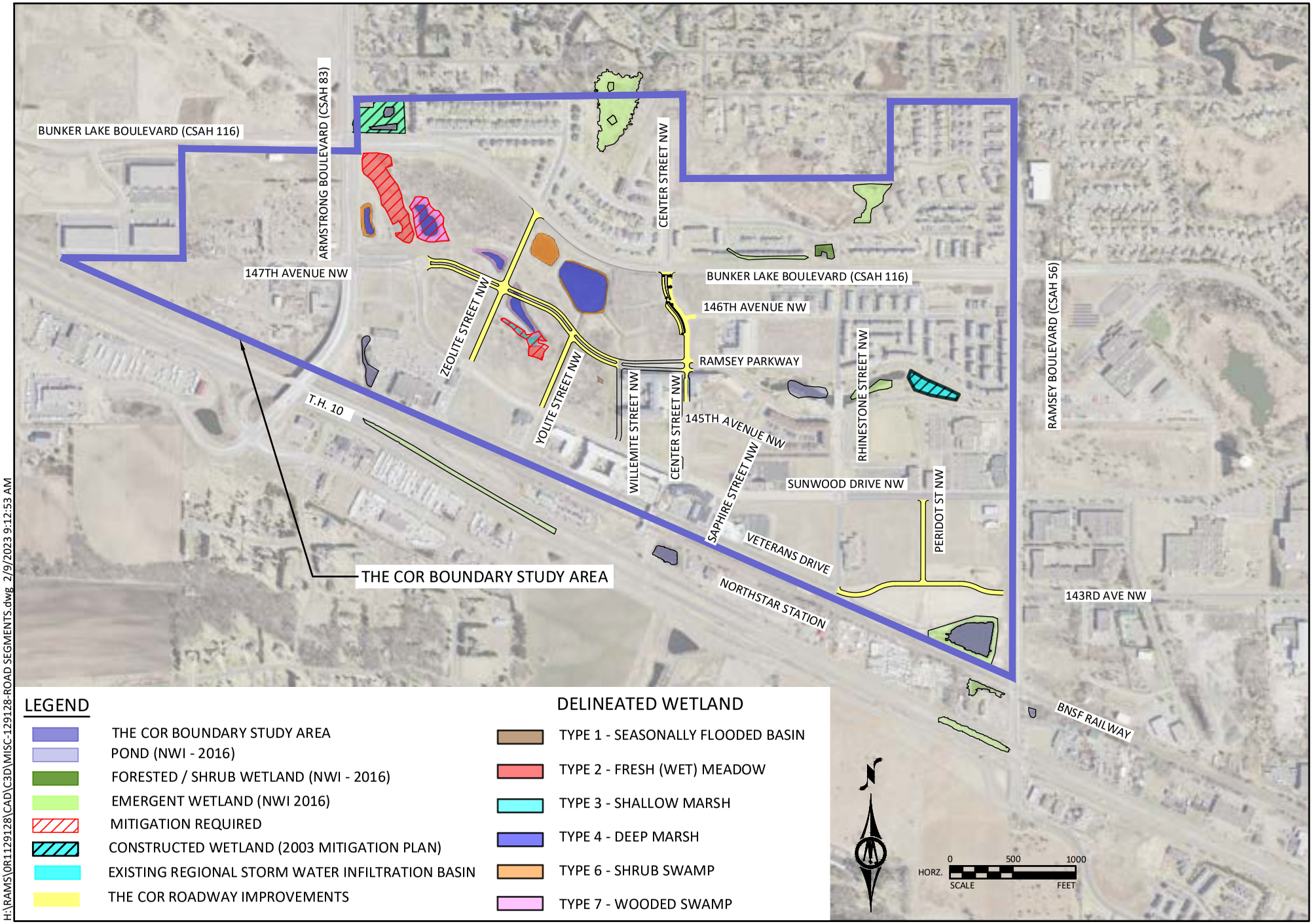
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 7 - WETLAND MITIGATION PLAN

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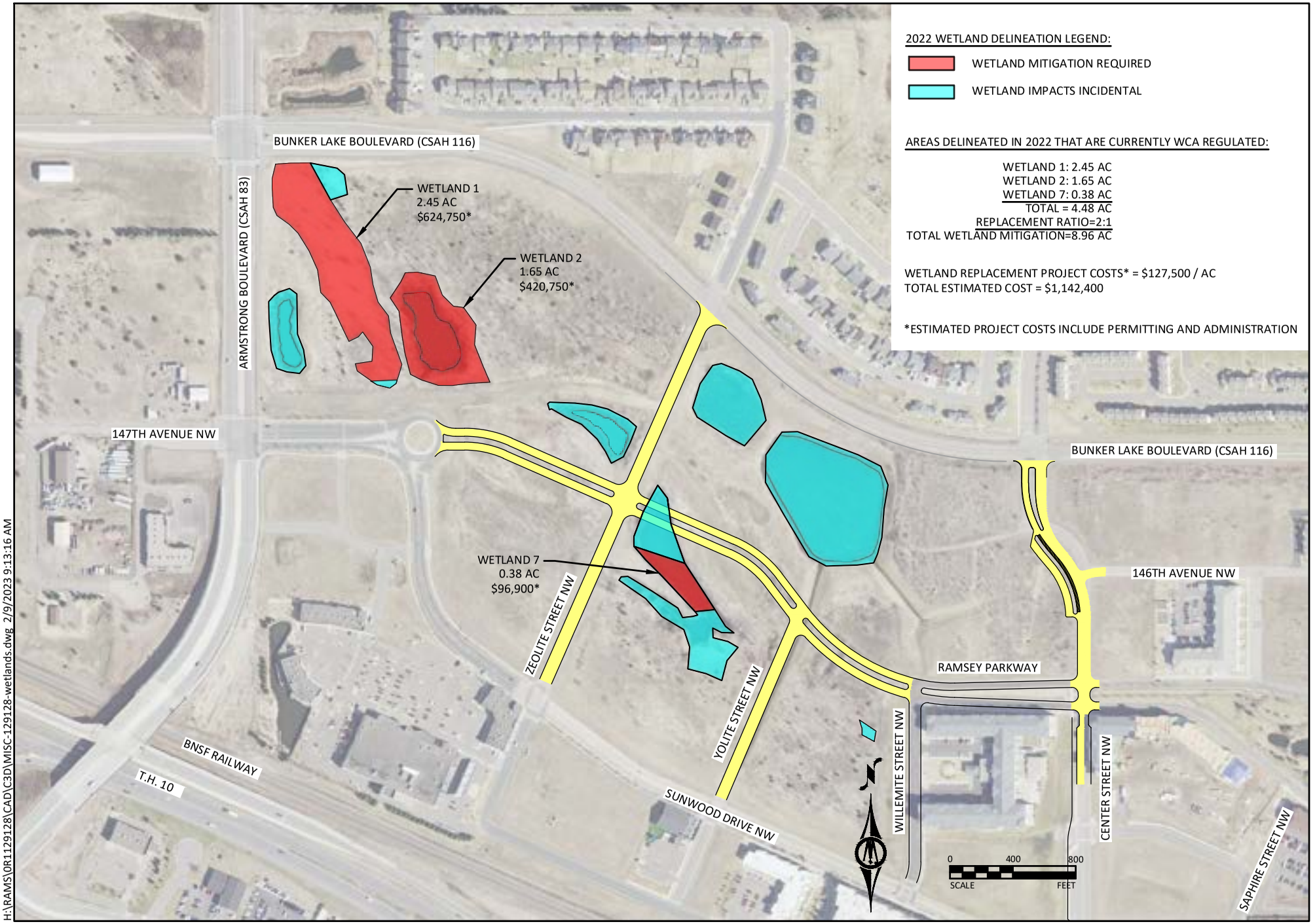
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 8 - WETLAND MITIGATION COST

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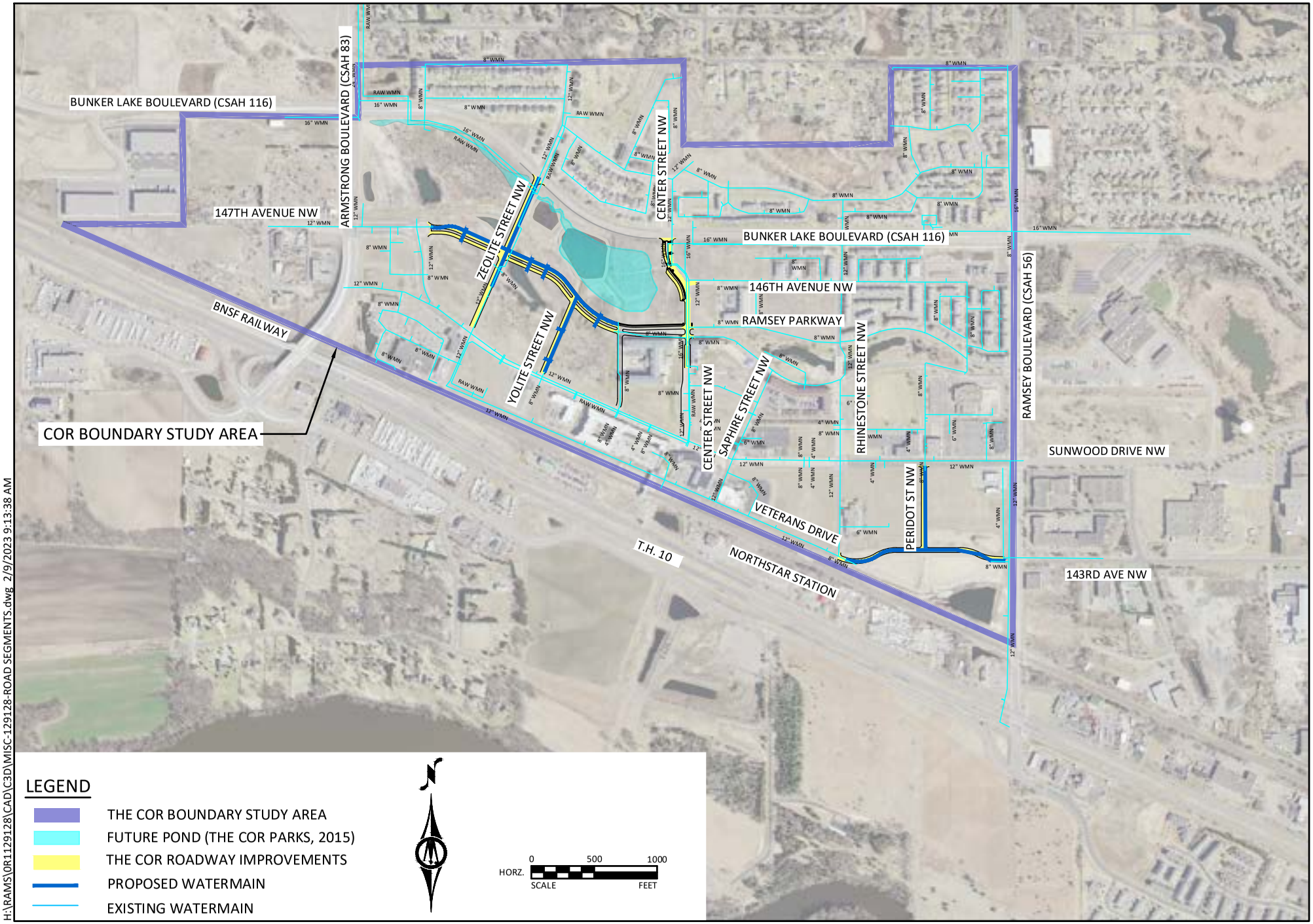
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 9 - WATERMAIN UTILITIES

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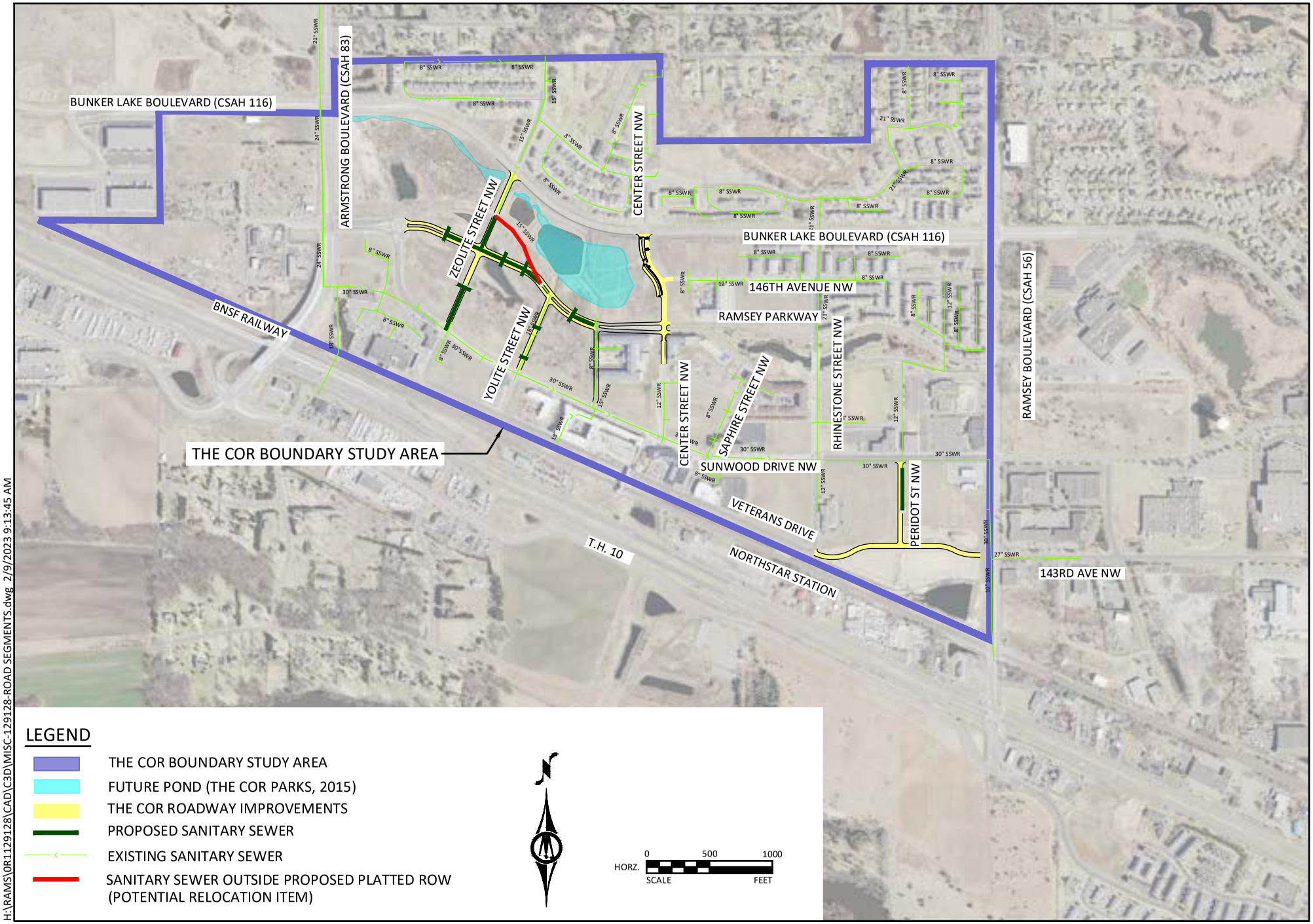
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 10 - SANITARY UTILITIES

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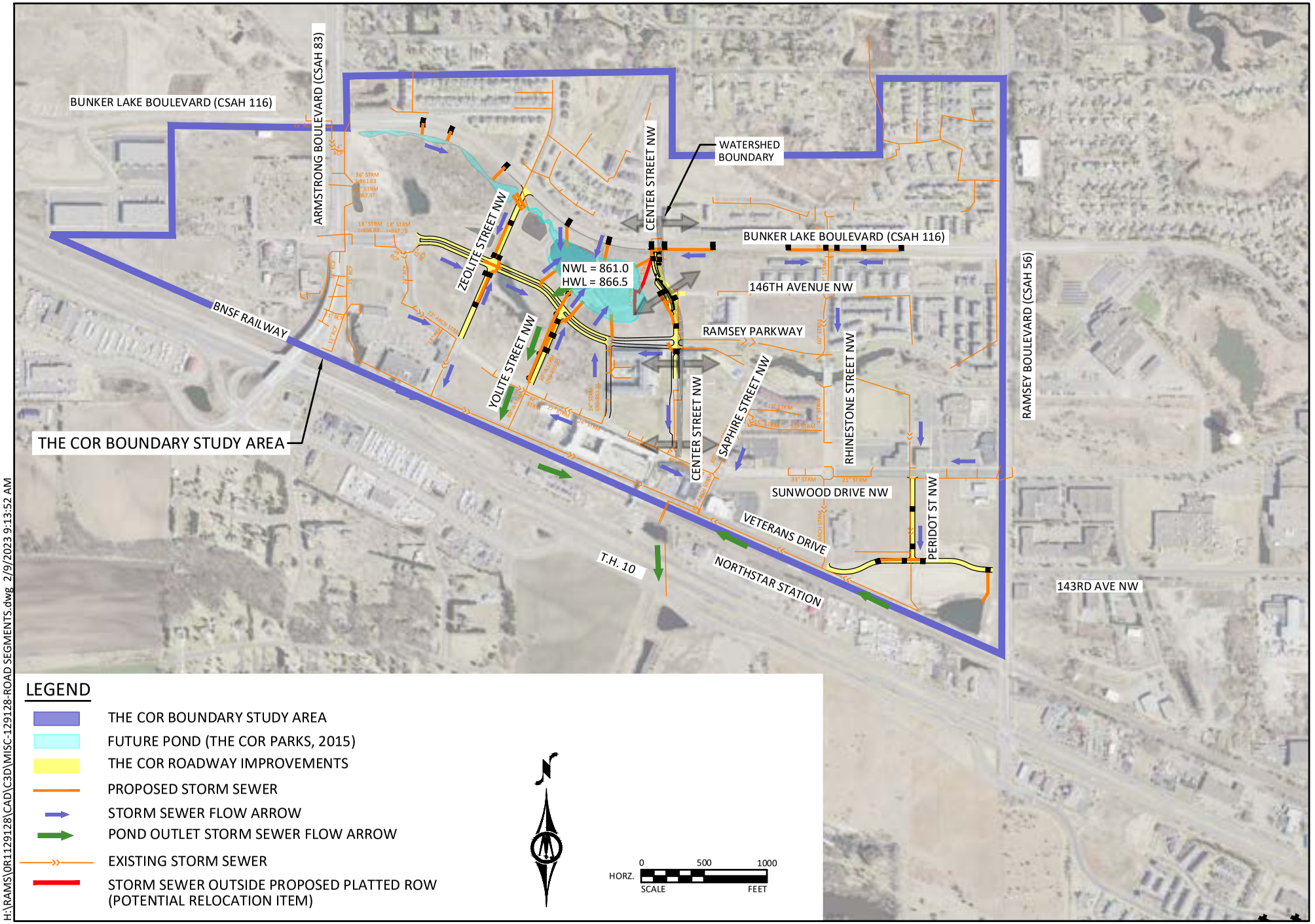
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 11 - STORM UTILITIES

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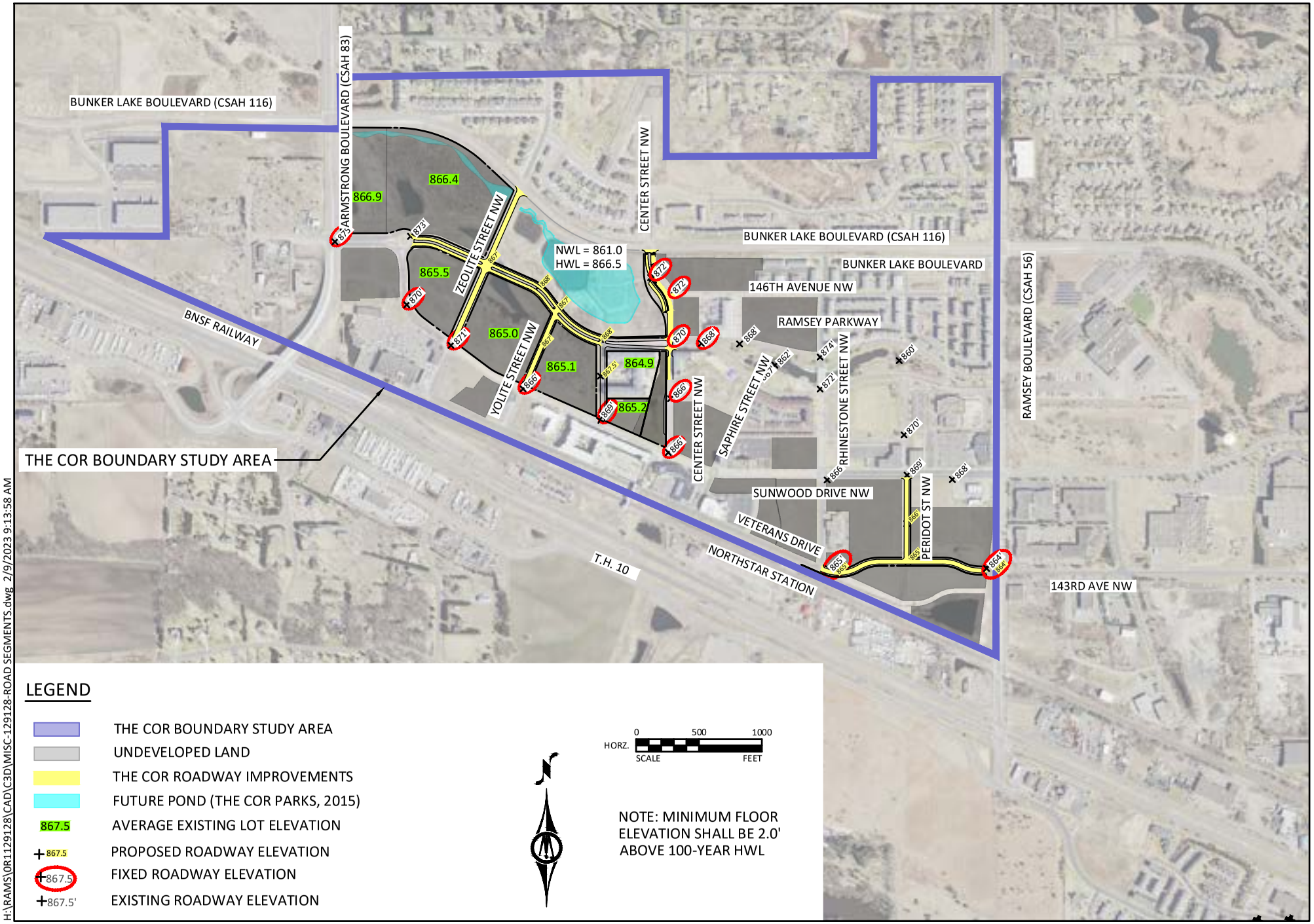
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 12 - ROADWAY GRADING PLAN

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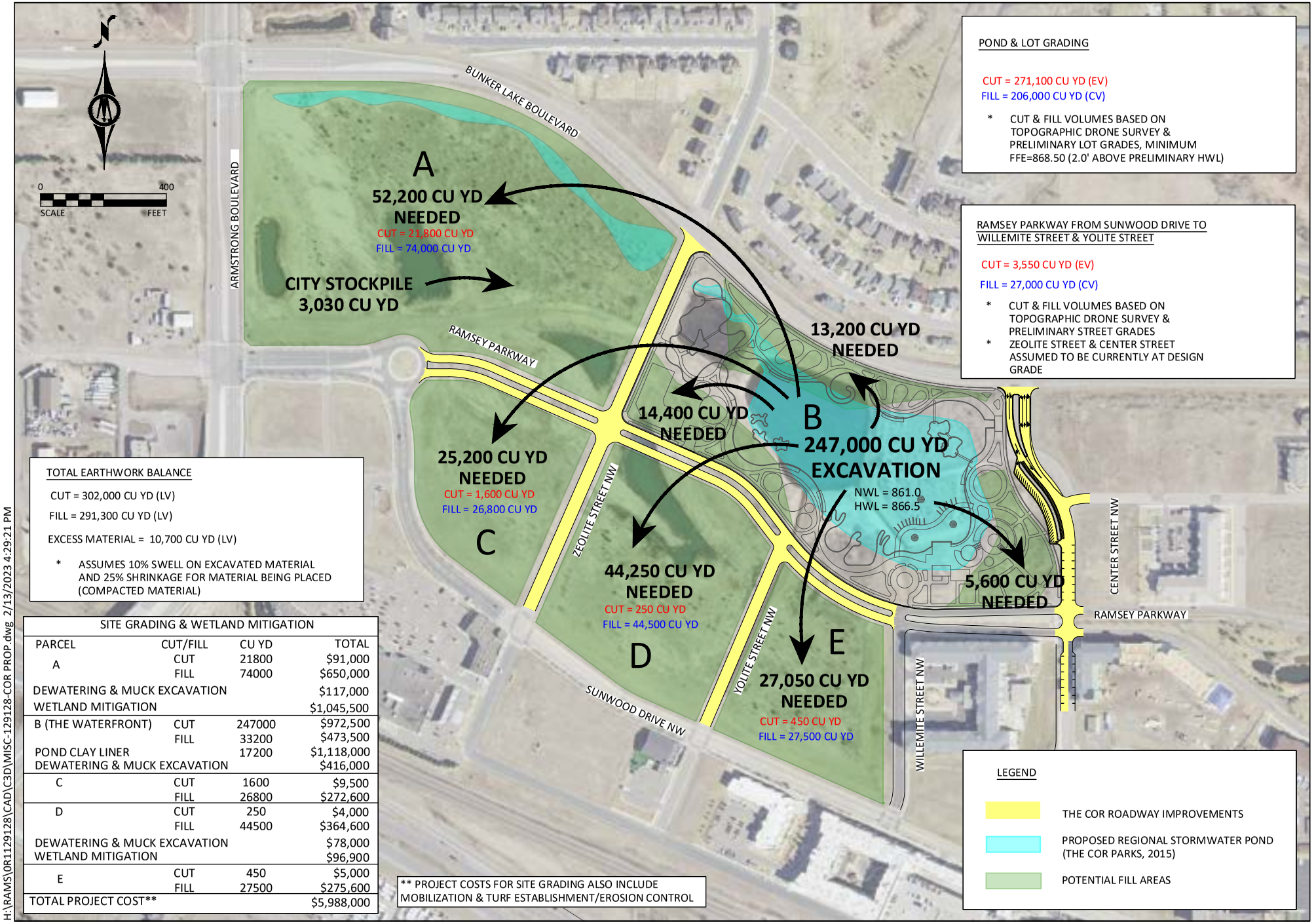
LEGEND

- 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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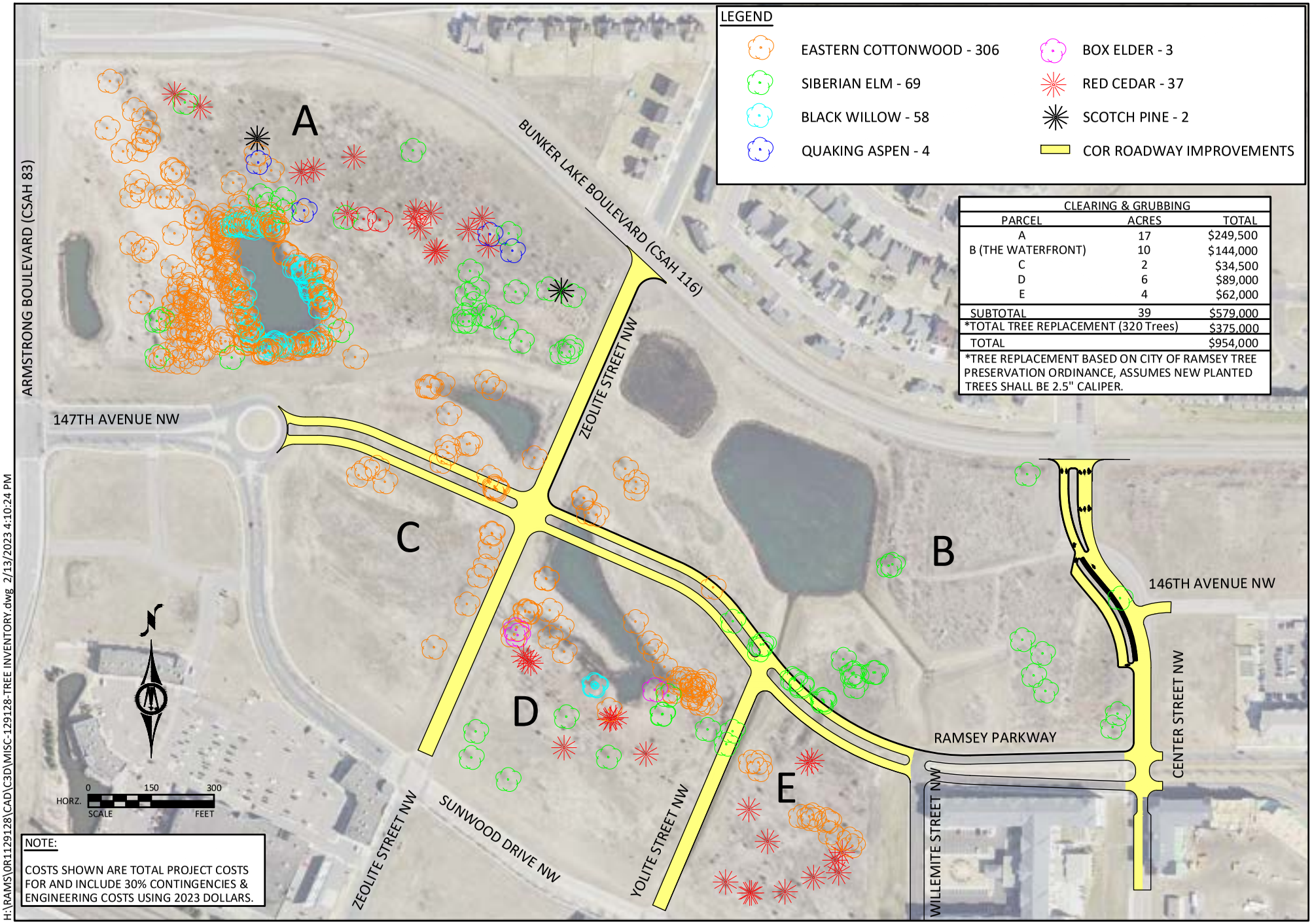
2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

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

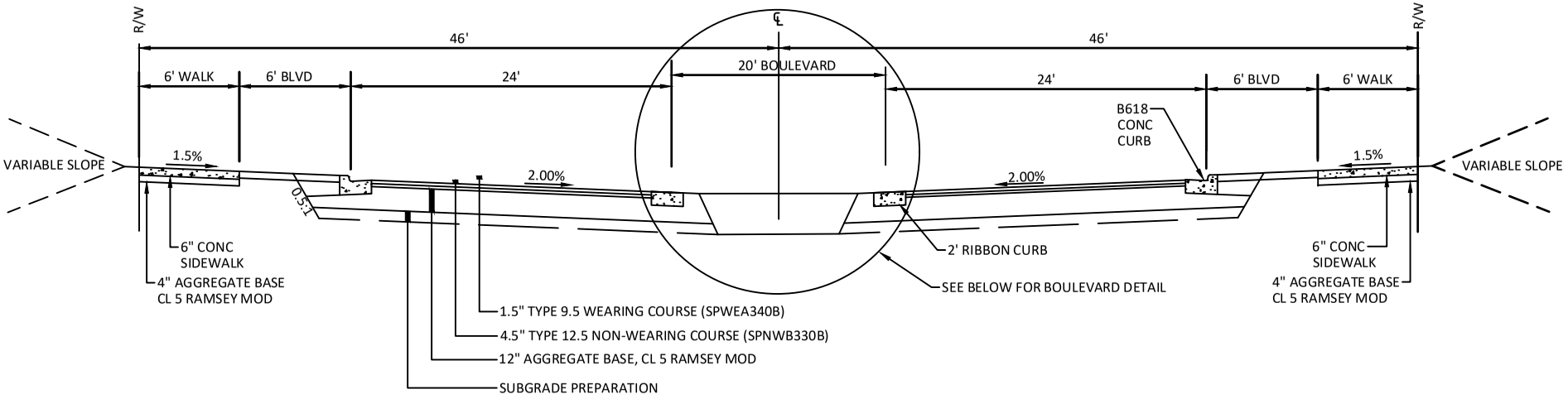
*TREE REPLACEMENT BASED ON CITY OF RAMSEY TREE PRESERVATION ORDINANCE, ASSUMES NEW PLANTED TREES SHALL BE 2.5" CALIPER.

NOTE:

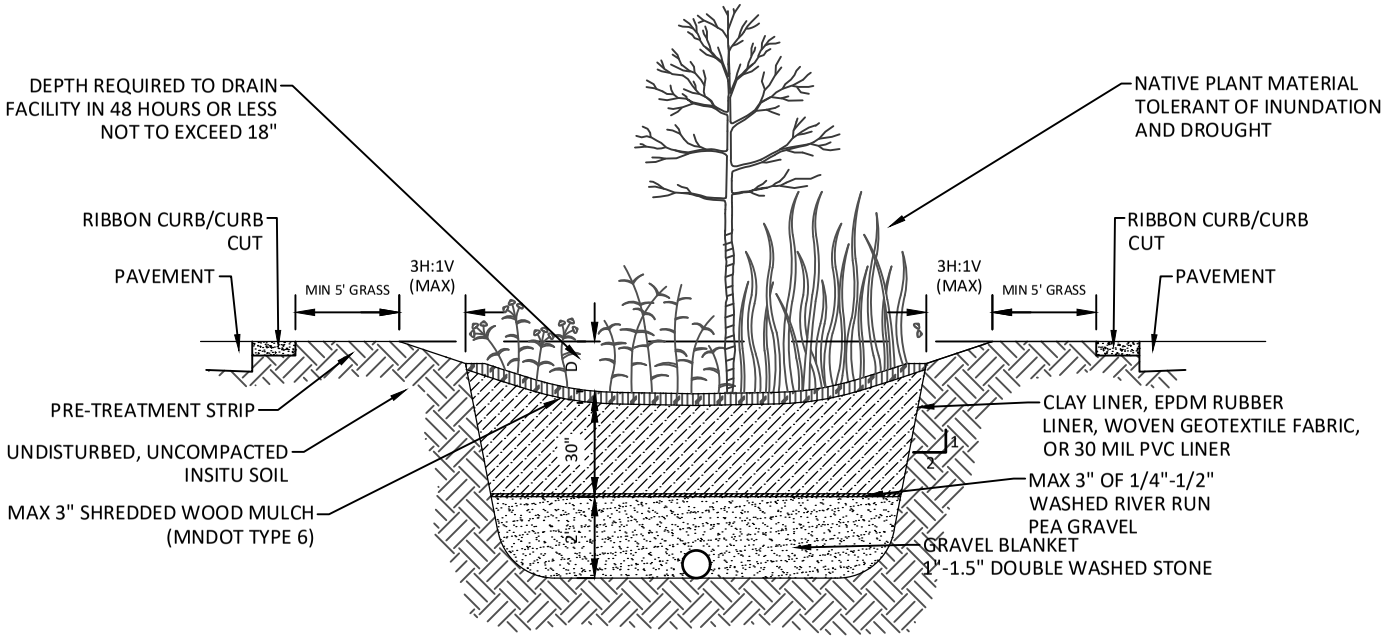
COSTS SHOWN ARE TOTAL PROJECT COSTS FOR AND INCLUDE 30% CONTINGENCIES & ENGINEERING COSTS USING 2023 DOLLARS.

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SEGMENT A / RAMSEY PARKWAY

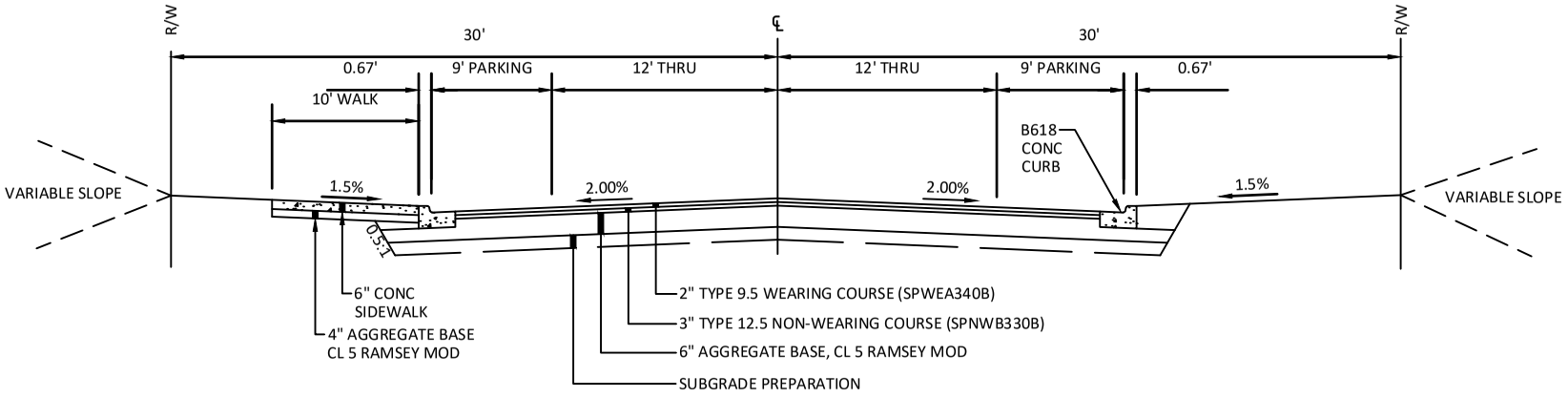


BIORETENTION FACILITY - RAMSEY PARKWAY BOULEVARD

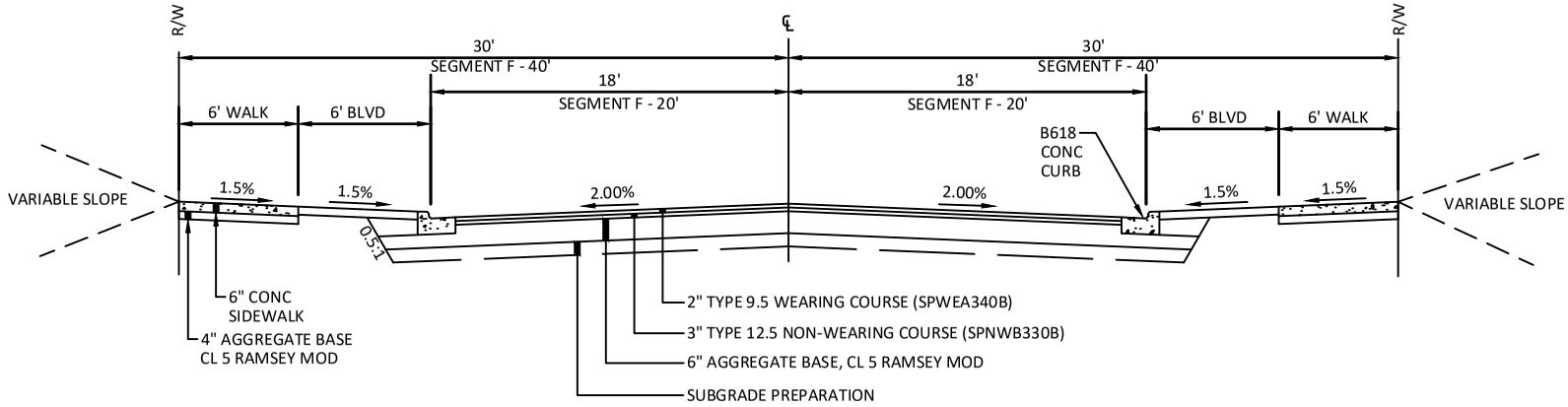


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SEGMENT B-1 / CENTER STREET

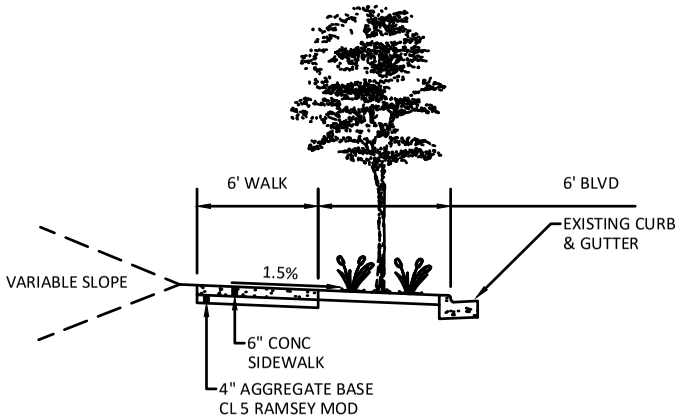


SEGMENT E, F, H, I/YOLITE STREET NW, ZEOLITE STREET NW VETERANS DRIVE, & PERIDOT STREET NW

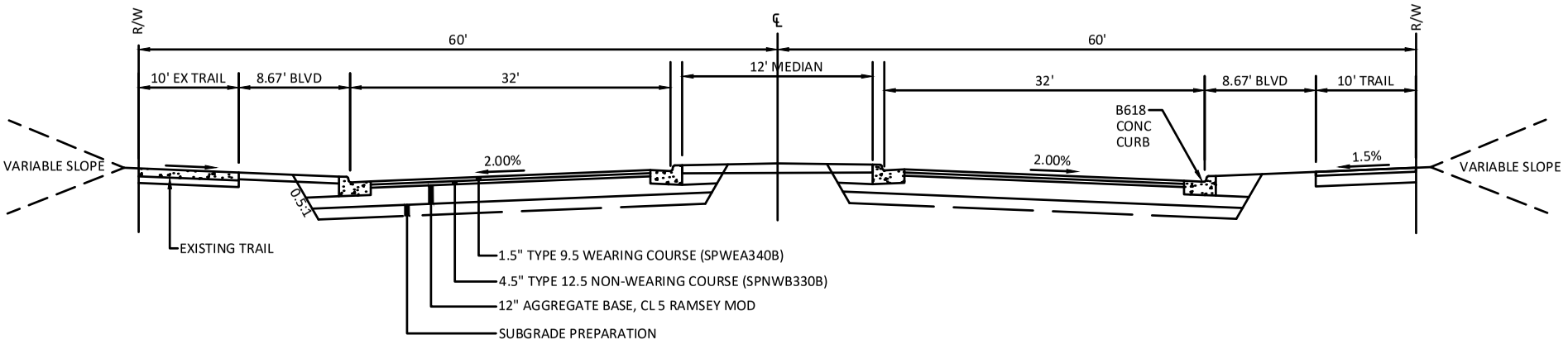


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SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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%

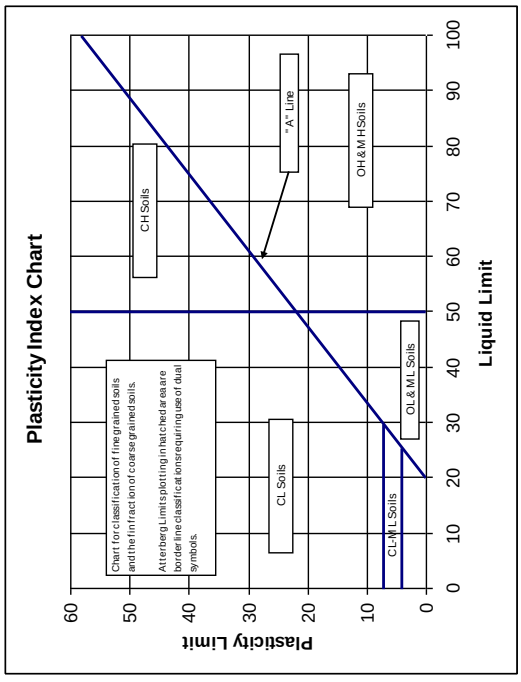
PARTICLE SIZES

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.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-3

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 868 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 5.50 ft / Elev 862.50 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 TOPSOIL (3.0 Inches) 867.7										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 1	33	4-5-5 (10)							
			SS 2	100	5-7-7 (14)							
		NOTE: Slight iron oxide staining at 1.5 feet.	SS 3	100	3-4-5 (9)							
5		▽	SS 4	78	3-3-3 (6)							
			SS 5	100	1-3-3 (6)							
10			SS 6	44	4-5-6 (11)							
			SS 7	44	4-5-7 (12)							
15												
		NOTE: Soil gray at 18.0 feet.	SS 8	56	5-6-7 (13)							
20												
25												
		27.0 841.0	SS 9	56	5-5-7 (12)							

Bottom of borehole at 27.0 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY1\-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-4

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 868 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 9.00 ft / Elev 859.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 TOPSOIL (3.0 Inches)	867.8	SS 1	89	2-4-4 (8)							
		1.5 POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, medium to coarse grained, moist, loose, trace gravel (FILL)	866.5	SS 2	100	3-4-5 (9)							
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)		SS 3	100	3-4-3 (7)							
5				SS 4	100	3-3-3 (6)							
		▽		SS 5	78	3-3-5 (8)							
10		NOTE: Gray soil at 10.5 feet.		SS 6	56	3-6-5 (11)							
		NOTE: Brown soil layer at 13.0 feet.		SS 7	56	3-3-4 (7)							
15													
				SS 8	56	4-5-7 (12)							
20													
25		25.0	843.0	SS 9	78	4-5-5 (10)							

Bottom of borehole at 25.0 feet.

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-5

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 871.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 8.00 ft / Elev 863.50 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		1.0 TOPSOIL (1.0 Inches) 870.5	SS 1	78	3-3-3 (6)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash)	SS 2	67	3-4-3 (7)							
		NOTE: Slight iron oxide staining at 3.0 feet.	SS 3	67	4-3-3 (6)							
5			SS 4	78	4-5-5 (10)							
		▽	SS 5	33	5-7-7 (14)							
10			SS 6	78	7-8-9 (17)							
			SS 7	78	6-7-8 (15)							
15												
		NOTE: Gravel layer at 18.0 feet.	SS 8	22	6-10-9 (19)							
20												
25												
		NOTE: Gray soil at 25.5 feet.	SS 9	67	7-7-10 (17)							1
		27.0 844.5 Bottom of borehole at 27.0 feet.										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-6

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 871 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.00 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches) 870.8										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to loose, trace gravel (FILL)	SS 1	44	1-1-1 (2)							
			SS 2	100	2-3-3 (6)							1
		NOTE: Organic soil layer at 1.5 feet.	SS 3	100	3-4-4 (8)							
5		4.5 866.5										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to medium dense, trace gravel (Glacial Outwash)	SS 4	89	4-4-4 (8)							
		NOTE: Slight iron oxide staining at 4.5 feet.	SS 5	100	2-2-2 (4)							
10		▽	SS 6	100	4-5-5 (10)							
			SS 7	100	4-5-6 (11)							
15												
		NOTE: Soil light brown below 18.0 feet.	SS 8	56	3-4-5 (9)							
20												
			SS 9	78	4-5-5 (10)							
25												
		29.5 841.5	SS 10	67	5-5-6 (11)							

Bottom of borehole at 29.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-7

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 870.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.50 ft / Elev 860.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches) 870.3										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, loose to medium dense, trace gravel (FILL)	SS 1	78	1-2-2 (4)							
			SS 2	100	5-7-7 (14)							
		4.5 866.0	SS 3	100	3-3-4 (7)							
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, fine to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash)										
			SS 4	100	4-5-4 (9)							1
			SS 5	100	3-4-4 (8)							
10		▽										
			SS 6	100	3-3-3 (6)							
			SS 7	100	4-5-7 (12)							
15												
			SS 8	78	5-7-8 (15)							
20												
		NOTE: Soil gray below 23.0 feet.	SS 9	100	7-9-11 (20)							
25												
		29.5 841.0	SS 10	100	6-7-7 (14)							

Bottom of borehole at 29.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-8

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 869 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 8.00 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.9 TOPSOIL (10.0 Inches)	868.1	SS 1	89	3-4-5 (9)							
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to coarse grained, moist, trace gravel, trace organics		SS 2	89	3-3-3 (6)							
		3.0 (Fill)	866.0	SS 3	78	3-4-4 (8)							3
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose, trace gravel, iron oxide staining (Glacial Outwash)		SS 4	100	3-3-3 (6)							
		▽		SS 5	100	3-3-4 (7)							
10				SS 6	89	3-4-4 (8)							
		14.5	854.5	SS 7	100	2-3-4 (7)							

Bottom of borehole at 14.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-9

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 870.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.50 ft / Elev 860.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (Fill)	SS 1	100	2-3-3 (6)							
			SS 2	100	3-3-3 (6)							
			SS 3	100	3-2-3 (5)							
4.5												
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 4	89	3-4-4 (8)							
			SS 5	100	3-2-3 (5)							
10		▽ NOTE: Soil coarse grained at 11.0 feet.	SS 6	100	3-4-4 (8)							
14.5			SS 7	89	4-5-5 (10)							7

Bottom of borehole at 14.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

APPENDIX D: WETLAND DELINEATION

Ramsey COR Analysis Delineation

Type & Boundary Application

City of Ramsey
October 20th, 2022

Submitted by:
Bolton & Menk, Inc.
3721 23rd Street South
Suite 102
St Cloud, MN 56301

BOLTON & MENK
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FIGURE 1: HISTORICAL IMAGERY

DELINEATED AQUATIC RESOURCES REPORT

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	City of Ramsey | Brian Hagen | City Administrator
Mailing Address:	7550 Sunwood Drive NW | Ramsey, MN | 55303
Phone:	763-433-9826
Email Address:	bhagen@cityoframsey.com

Authorized Contact (do not complete if same as above):	
Mailing Address:	
Phone:	
E-mail Address:	

Agent Name:	Bolton & Menk, Inc.| Kristina Bloomquist | Senior Natural Resource Specialist
Mailing Address:	3721 23rd Street South | Suite 102 | St Cloud, MN | 56301
Phone:	507-327-6014
E-mail Address:	kristina.bloomquist@bolton-menk.com

PART TWO: Site Location Information

County: Anoka **City/Township: City of Ramsey**

Parcel ID and/or Address: 283225310024, 283225240002, 283225240003, 283225240016, 283225240006, 283225240017, 283225220058, 283225310025

Legal Description (Section, Township, Range): 28, 32N, 25W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 88.16 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____ Date: 10-26-22

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[1] **The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.**

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence**. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination**. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☒ **Approved Jurisdictional Determination**. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).
http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx

An AJD is being requested for Wetlands 1, 2, 3, 4, 5, 6, 7, and 8. These wetlands are being requested as non-jurisdictional under Section 404 of the CWA.

Wetlands 3, 5 and 6 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012.

Wetlands 1, 2, 4, 7, and 8 are isolated basins that are not adjacent to or connected to any Waters of the U.S.

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part ***if*** you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR ***if*** you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

8420.00105 Subpart 2.D – Incidental Wetlands

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

8420.00105 Subpart 2.D – Incidental Wetlands

Figure 1 shows historical imagery of the proposed incidental wetlands. Wetlands 3, 5, and 6, and portions of Wetland 2 and 7 are being requested as incidental wetlands.

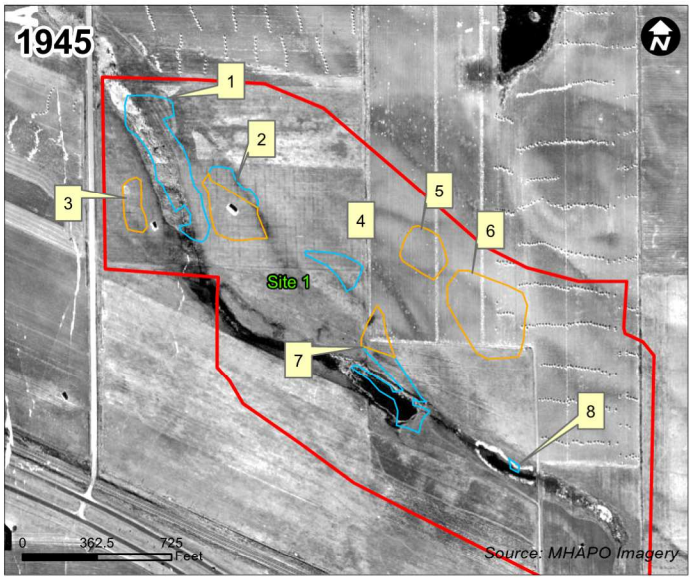
Wetlands 3, 5 and 6, and portions of Wetlands 2 and 7 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012. Wetland 2 was excavated between 1997 and 2000. Wetland 7 was excavated between 2005-2006.

Appendix

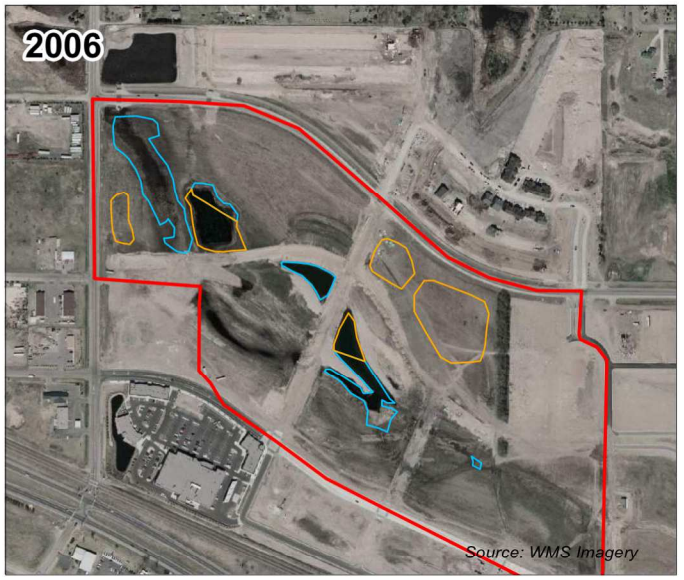
Figure 1: Historical Imagery 1945-2021

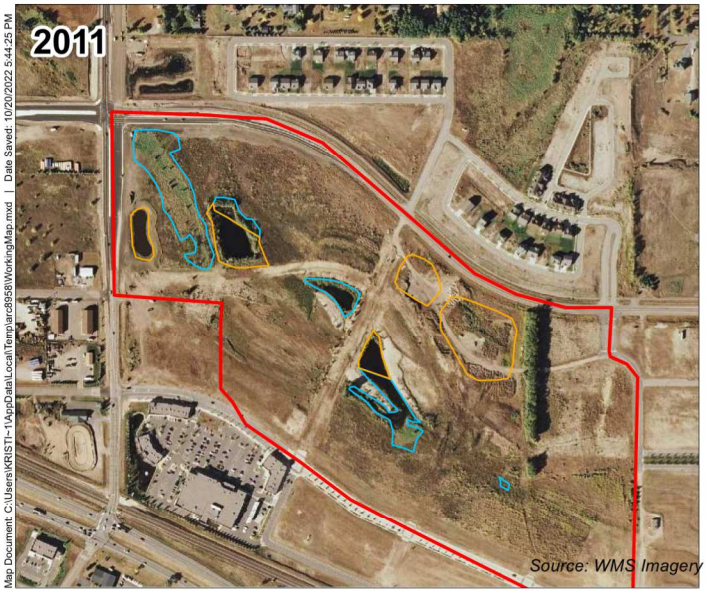
October 2022

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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

Real People. Real Solutions.

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Exhibit A: Site Location Map
Exhibit B: Site Topography – 2 Foot LiDAR Contours
Exhibit C: National Wetlands Inventory
Exhibit D: Public Waters Inventory
Exhibit E: Anoka County Soil Survey
Exhibit F: Delineated Aquatic Resources
Exhibit G: Delineation Data Sheets

I. INTRODUCTION

The City of Ramsey is considering improvements to several parcels known as COR, within the City. This delineation was completed to aid in the design and permitting of the project.

The project is found in Sections 28, in Township 32 North of Range 25 West.

II. WETLAND DELINEATION METHODOLOGY

The wetland boundaries were delineated and staked in the field in September of 2022 using methods described in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral/Northeast Region (Version 2.0)". Wetlands identified were classified using "Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)", "Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)" and "Wetland Plants and Plant Communities of Minnesota and Wisconsin" (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

Hydrophytic Vegetation. A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant's Wetland Indicator Status is determined using the 2020 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

Hydric Soils. A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

Wetland Hydrology. An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

III. BACKGROUND INFORMATION

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

Exhibit A is a location map of the study area.

Exhibits B is an aerial photo with topographic information overlaid on it. This provides information regarding topography of the site, helping to identify areas that may have wetland characteristics.

Exhibit C is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

Exhibit D is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

Exhibit E is the Anoka County Soil Survey and is used to identify hydric soils that may lie within the study area.

Delineation Exhibits F and G were prepared from the information gathered at the site.

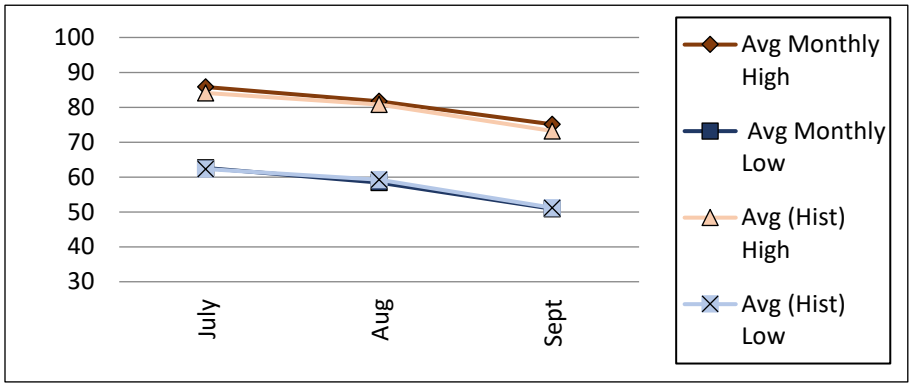
Exhibit F are the site maps showing the delineated aquatic resources.

Exhibit G includes the wetland delineation data sheets.

IV. CLIMATE DATA

The monthly temperature table below shows the average high and low temperatures for the three months prior to the field delineation, along with the historical averages for these months. The monthly low and high temperatures have been within normal ranges for this time period.

MONTHLY TEMPERATURE RANGE



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was normal at the time of the delineation.

ANTECEDENT PRECIPITATION CONDITIONS



This climatic data was gathered using the Climatology Working Group Website, http://climate.umn.edu/ and the National Weather Service Forecast Office, http://w2.weather.gov/climate/. The information for the investigation was retrieved from the WETS Station at Andover 1 N, MN; Station ID – 210190.

V. FINDINGS

In September of 2022 a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. Eight wetlands were found to exist within the study area. The following describes the aquatic resources identified, together with a brief description of wetland types and observations made during the field investigation.

Wetland 1 (W1):
NWI Cowardin: PEM1A
PWI (Hydro) ID: None
Field Observation Circular 39: Type 2
Field Observation Eggers and Reed: Fresh (wet) Meadow
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand/Isan sandy loam



W1

Wetland 1 is located in the northwest corner of the study area. Wetland 1 is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this wetland should be considered palustrine emergent persistent seasonally saturated (PEM1B) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W1A the plant community is dominated by reed canary grass and quaking aspen. The upland pit location W1B is dominated by smooth brome, reed canary grass, and quaking aspen. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W1A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W1B did not meet any hydric soil indicators.

Soils in the wetland pit W1A were not saturated. The pit location met secondary hydrology indicators D2 – Geomorphic Position and D5 – FAC-Neutral Test. Soils in the upland pit location W1B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic breaks.

Wetland 2 (W2):
NWI Cowardin: PSS1A/PUBH
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/7
Field Observation Eggers and Reed: Deep Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand

Wetland 2 is located in the northeast part of the study area, just to the east of Wetland 1. A portion of W2 is believed to be historical with the other portion being a pond excavated in upland.

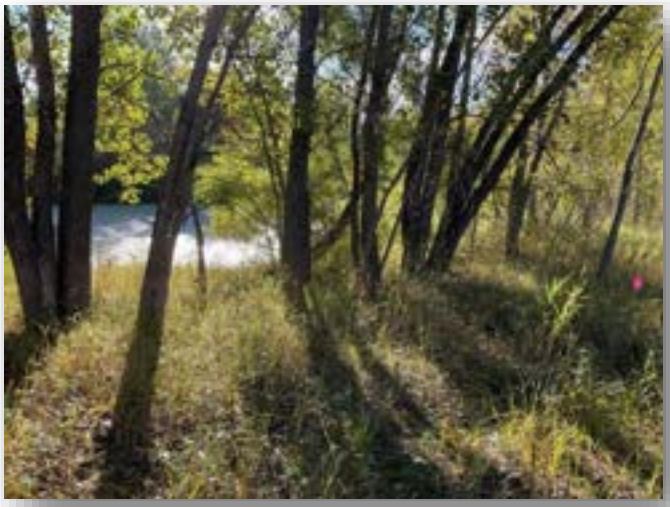
The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine forested

broad-leaved deciduous temporarily flooded (PEMF/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W2A the plant community is dominated by common black willow, quaking aspen, sandbar willow, and reed canary grass. The upland pit location for this transect is W1B.

Soils in the wetland pit location W2A met hydric soil indicator F6 – Redox Dark Surface.

Soils in the wetland pit W2A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5.



W2

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.



W3

<u>Wetland 3 (W3):</u>
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/6
Field Observation Eggers and Reed: Deep Marsh/Shrub Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand

Wetland 3 is found in the northwest part of the study area. W3 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous temporarily flooded (PEMF/PSS1A) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 3 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.

Wetland 4 (W4):
NWI Cowardin: PUBHx
PWI (Hydro) ID: None
Field Observation Circular 39: Type 3/7
Field Observation Eggers and Reed: Shallow Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand



W4

Wetland 4 is located in the west-central part of the study area. W4 is believed to be partially excavated in a historical wetland and partially excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent persistent seasonally flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1C/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W4A the plant community is dominated by common Canada bluejoint, giant goldenrod, riverbank grape, sandbar willow, quaking aspen, and black willow. The upland pit location W4B is dominated by white sweet clover, Canada bluejoint, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W4A met hydric soil indicator F3 – Depleted Matrix. Soils in the upland pit location W4B did not meet any hydric soil indicators.



W4 Transect

Soils in the wetland pit W4A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W4B were not saturated and only met secondary hydrology indicator D5.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

Wetland 5 (W5):
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 6
Field Observation Eggers and Reed: Shrub Swamp
Soil Mapping Unit(s): Hubbard loamy sand



W5

Wetland 5 is found in the north-central part of the study area. W5 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine scrub shrub broad-leaved deciduous seasonally flooded (PSS1C) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 5 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Kentucky bluegrass.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.



W6

Wetland 6 (W6):
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/6
Field Observation Eggers and Reed: Deep Marsh/Shrub Swamp
Soil Mapping Unit(s): Hubbard loamy sand

Wetland 6 is found in the northeast part of the study area. W6 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous seasonally saturated (PEMF/PSS1B) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetlands 6 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrouning upland areas. The boundaries were determined by following the topographic break and vegetative break.

Wetland 7 (W7):

NWI Cowardin: PEM1A/PUBHx
PWI (Hydro) ID: None
Field Observation Circular 39: Type 2/3/4/7
Field Observation Eggers and Reed: Fresh (wet) Meadow/Shallow Marsh/Deep Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand/Isan sandy loam



W7

Wetland 7 is located in the central part of the study area. A portion of W7 is believed to be excavated in historical wetland, with the remaining portion being excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent persistent seasonally saturated/seasonally flooded/semipermanently flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1B/C/F/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W7A the plant community is dominated by reed canary grass and sandbar willow. The upland pit location W7B is dominated by white sweet clover, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W7A met hydric soil indicator A11 – Depleted Below Dark Surface. Soils in the upland pit location W7B did not meet any hydric soil indicators.

Soils in the wetland pit W7A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W7B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

Wetland 8 (W8):



W8

NWI Cowardin: PEM1A
PWI (Hydro) ID: None
Field Observation Circular 39: Type 1
Field Observation Eggers and Reed: Seasonally Flooded Basin
Soil Mapping Unit(s): Isan sandy loam

Wetland 8 is located in the southeast part of the study area and is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent temporarily flooded (PEMA) wetland. One transect and several sample points

were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W8A the plant community is dominated by a sedge species and Canada bluejoint. The upland pit location W8B is dominated by Canada goldenrod, Siberian elm, and quaking aspen. Only the wetland plant community is considered hydrophytic.

Soils in the wetland pit location W8A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W8B did not meet any hydric soil indicators.

Soils in the wetland pit W8A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W8B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of all three indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

VI. CONCLUSION

This delineation was performed in September of 2022. The boundaries of the wetlands were staked in the field with three foot "Wetland Delineation" pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a sub-foot GPS Data Collector and tied to the Anoka County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of eight wetlands within the boundaries of the study corridor.

WETLAND SUMMARY

Id #	Wetland Type^	Size*
W1	Type 2	2.65 ac
W2	Type 4/7	1.65 ac
W3	Type 4/6	0.53 ac
W4	Type 3/7	0.53 ac
W5	Type 6	0.91 ac
W6	Type 4/6	2.78 ac
W7	Type 2/3/4/7	1.60 ac
W8	Type 1	0.04 ac

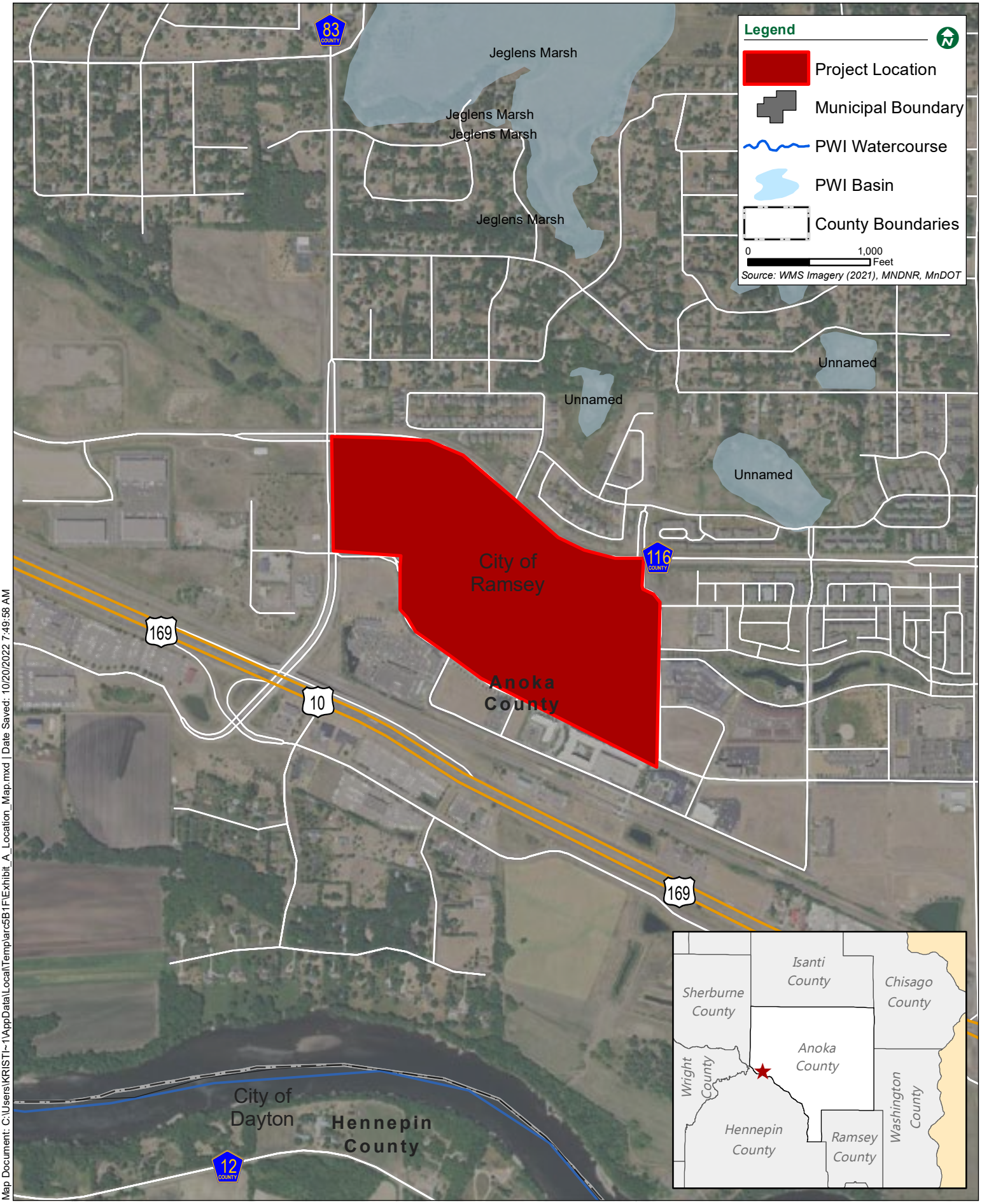
**size measured within study area.*
^wetland type within study area

Sincerely,
BOLTON & MENK, INC.



Kristina Bloomquist, PWS
Certified Wetland Delineator, No. 1340

APPENDIX



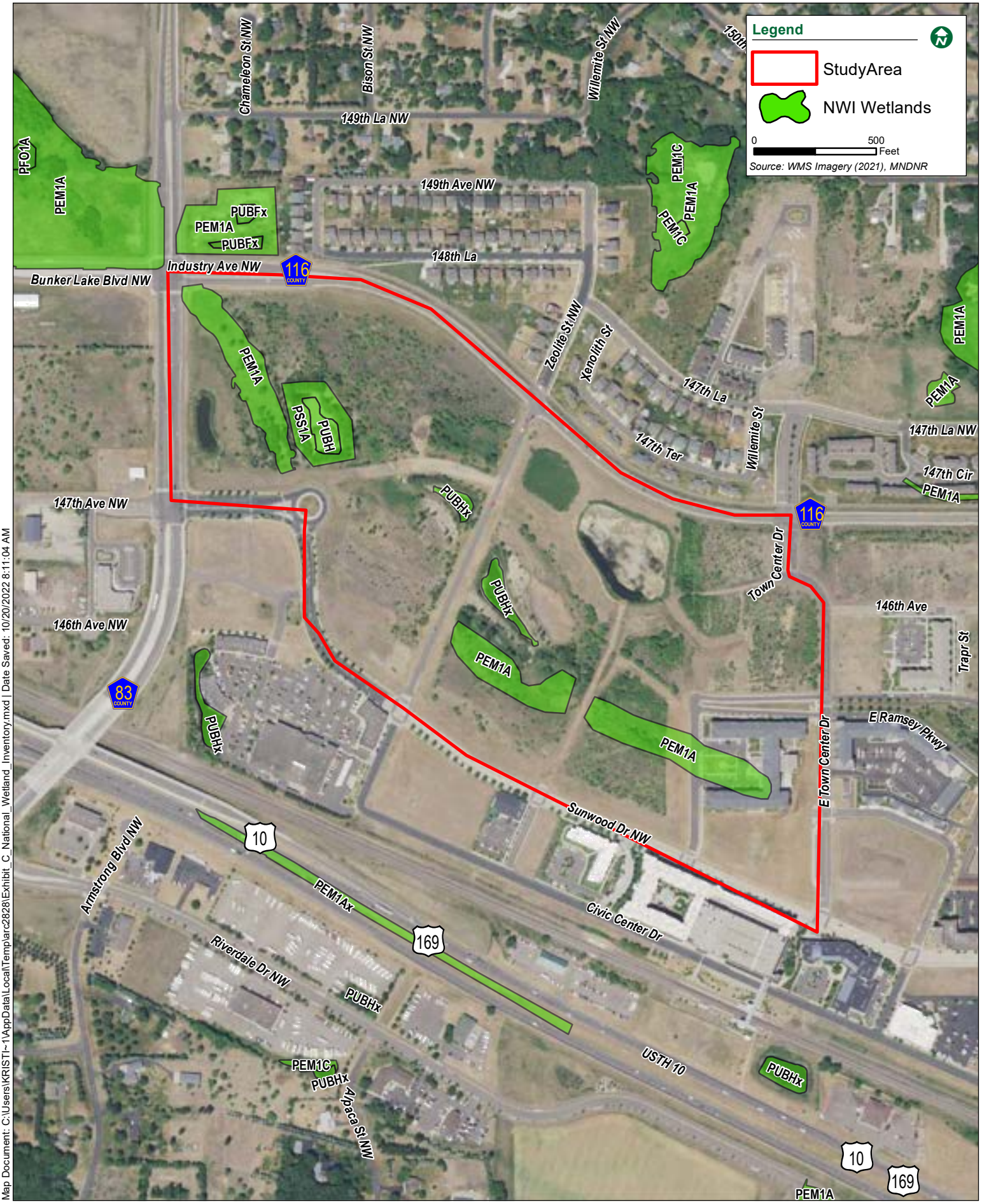
Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc5B1F\Exhibit_A_Location_Map.mxd | Date Saved: 10/20/2022 7:49:58 AM



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.



Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc2828\Exhibit_C_National_Wetland_Inventory.mxd | Date Saved: 10/20/2022 8:11:04 AM

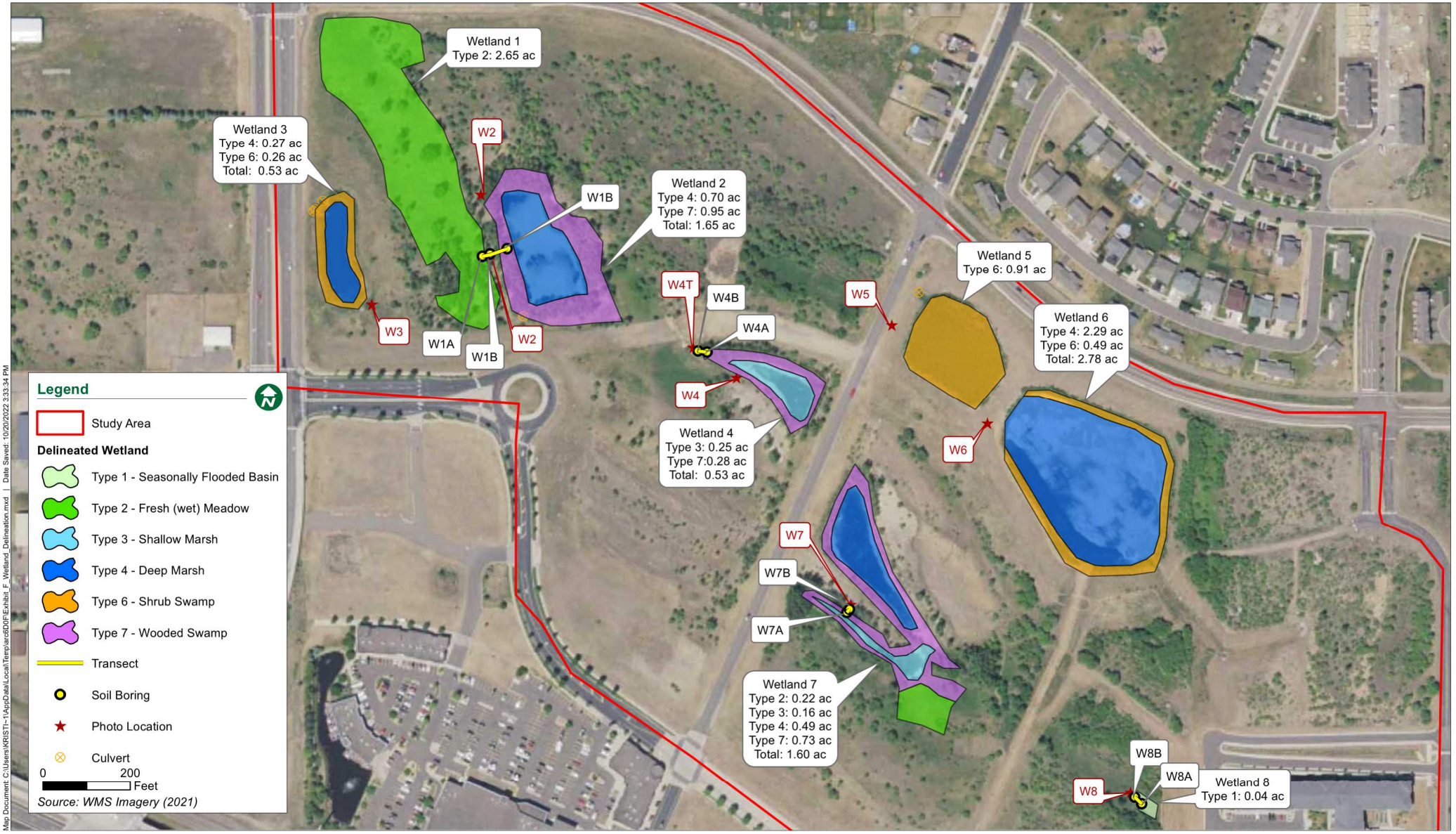


Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc978B\Exhibit_D_Public_Water_Inventory.mxd | Date Saved: 10/20/2022 8:29:27 AM



Symbol	Name	Slopes	Hydric Rating	Hydric Class
Dp	Duelm loamy sand	0-2%	No	7%
D67A	Hubbard loamy sand	0-2%	No	1%
Is	Isan sandy loam	0-1%	Yes	93%

Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc3BFB\Exhibit_E_County_Soil_Survey.mxd | Date Saved: 10/20/2022 8:50:56 AM



Map Document: C:\Users\KRISTI~1\AppData\Local\Temp\arc600F\Exhibit_F_Wetland_Delineation.mxd | Date Saved: 10/20/2022 3:33:34 PM

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

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**)
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- ___ Depleted Matrix (F3)
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- ___ 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 _____

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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:

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- ___ Algal Mat or Crust (B4)
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- ___ Inundation Visible on Aerial Imagery (B7)
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- ___ Hydrogen Sulfide Odor (C1)
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- ___ Surface Soil Cracks (B6)
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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.			
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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)

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Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

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Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

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- ___ 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 _____

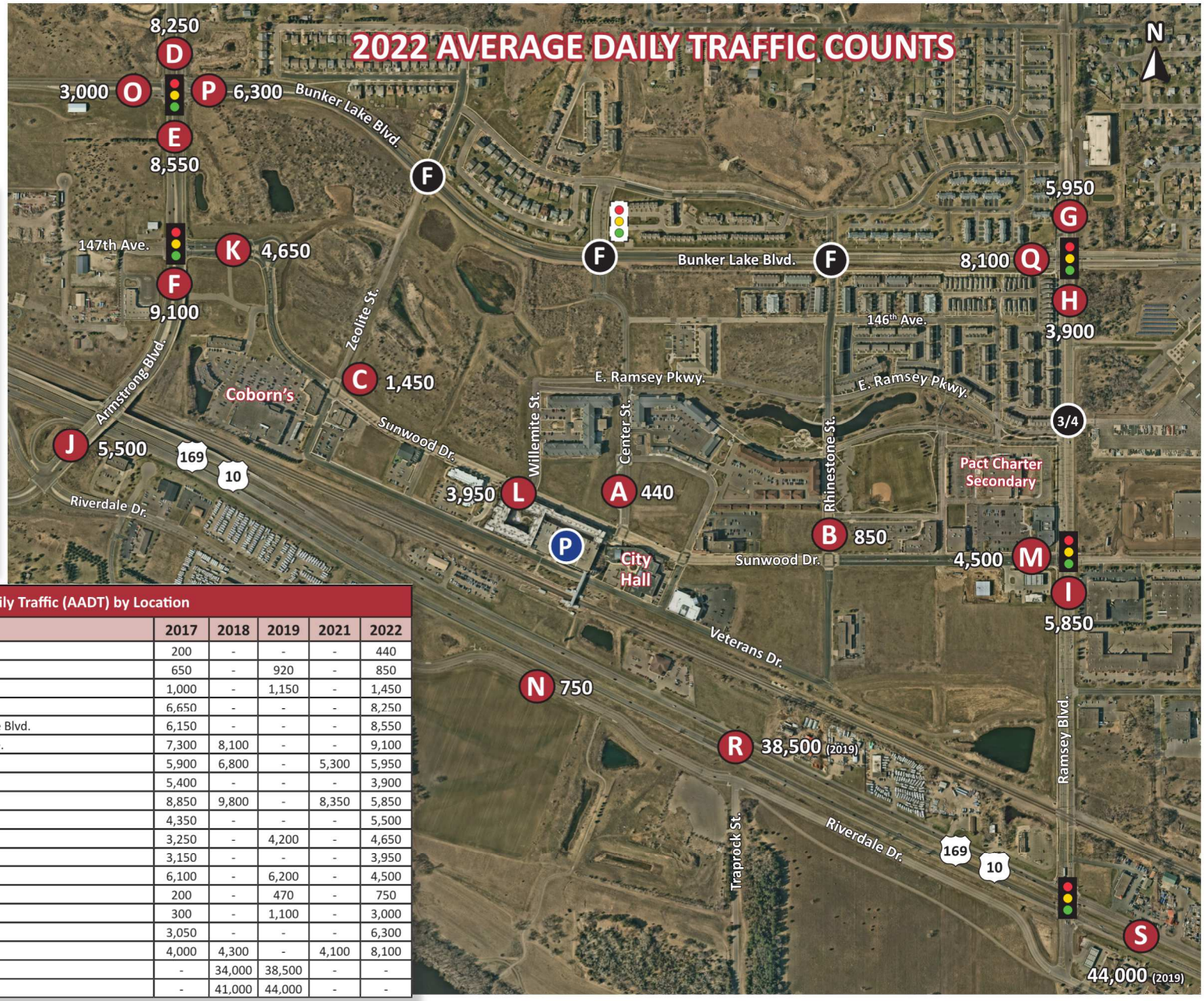
Remarks:

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

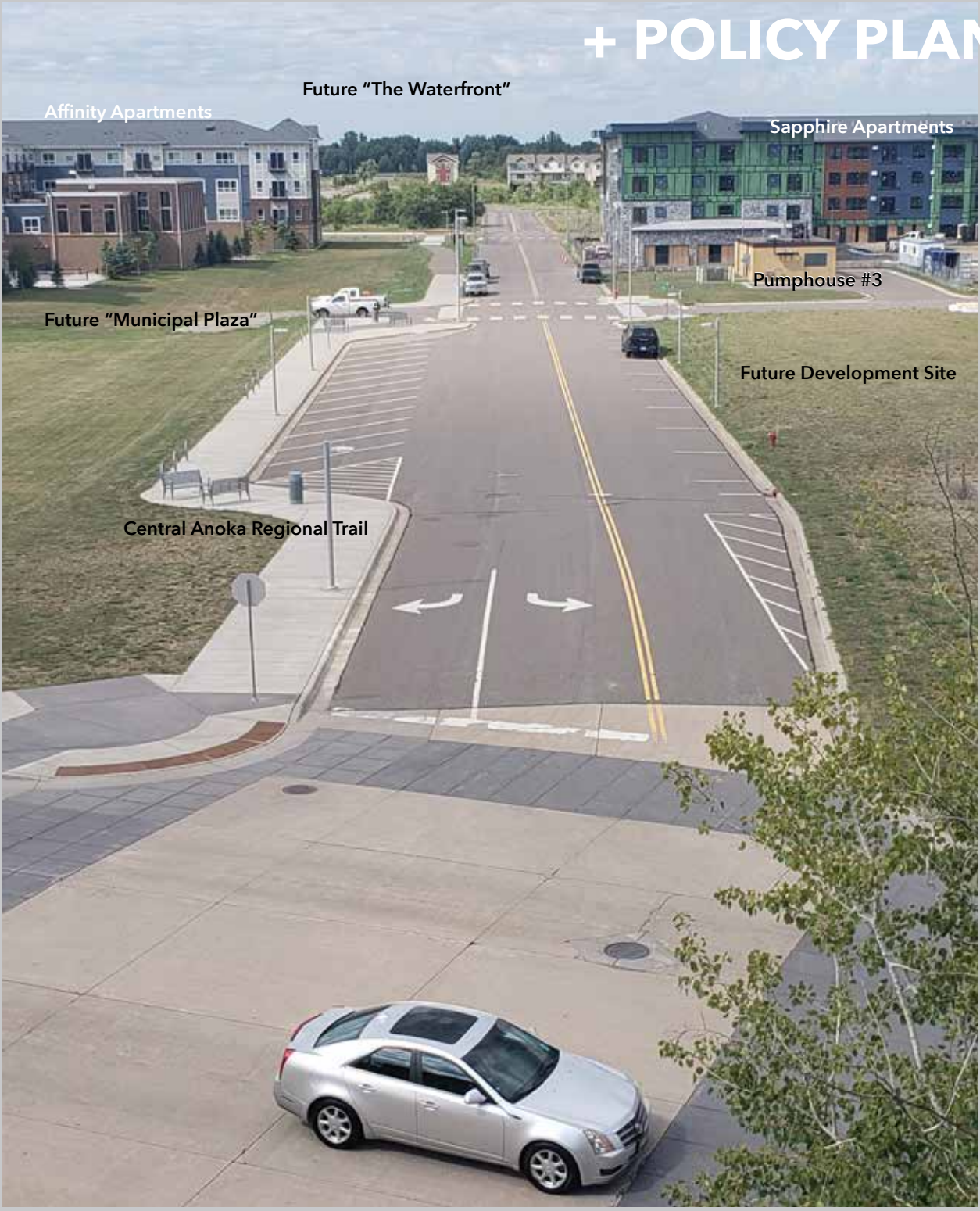


Annual Average Daily Traffic (AADT) by Location

	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

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Background + Purpose

Overview

The purpose of the Center Street Area Framework + Policy Plan is to advance the planning activity for several interrelated projects within this district. Several of these project have timelines that require the work to commence as soon as possible. A summary list of current and potential future projects includes:

- Center Street sidewalk(s) in front of the Sapphire building;
- Center Street streetscape/trail (west side) near the interface of the Affinity and Municipal Plaza;
- Municipal Plaza (north) at the interface with Affinity;
- Municipal Plaza (south) the larger Happy Days site;
- Pump House Plaza the area immediately surrounding the small Pump House No. #3;
- Pump House Exterior potential facade improvements;
- 145th Avenue sidewalk connecting to Center Street.

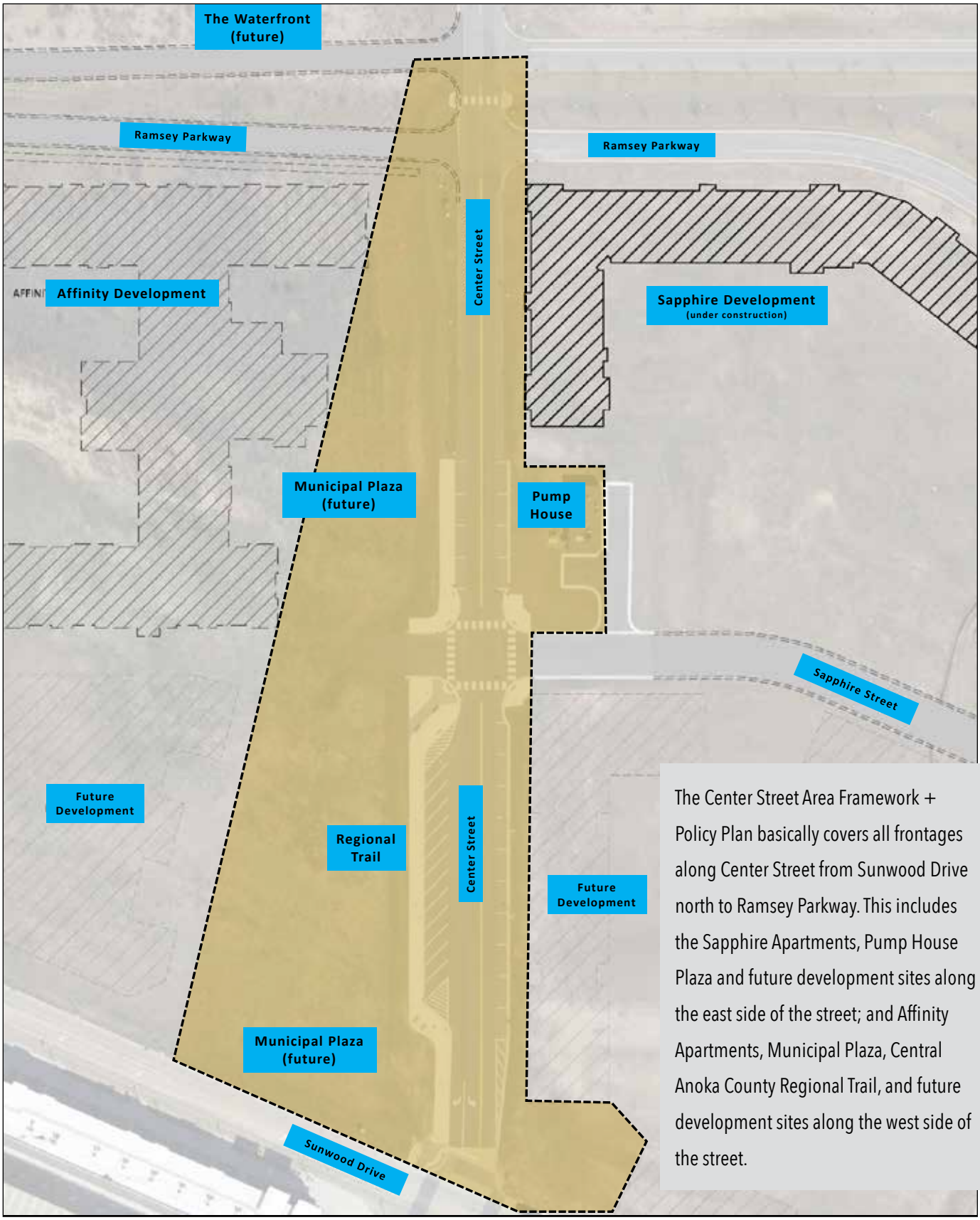


Outcomes + Deliverables

As indicated, the above project listing is merely a summary outline of the work to be performed; the detailed Scope of Services (provided by the Consultant Team), will result in design guidelines to allow the city to develop specifications (cross-sections with details) such that quotations may be sought for work that must be completed like the sidewalk/streetscape adjoining the Sapphire building. Additionally, the scope and cost of other features may be better understood, and accordingly, will result in the ability to proceed with improvements to Municipal Plaza, and the Pump House site (plaza, concrete, landscaping and conceivably an attached public restroom), at such time it is authorized by City Council, (in 2020 or 2021).

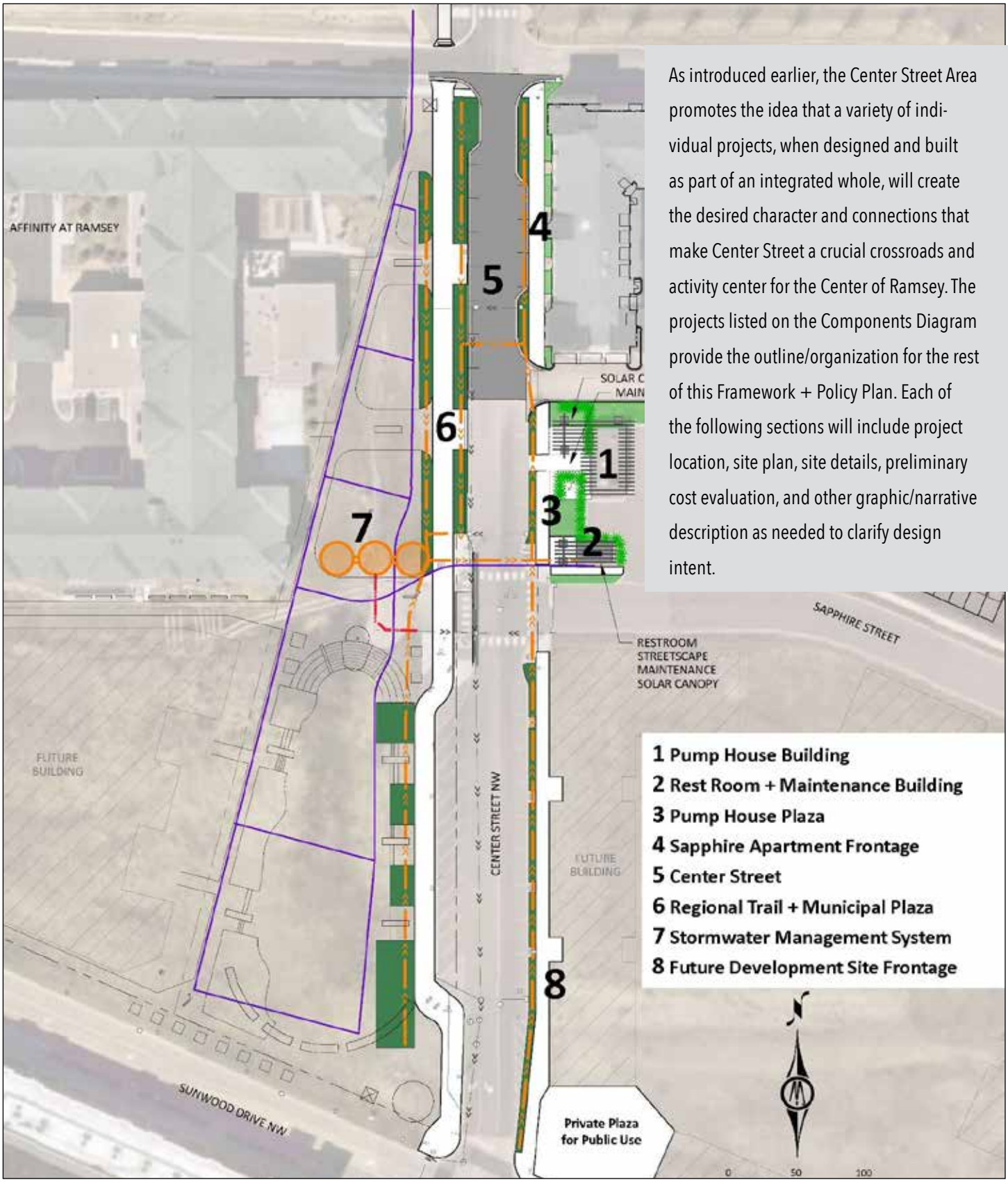
Further, the above referenced Scope of Services will develop the design for the Pump House facade and related architectural treatments, and result in a Design-build RFP that will provide City Council with the cost and contractor (upon approval) that can complete the 2020 Capital Improvement Project for Municipal Pump House #3.

Coverage Diagram



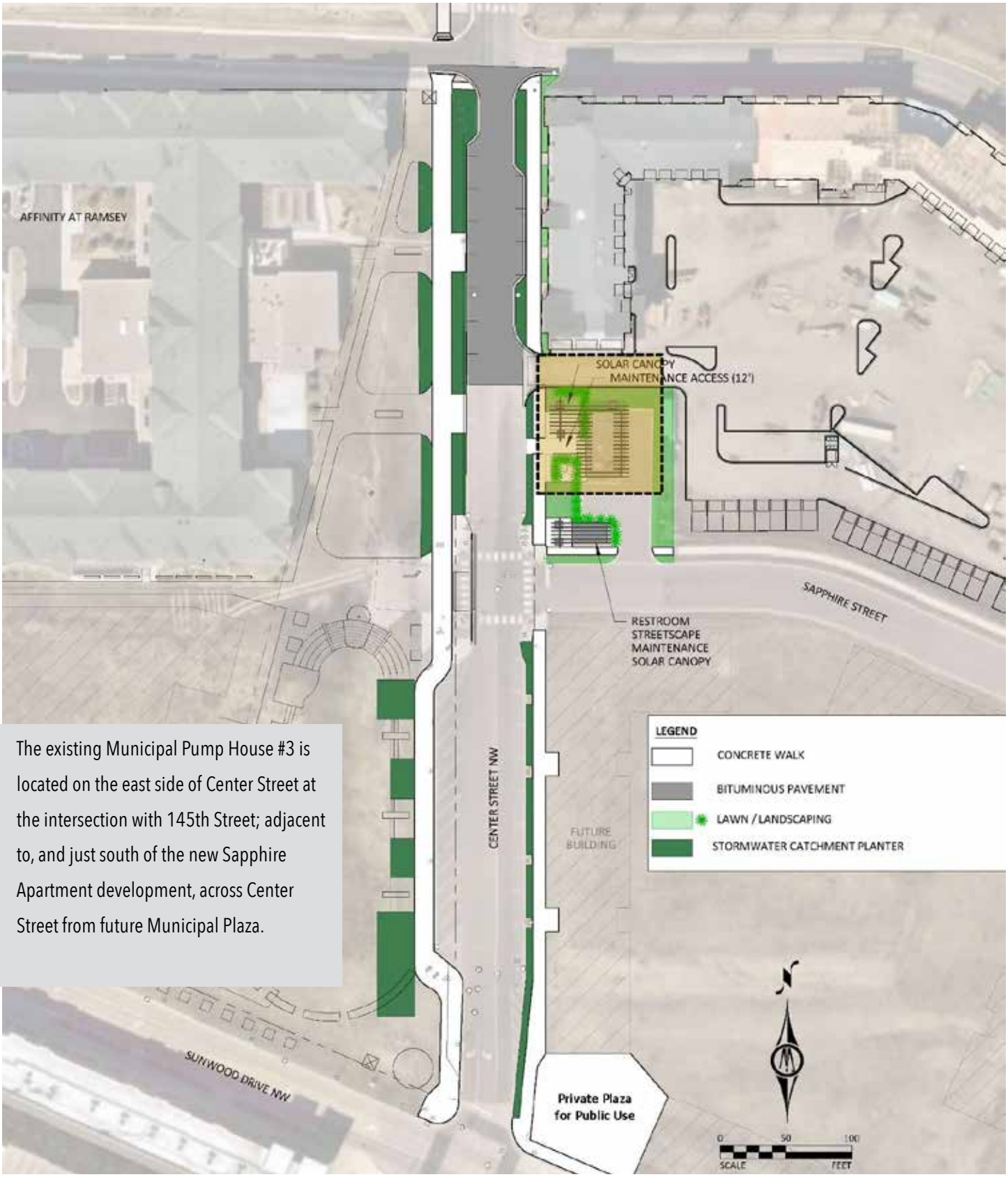
The Center Street Area Framework + Policy Plan basically covers all frontages along Center Street from Sunwood Drive north to Ramsey Parkway. This includes the Sapphire Apartments, Pump House Plaza and future development sites along the east side of the street; and Affinity Apartments, Municipal Plaza, Central Anoka County Regional Trail, and future development sites along the west side of the street.

Components Diagram



As introduced earlier, the Center Street Area promotes the idea that a variety of individual projects, when designed and built as part of an integrated whole, will create the desired character and connections that make Center Street a crucial crossroads and activity center for the Center of Ramsey. The projects listed on the Components Diagram provide the outline/organization for the rest of this Framework + Policy Plan. Each of the following sections will include project location, site plan, site details, preliminary cost evaluation, and other graphic/narrative description as needed to clarify design intent.

Pump House Building Location Map



The existing Municipal Pump House #3 is located on the east side of Center Street at the intersection with 145th Street; adjacent to, and just south of the new Sapphire Apartment development, across Center Street from future Municipal Plaza.





Pump House Building

PROJECT DESCRIPTION

Since the time of its construction, Municipal Pump House #3 has been a simple concrete masonry building. As new development occurs around it, Pump House #3's appearance can contribute to the character of surrounding buildings and the proposed plaza by applying new exterior finishes to the existing building. Stone, wood, and metal finishes and colors compliment other civic buildings in Ramsey Downtown District.

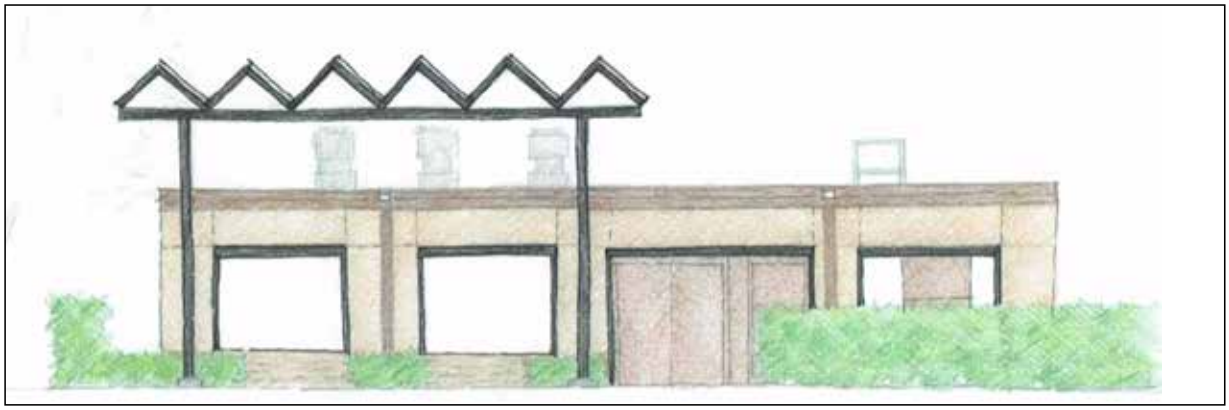
Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



The feasibility of adding photo-voltaic array over Pump House #3 and the adjacent plaza.

Pump House Building Project Elements

Three alternative exterior façade treatments have been considered:



- Concept A: Split-faced concrete masonry & cement board siding



- Concept B: Limestone & wood siding

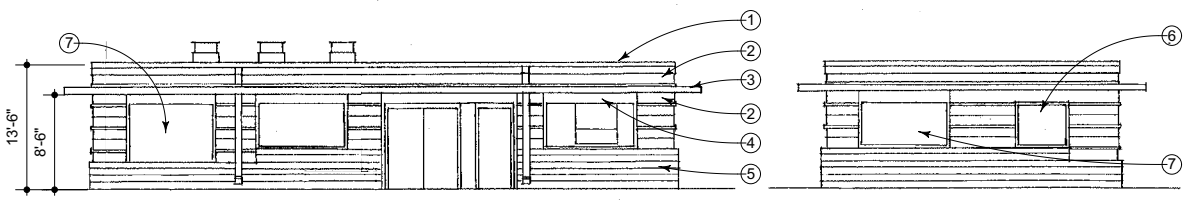


- Concept C: Limestone & brick

Based on design refinements, cost considerations, the limestone and wood siding alternative has been selected for design development.

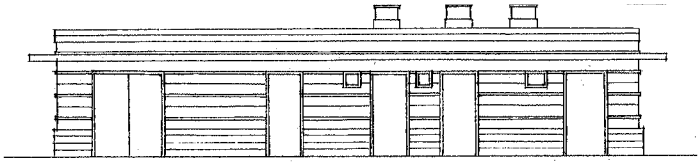
Pump House Building Project Elements

Concept C Developed Design.

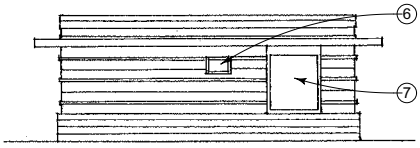


WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION



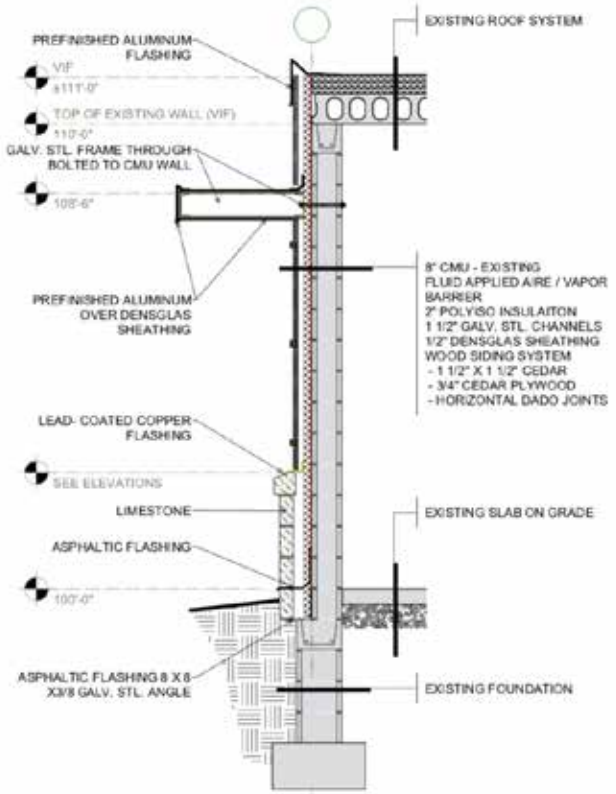
NORTH ELEVATION

BUILDING ELEVATIONS AT PUMP HOUSE- CONCEPT B.1

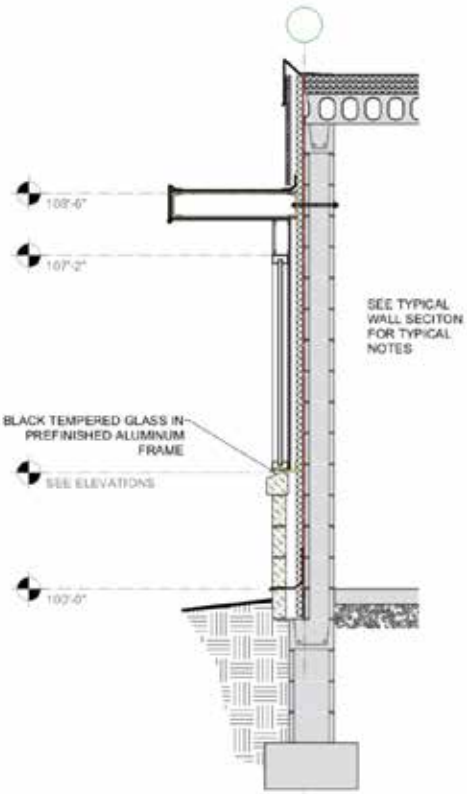
SCALE: 1/8" = 1'-0"

NOTES

1 ALUMNINUM CAP FLASHING
2 WOOD SIDING
3 ALUMINUM EYEBROW
4 ALUMINUM FRAME
5 LIMESTONE BASE
6 EXISTING VENT
7 SMOKED GLASS WITH ALUMINUM FRAME

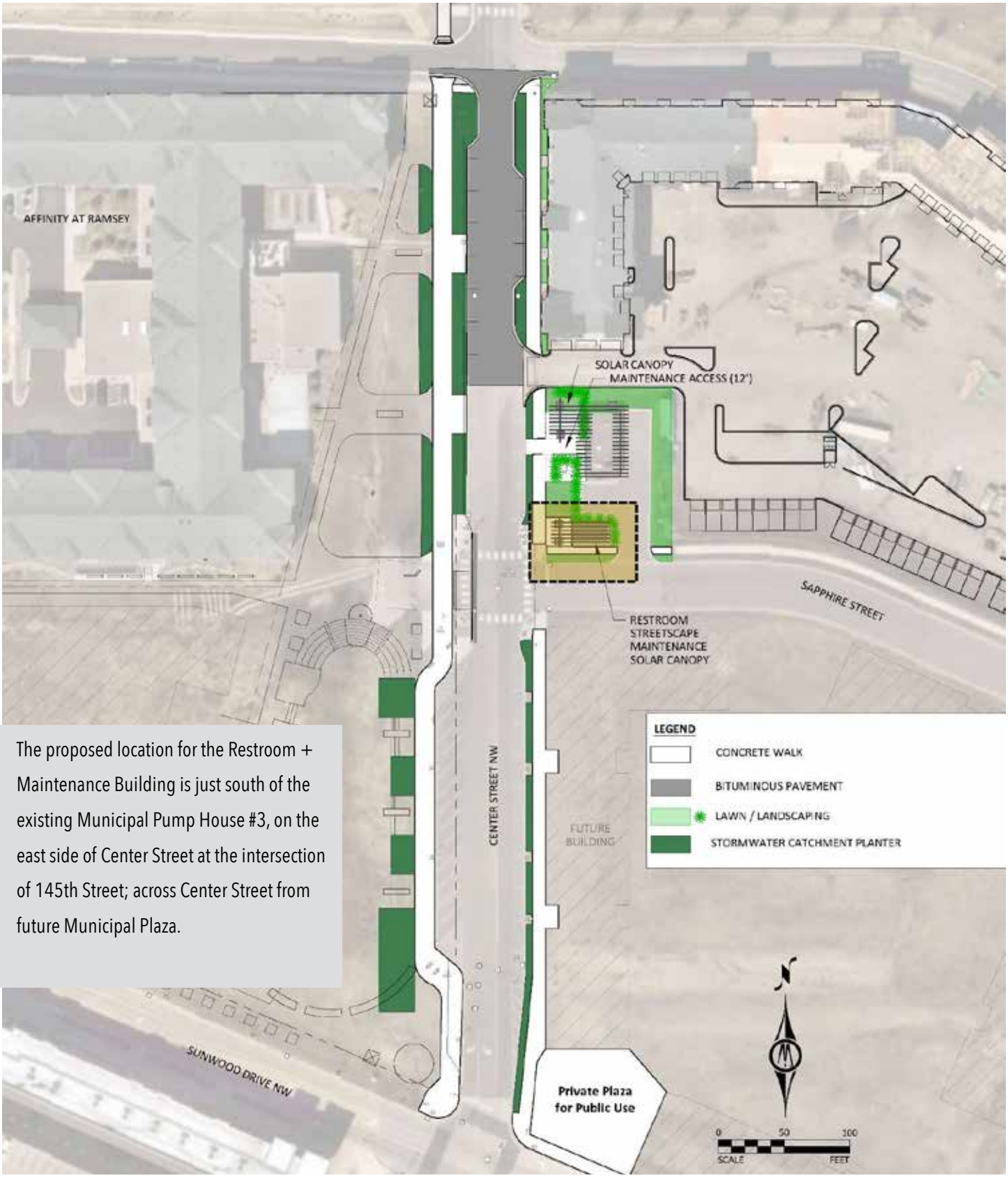


1 / A5.1 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



2 / A5.1 WALL SECTION AT ALUMINUM PANEL
Scale: 1/2" = 1'-0"

Restroom + Maintenance Building Location Map



The proposed location for the Restroom + Maintenance Building is just south of the existing Municipal Pump House #3, on the east side of Center Street at the intersection of 145th Street; across Center Street from future Municipal Plaza.

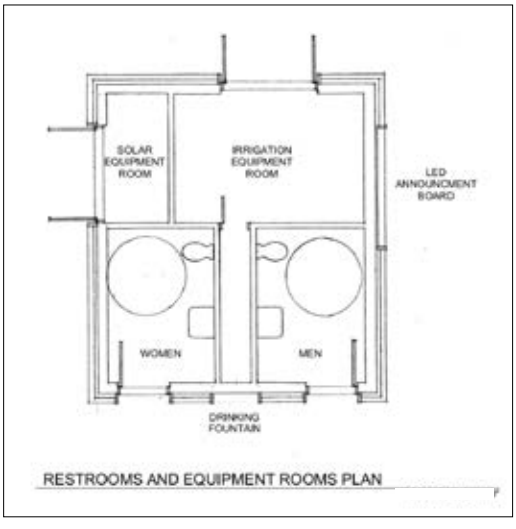


Restroom + Maintenance Bldg

PROJECT DESCRIPTION

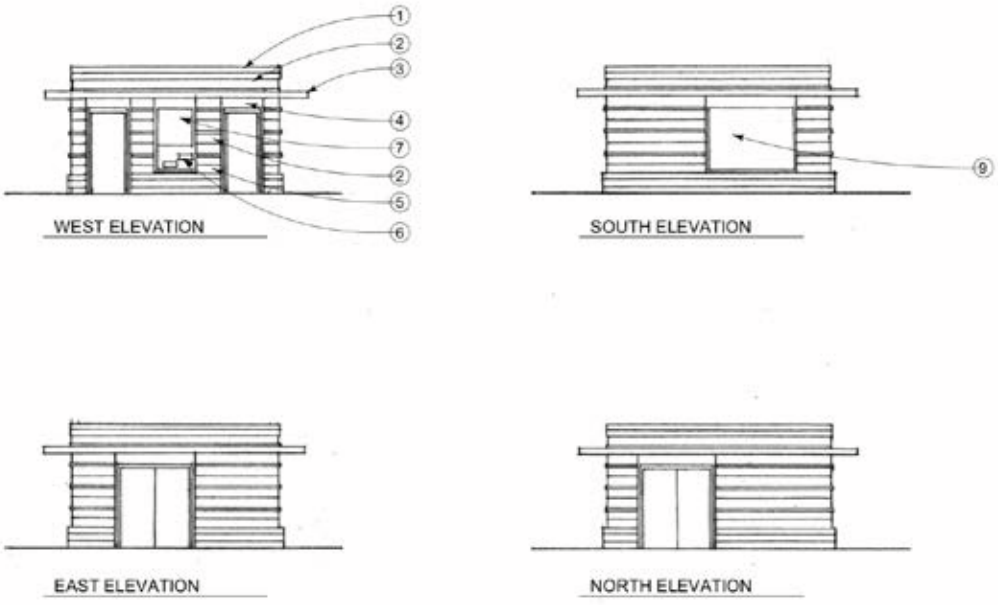
A proposed Restroom + Maintenance Building will be sided with the same materials as the adjacent Pump House #3. This building will support community activities at Center Street's Municipal Plaza. It will also house equipment for the plaza's irrigation system and for the solar array at the Pump House building.

Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



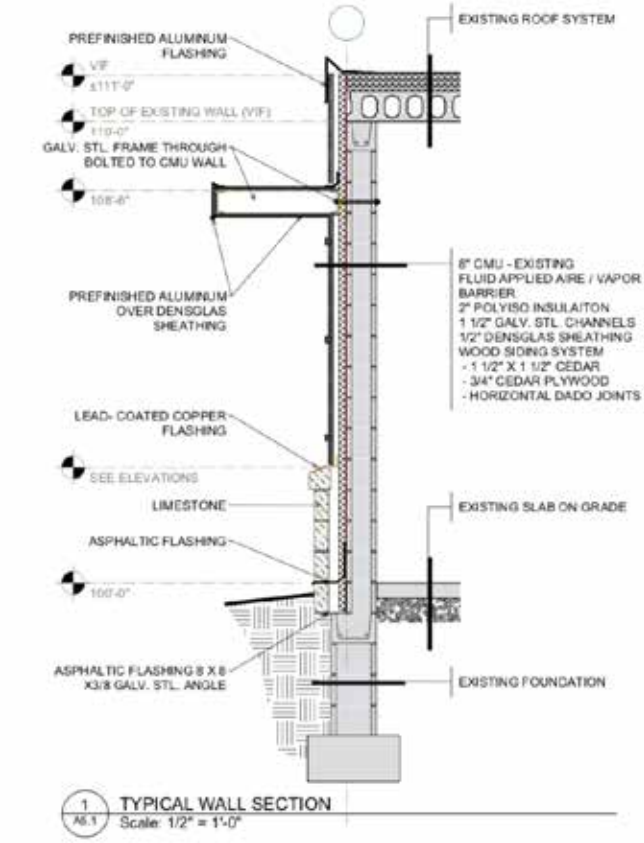
RESTROOMS AND EQUIPMENT ROOMS PLAN

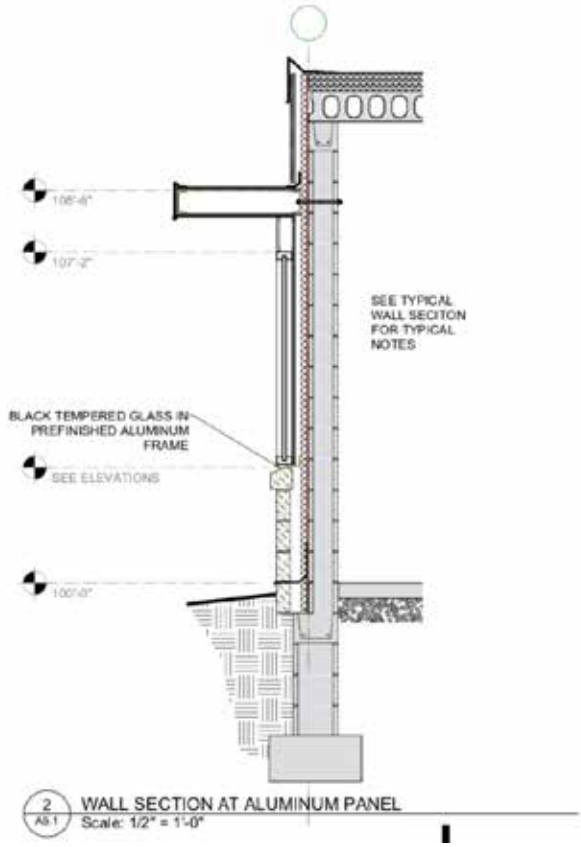
Restroom + Maintenance Bldg Project Elements



NOTES

1 ALUMNINUM CAP FLASHING
2 WOOD SIDING
3 ALUMINUM EYEBROW
4 ALUMINUM FRAME
5 LIMESTONE BASE
6 DRINKING FOUNTAIN
7 LED DISPLAY
8 EXISTING VENT
9 SMOKED GLASS WITH ALUMINUM FRAME





Restroom + Maintenance Bldg Project Elements

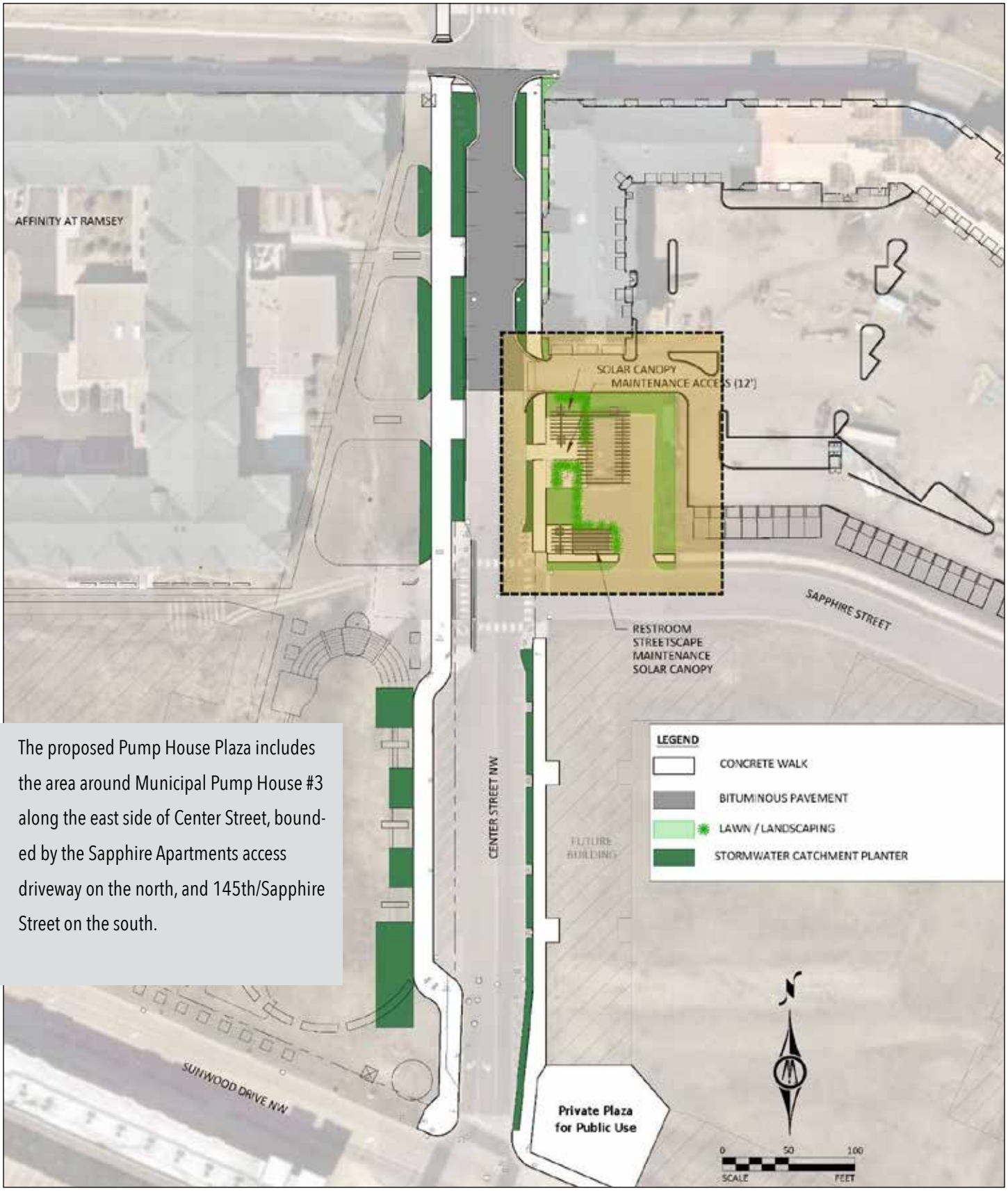




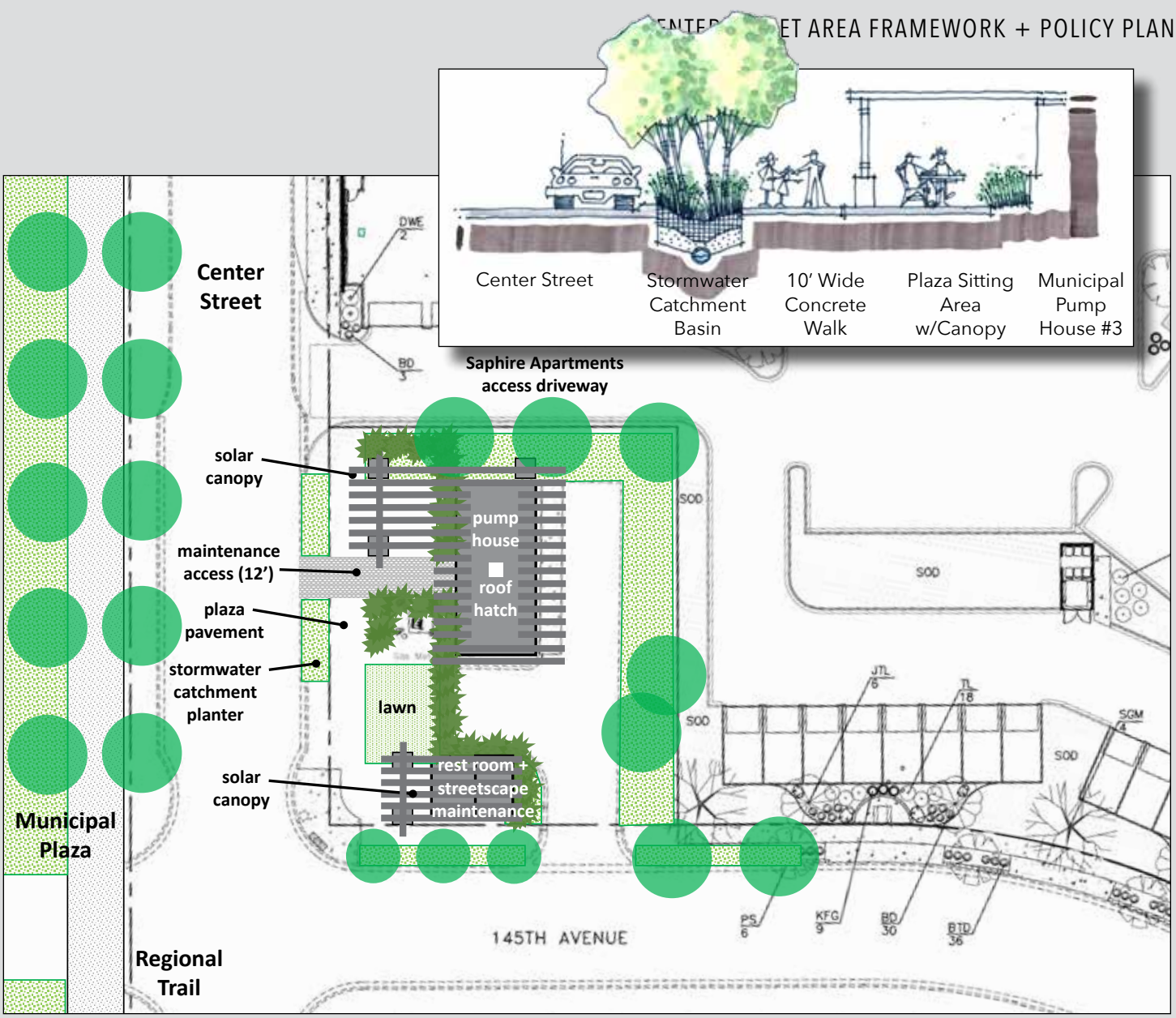


A LED Community Information Board is proposed for the Sapphire Street façade of the Restroom + Maintenance Building. This LED display panel can be used to announce events of community interest, to present the schedule for Municipal Plaza activities, display digital art, etc.(These images shows the capabilities of LED panels.)

Pump House Plaza Location Map



The proposed Pump House Plaza includes the area around Municipal Pump House #3 along the east side of Center Street, bounded by the Sapphire Apartments access driveway on the north, and 145th/Sapphire Street on the south.



Pump House Plaza

PROJECT DESCRIPTION

The Conceptual Site Plan for Pump House Plaza includes the following elements:

- Paved plaza/sitting area along east façade of the Pump House Building;
- Solar canopy/shade structure over the plaza/sitting area;
- Paved (10' minimum width) north/south pedestrian walkway;
- Stormwater catchment basin/planters between pedestrian walk and Center Street;
- Small open lawn/flex space for information/crafts/food tent and other uses;
- Variety of landscape plantings to provide shade, color, screening.

Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.

The primary objective is to create a series of smaller, pedestrian-scaled public spaces along the east side of Center Street to complement and enhance Municipal Plaza, especially for various events that include the temporary closure of the street. All three of these major elements (Municipal Plaza, Center Street, east frontage public spaces) will seamlessly fit together, including consistent materials, finishes and furnishings to create a unique identity and inviting destination crossroads in the heart of the COR District.

Pump House Plaza Project Elements

Pavement





Concrete plaza with broom finish and tooled joints to create interesting pattern is preferred; color additives, acid tints or etching, and exposed aggregate are other acceptable options.

Furniture





Light weight (moveable) and stackable furniture in a variety of colors is preferred; many choices available, but should consider consistent or complimentary 'family' of furniture for all COR public places.

Stormwater Basins





Curb-cuts on both street side and plaza side of each basin direct surface water flow, but still create a physical/visual separation for pedestrian circulation, snowplowing and other maintenance operations.

Pump House Plaza Project Elements

Water Feature





The soothing sound of water can be an important element in the design of public places; small, self-contained water features are preferred, for ease of maintenance, winter shut-down and other considerations.

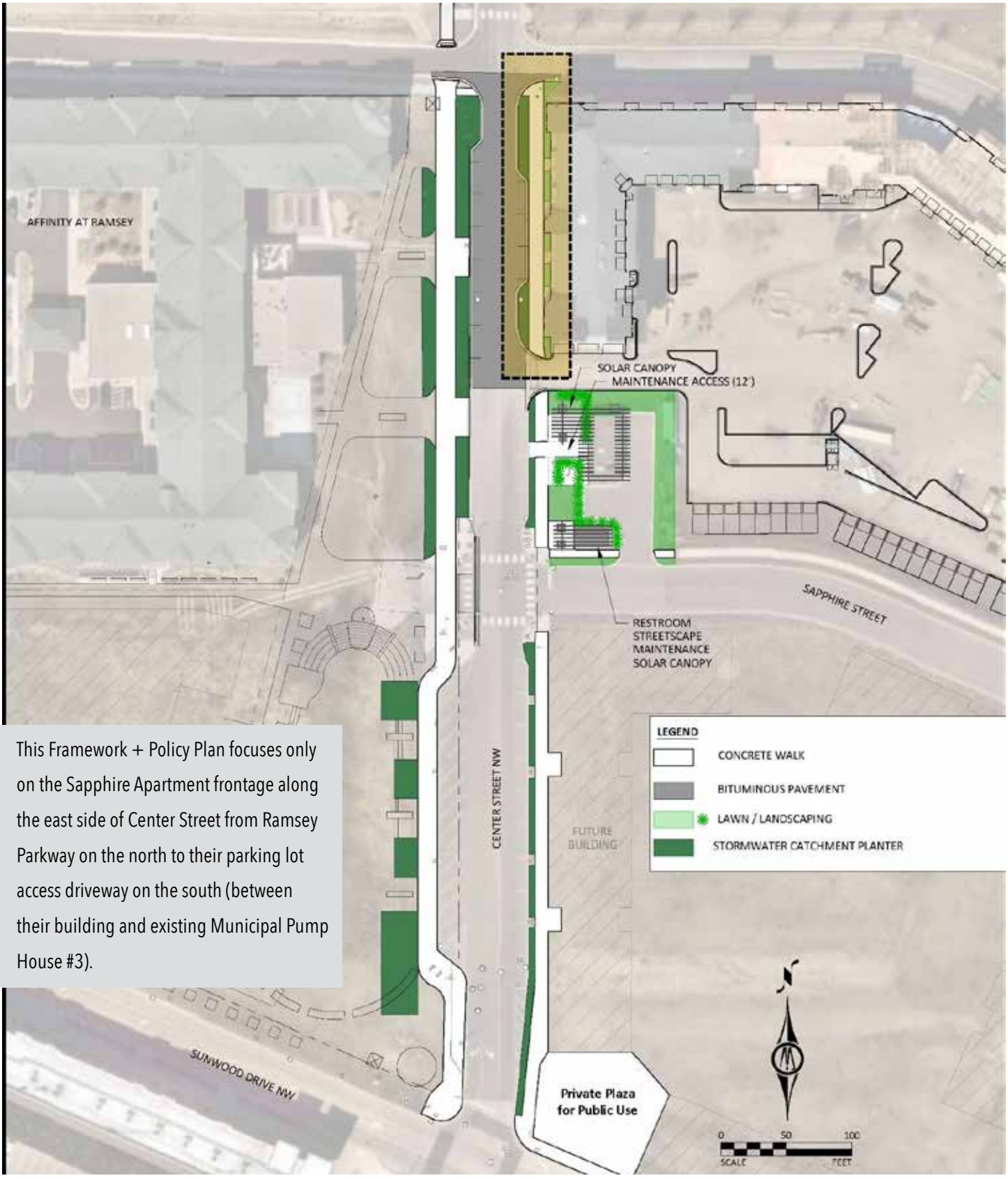
Landscape



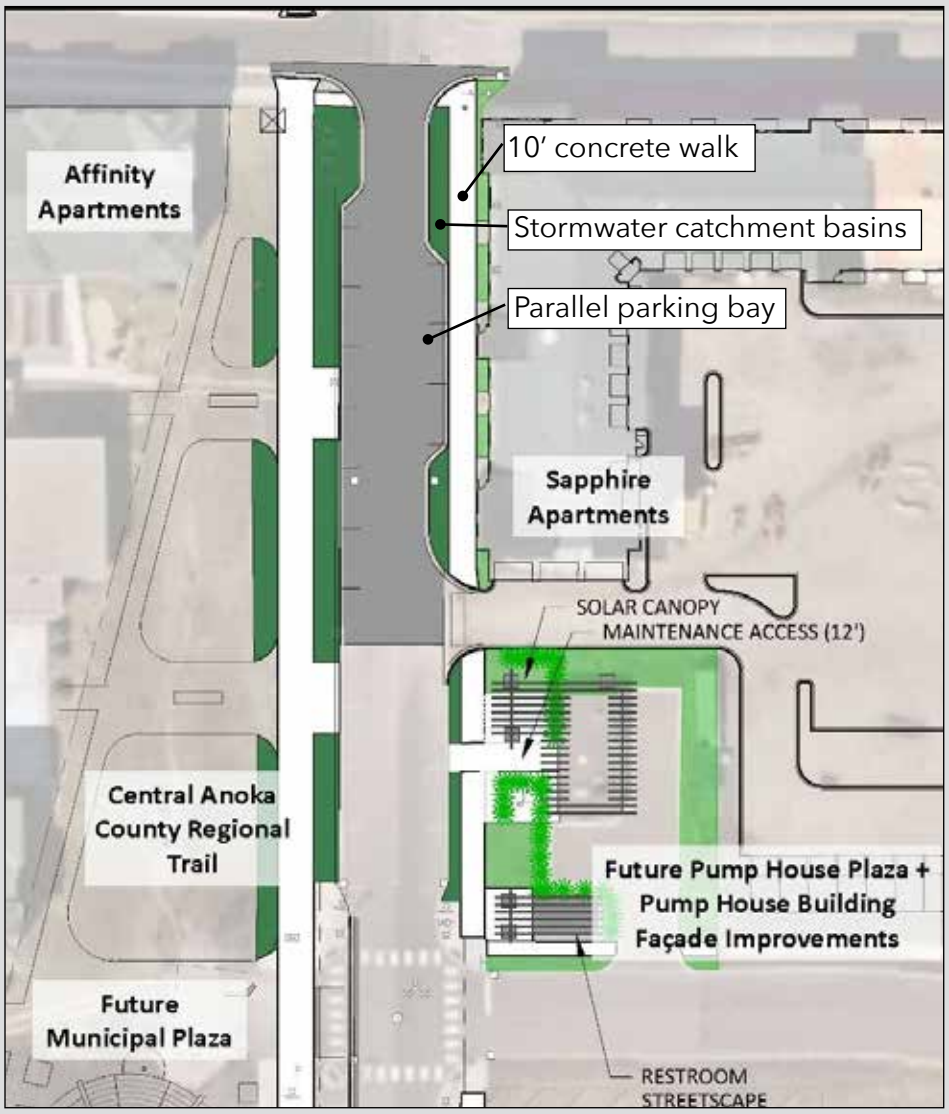



Landscape elements should reflect, or compliment, existing streetscape plantings, and further promote a consistent COR District identity and character; a simple landscape palette provides shade, seasonal color, screening (parking areas/utility boxes), and softens building elevations.

Sapphire Apartment Frontage Location Map



This Framework + Policy Plan focuses only on the Sapphire Apartment frontage along the east side of Center Street from Ramsey Parkway on the north to their parking lot access driveway on the south (between their building and existing Municipal Pump House #3).



Sappphire Apartment Frontage

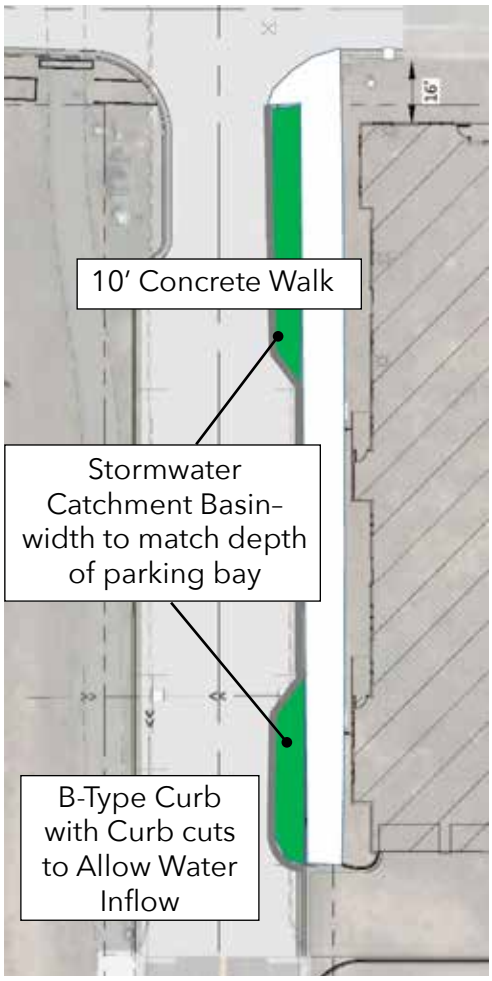
PROJECT DESCRIPTION

The Concept Site Plan for the Sapphire Apartment Frontage along the east side of Center Street includes three primary elements:

- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

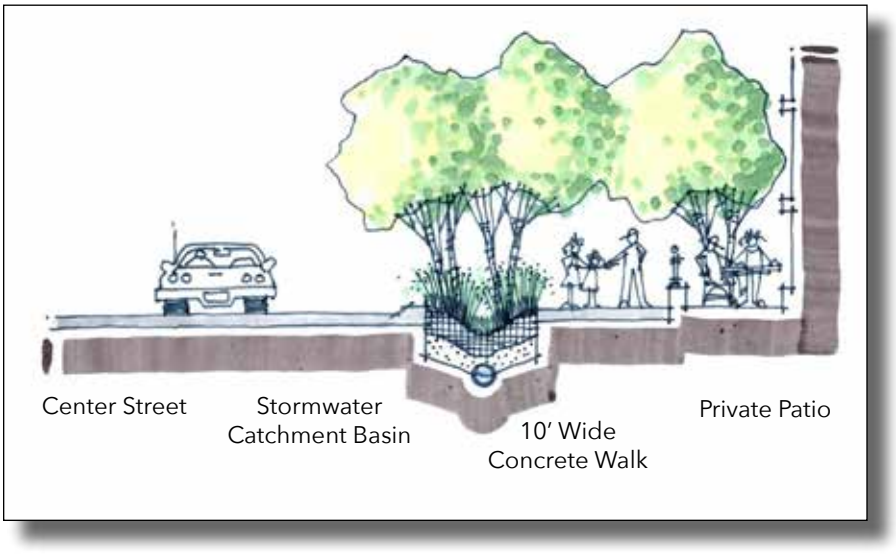
The Sapphire Apartment Frontage will be the first segment of public (pedestrian) realm to be completed, and as such plays an important role in establishing these elements as the benchmark for future projects along the east side of Center Street. A gracious walkway width (10'), connected stormwater basins, and landscape plantings that complement existing streetscape, will not only further enhance the desired Downtown District street character, but also set design expectations for Pump House Plaza and the now-vacant development site at Sunwood Drive.

Sapphire Apartment Frontage Project Elements



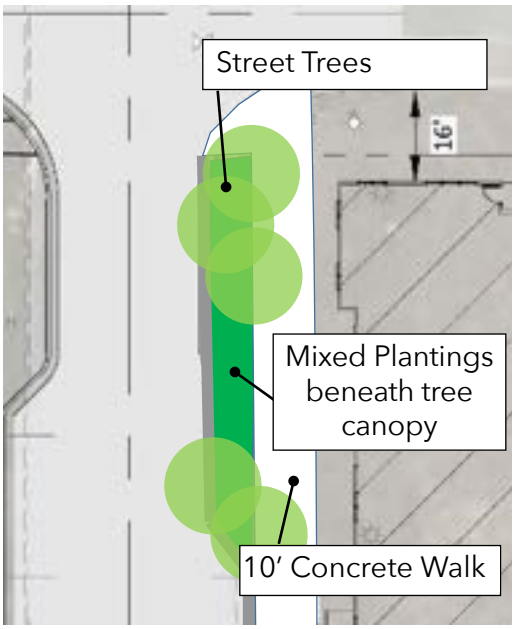
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





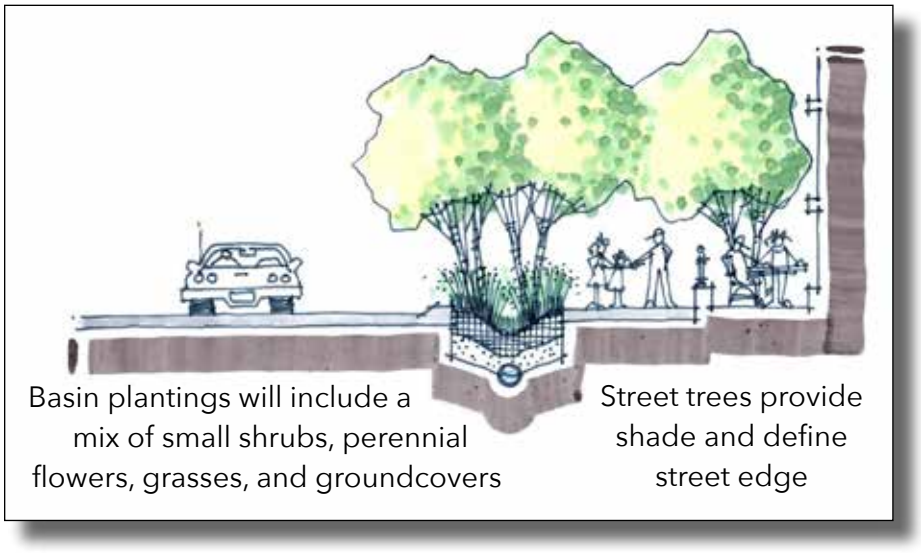


Sapphire Apartment Frontage Project Elements

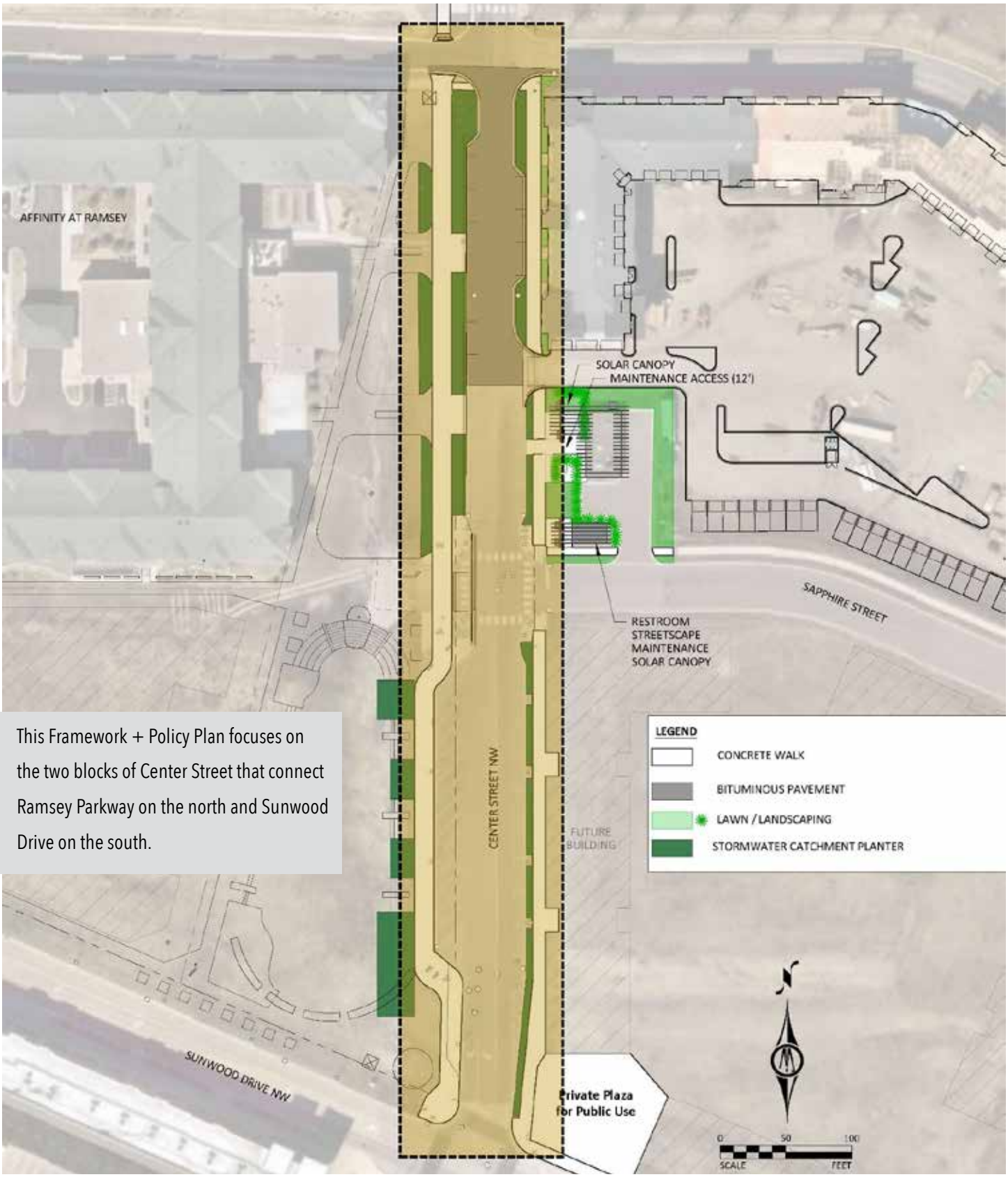




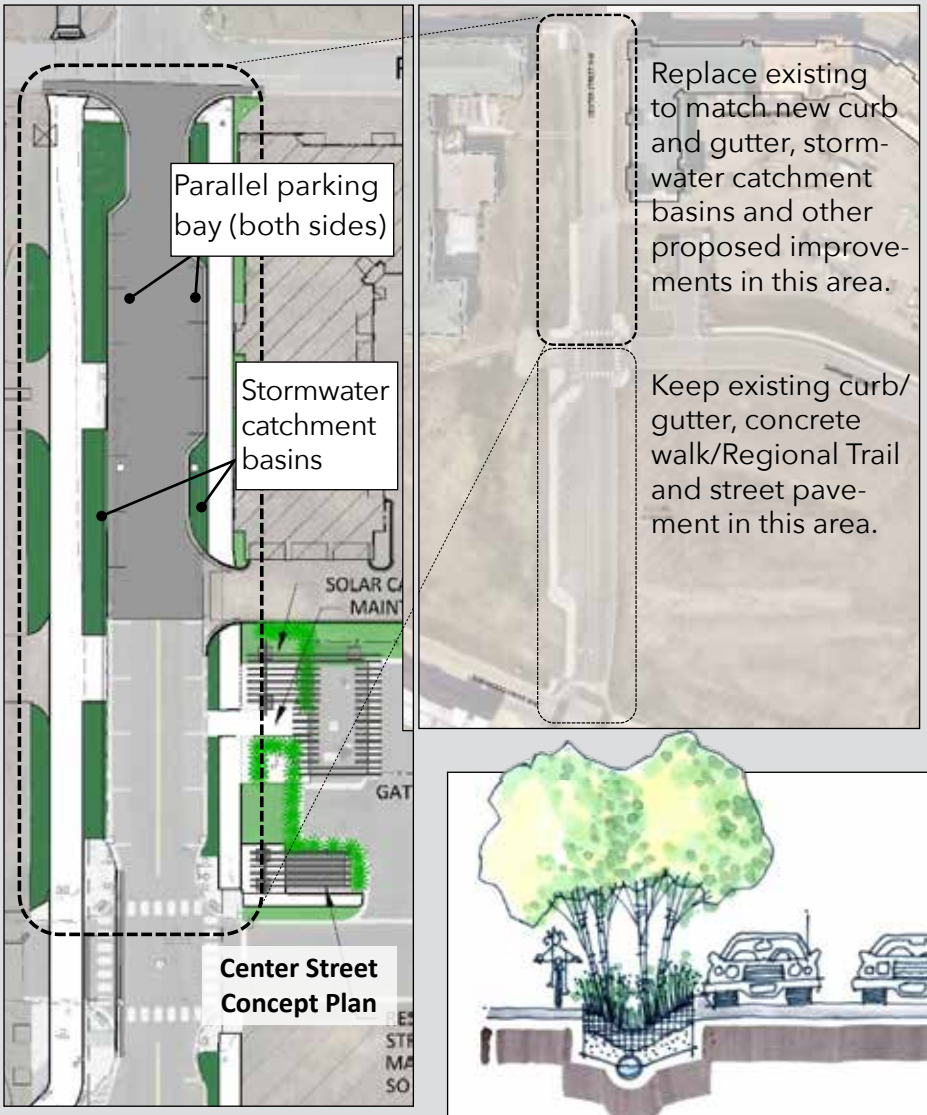


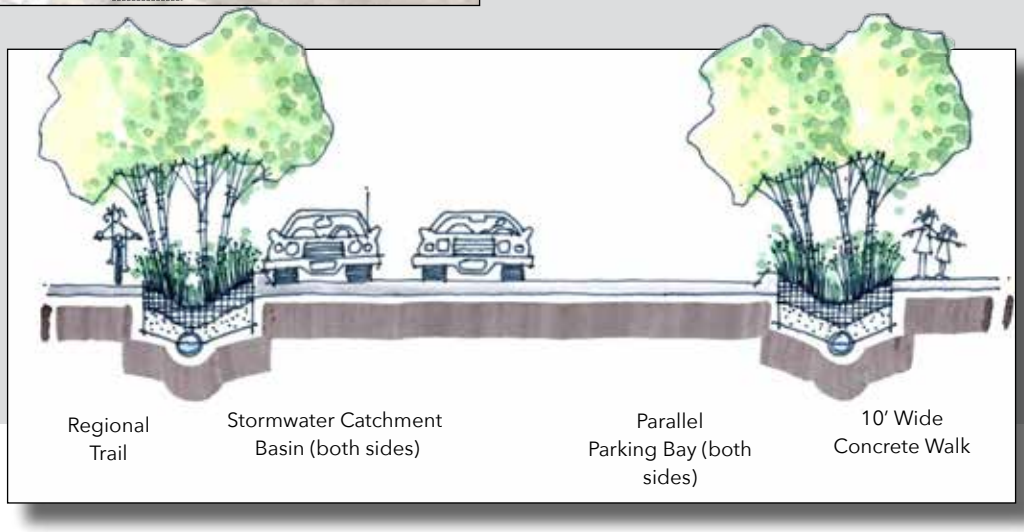


Center Street Location Map



This Framework + Policy Plan focuses on the two blocks of Center Street that connect Ramsey Parkway on the north and Sunwood Drive on the south.





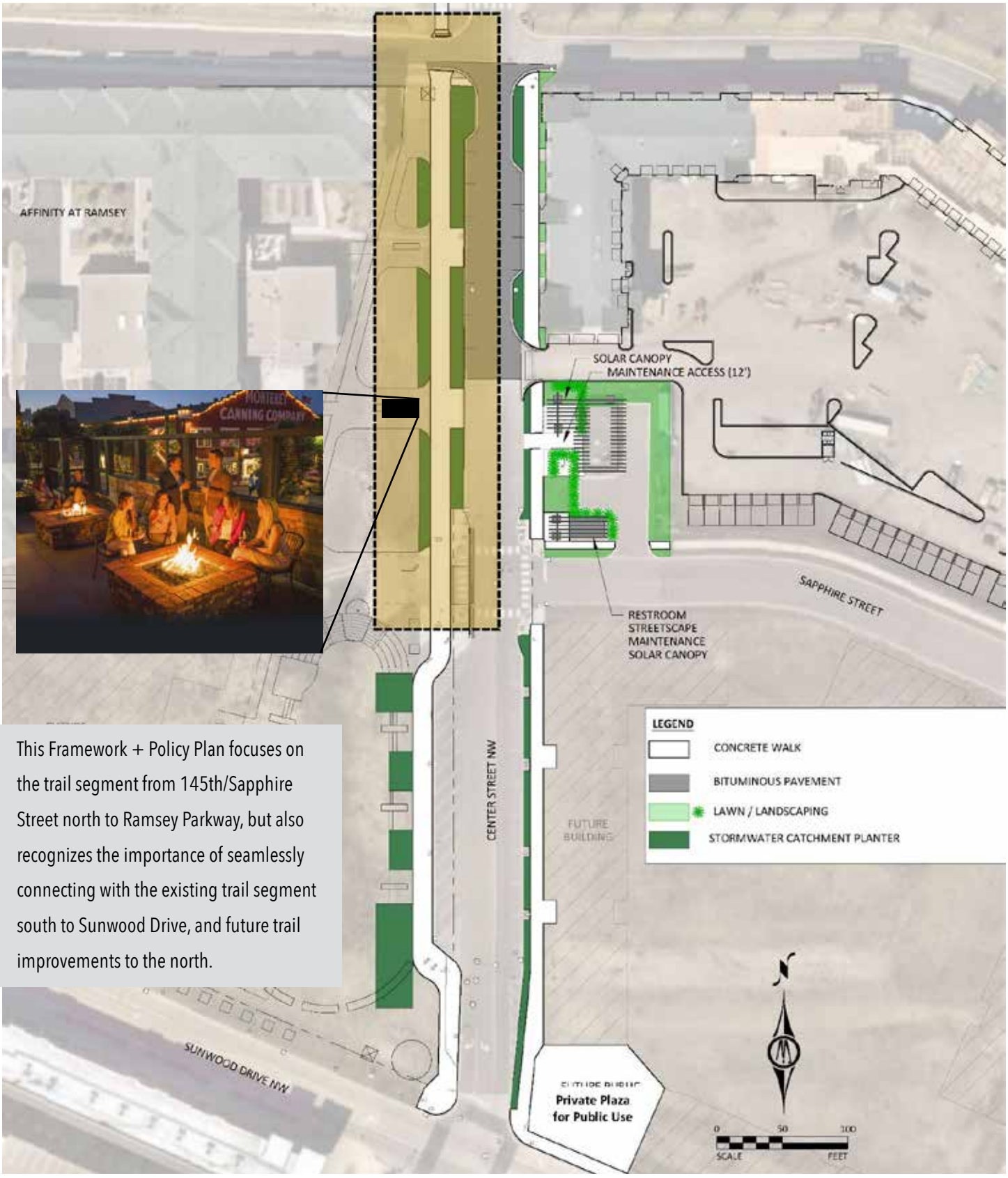
Center Street

PROJECT DESCRIPTION

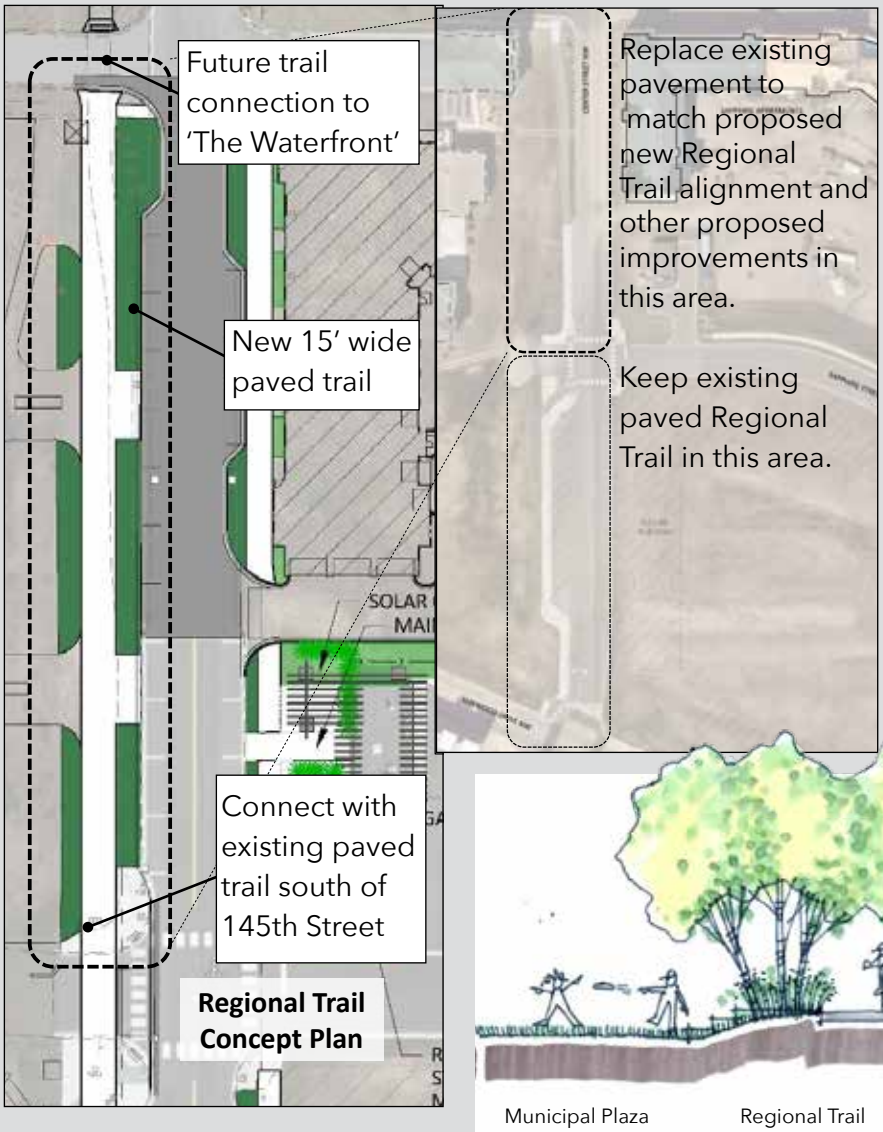
The primary purpose of the Conceptual Site Plan for Center Street is to illustrate how this key north/south connector ties together all the other pieces of this Framework + Policy Plan. At the same time, it also promotes various opportunities for innovative district infrastructure as an integral part of current and proposed street, park, trail and private development project design – suggesting shared systems for stormwater capture/reuse, energy production/distribution, waste handling/recycling and other technologies.

It's important to note however, that this document also presents a somewhat cautious approach, seeking to minimize disruption to existing Center Street improvements. The basic objective is to work with existing curb lines, parking bays and other pavement dimensions as the starting point for completing street construction to Ramsey Parkway and northward to Bunker Lake Boulevard. (Also refer to the Sapphire Apartments Frontage and Central Anoka County Regional Trail information in this Plan)

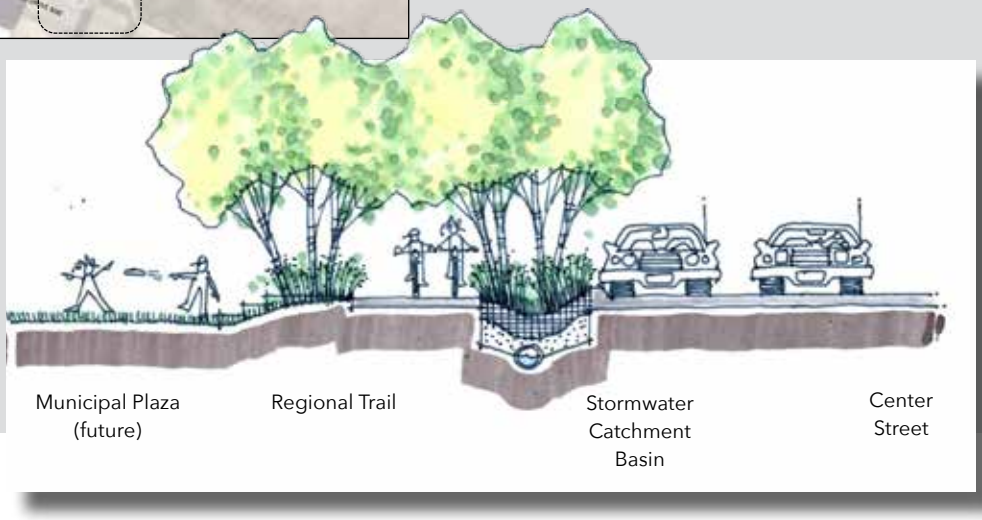
Regional Trail + Municipal Plaza Location Map



This Framework + Policy Plan focuses on the trail segment from 145th/Sapphire Street north to Ramsey Parkway, but also recognizes the importance of seamlessly connecting with the existing trail segment south to Sunwood Drive, and future trail improvements to the north.







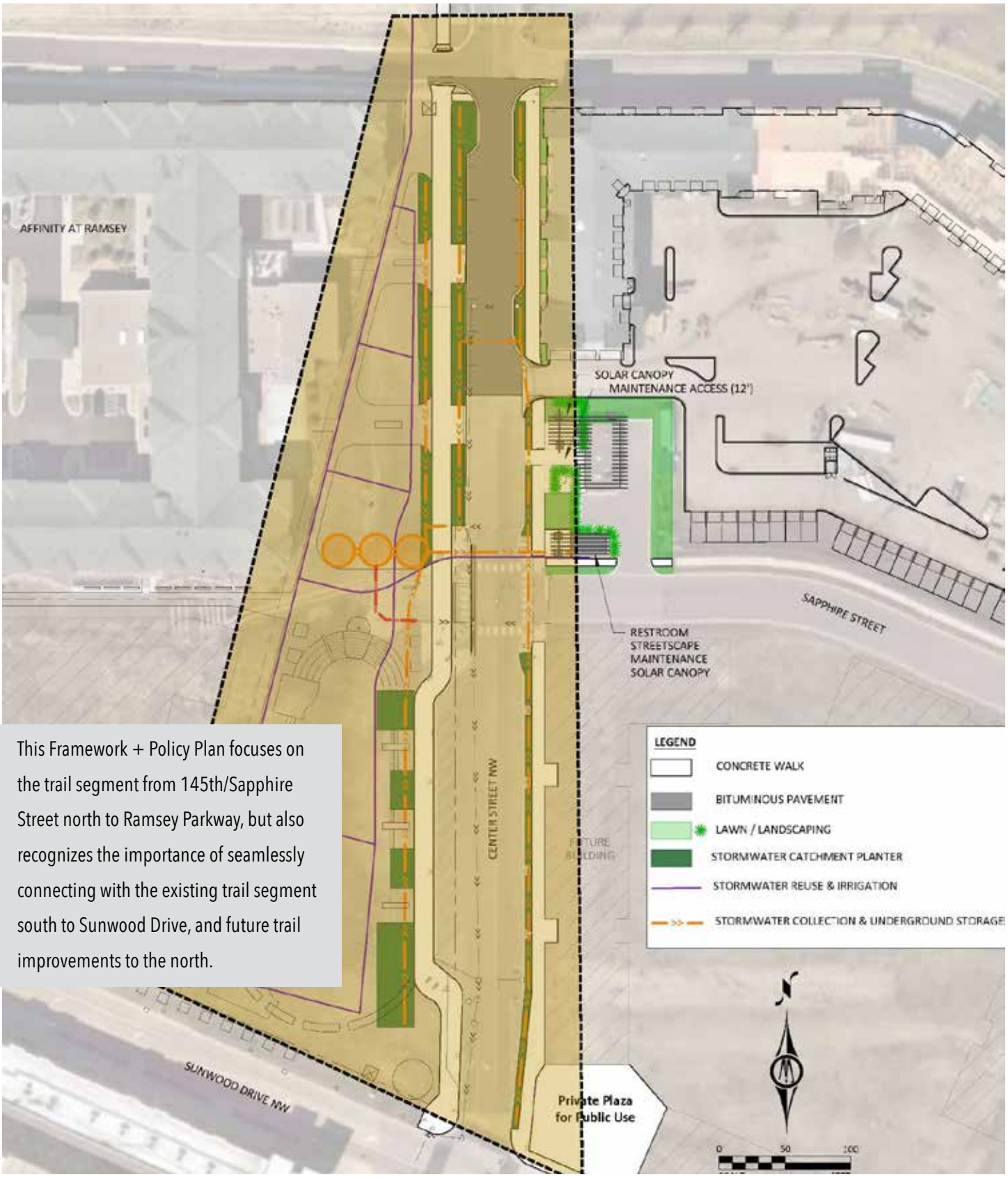
Regional Trail + Municipal Plaza

PROJECT DESCRIPTION

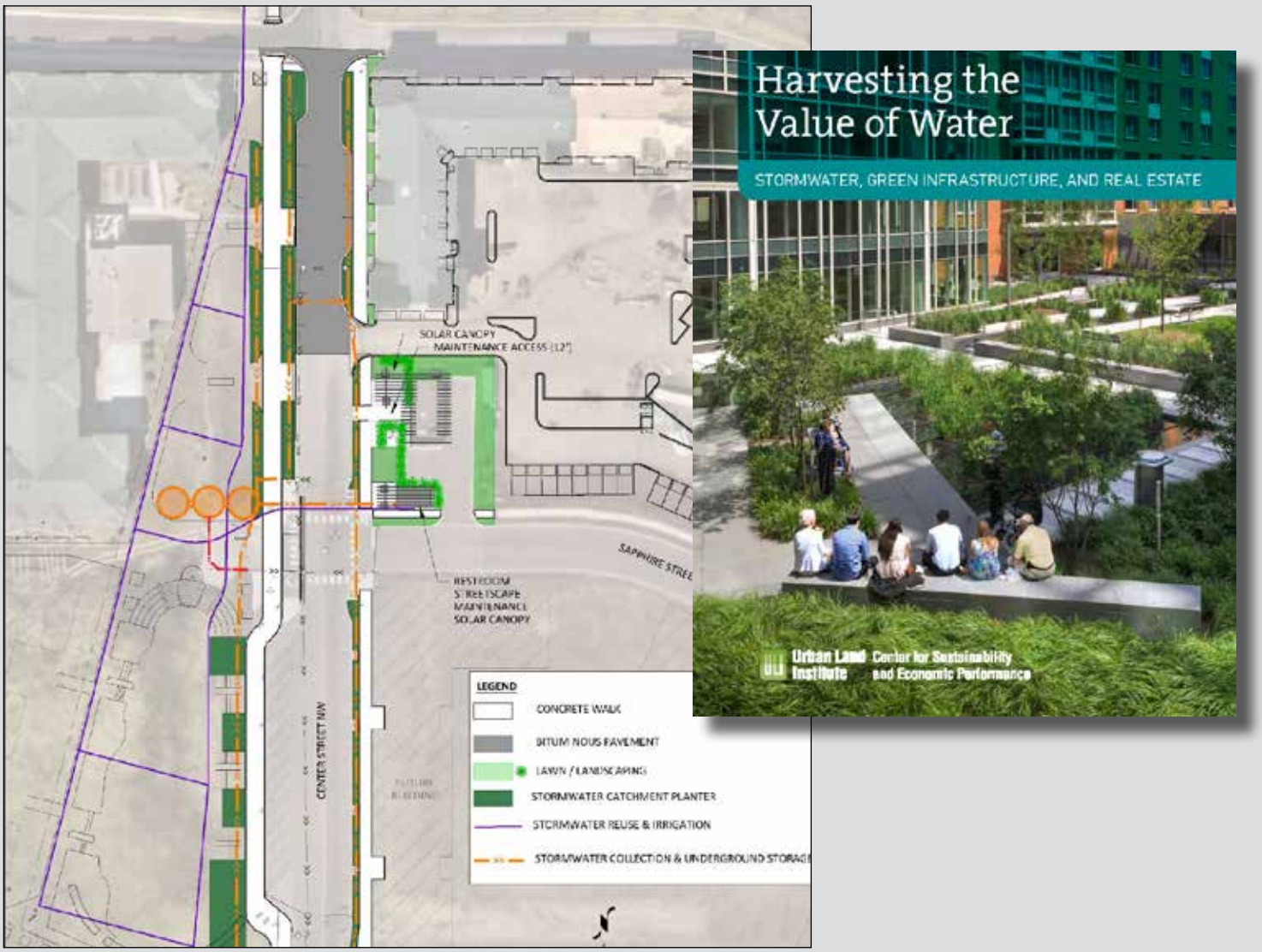
The Central Anoka County Regional Trail is a 26 - mile paved regional trail that traverses the middle of the county connecting Mississippi West Regional Park in Ramsey, to Bunker Lake Regional Park, on to the Rice Creek Chain of Lakes Park Reserve in Lino Lakes and Centerville, MN. All but a portion of this Regional Trail in Ham Lake is off-roadway, in place, and in use today, linking residents and trail users to many different destinations and facilities in the county–recreational, business, schools and residential. The trail will be an important connection to the Mississippi River and Mississippi West Regional Park once the remaining portions of the elevated pedestrian crossing over Hwy #10 are funded and the bridge is in place. This pedestrian and bicycle route links not only the isolated Mississippi Recreation District to the other of the 10 districts (and the rest of the city)–but also welcomes all the residents on the South side of Hwy #10, safely to Ramsey's downtown businesses and related recreational opportunities.

It may be noted, that this trail is an integral part of the Circle of Ramsey Greenway, and accordingly, this downtown area in Ramsey becomes both the nexus of the regional trail system, local trail system, as well as providing non-motorized opportunities in connecting the rest of Ramsey to The COR.

Stormwater Management System Location Map



This Framework + Policy Plan focuses on the trail segment from 145th/Sapphire Street north to Ramsey Parkway, but also recognizes the importance of seamlessly connecting with the existing trail segment south to Sunwood Drive, and future trail improvements to the north.



Stormwater Management System

PROJECT DESCRIPTION

Bolton & Menk, has completed a preliminary study that analyzes the feasibility of integrating stormwater reuse for irrigation of the proposed Municipal Plaza and adjacent Center Street landscape improvements. The reuse system envisioned will include best management practices to collect and treat runoff, storage tanks to store the runoff, and a pump station and piping to convey the reuse water to the irrigation areas. Most of the stormwater runoff will be generated from Center Street NW and the sidewalks on either side of the road. Stormwater runoff is proposed to be collected and treated by a combination of tree vaults and rain gardens located within the boulevard and parking 'bump-outs on both sides of the street. It is assumed that the runoff would drain directly into each of the rain gardens and tree vaults through surface capture systems (i.e.. curb cuts).

Water collected and stored within the storage tanks will discharge via gravity flow to the pump house wet well, where it will be filtered and treated. The Metropolitan Council Storm water Reuse Guide Water Balance Tool for Constant Irrigation Demand was used to determine the percent of time the stormwater reuse system would be functioning, and assumed 1" of water over the irrigable area per week is required for adequate vegetation growth and health.

Stormwater Management System Project Elements

SOURCE Site Data				
Impervious Area	83,417	square feet		
Impervious Area	1.91	acres		
USE Demand Data				
Irrigation Area	57,206	square feet		
Irrigation Area	1.31	acres		
Irrigation Season	13	39	week number	
Storage Data				
Storage Provided	150,000	gallons		
Total Storage Required	454,037	gallons		%
Weeks that Flows Must be Augmented	85	weeks		10.2%
Weeks that Reuse System will Meet Demand	752	weeks		89.8%

Exhibit 1: Excerpt from the Met Council Reuse Water Balance Tool.



Exhibit 2: Example concrete vault storage tank (Storm Trap).



Exhibit 3: Example underground fiberglass storage tanks (Xerxes).

Exhibit 1 summarizes the preliminary reuse system sizing. According to the reuse calculator, there will be enough captured stormwater water in approximately 90% of the pumping season weeks to apply I-inch per week of water over the area to be irrigated (a total of 454,000 gallons required). Since rainfall contributes to that total, as well as stored water in that tank, the total required volume per year does not translate to the size of the tank required. Instead, the volume of the tank can be modified to target an irrigation efficiency.

The storage volume could be a single concrete vault or multiple fiberglass underground units. Given the size of individual cisterns, plastic is not available. Fiberglass tanks generally are available up to 50,000 gallons in size. A 50,000-gallon tank has dimensions of approximately 68 feet long with a 12-foot diameter. Three tanks, with space between, could fill a footprint of approximately 5,000 square feet. Concrete vaults can be sized to fit multiple footprint sizes.

Stormwater Management System Project Elements

Rainfall Event	Rainfall Depth (IN)	Runoff Volume (CF)	Runoff Volume (GA)
1" Event	1.00	5,500	41,140
1-Year	2.46	14,700	109,956
2-Year	2.86	17,600	131,648
5-Year	3.58	22,700	169,796
10-Year	4.26	27,500	205,700

Table 1: Summary of expected runoff volumes.

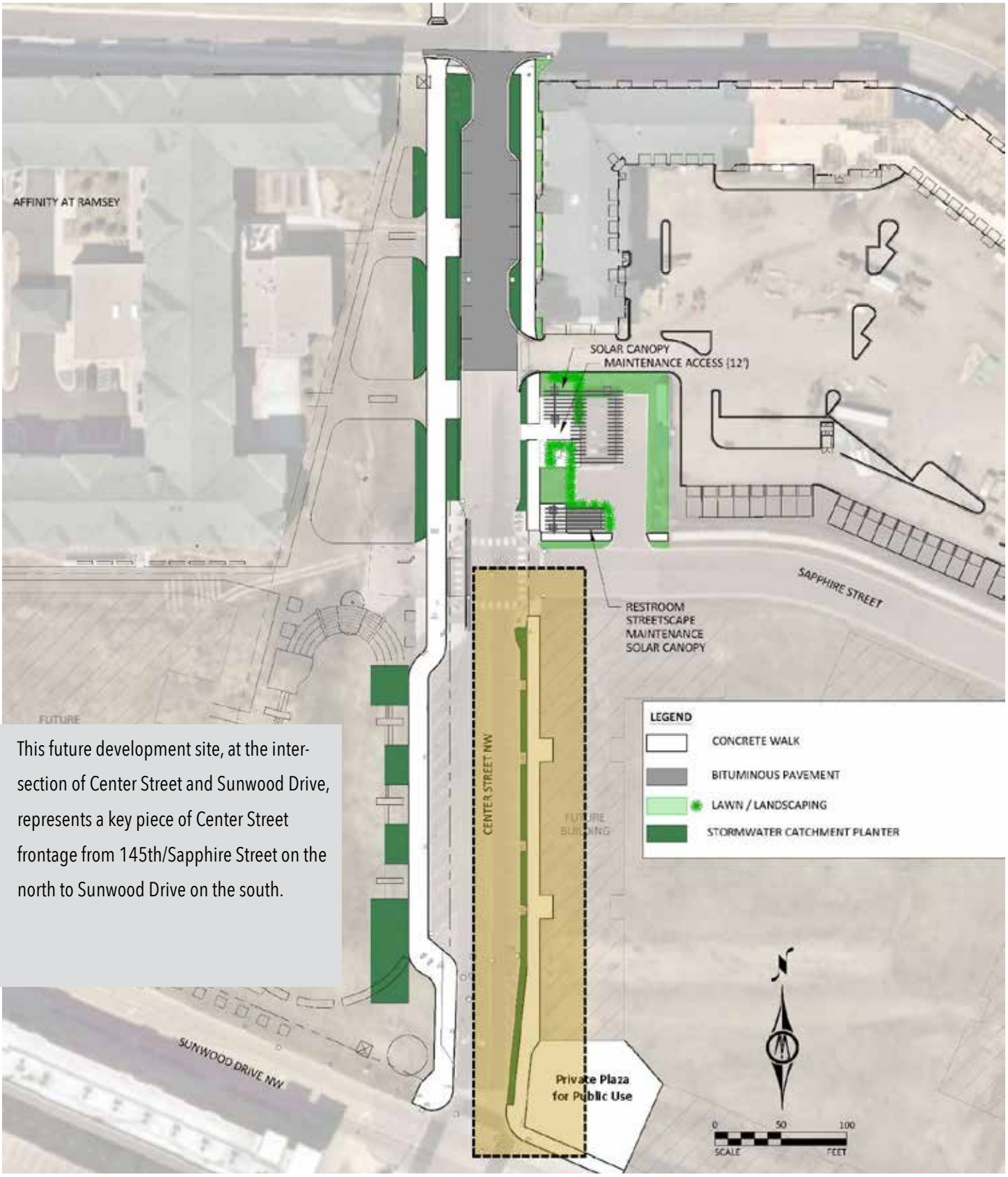
Additional Considerations

A simplified estimate of stormwater runoff expected from the street section was assembled to ensure the watershed can produce enough runoff to adequately fill the tanks. Table 1 is a summary of expected runoff volumes for a variety of events. A rainfall event producing between 3.6 and 4.3 inches in 24 hours (5-year to IO-year return interval) can completely fill the tank.

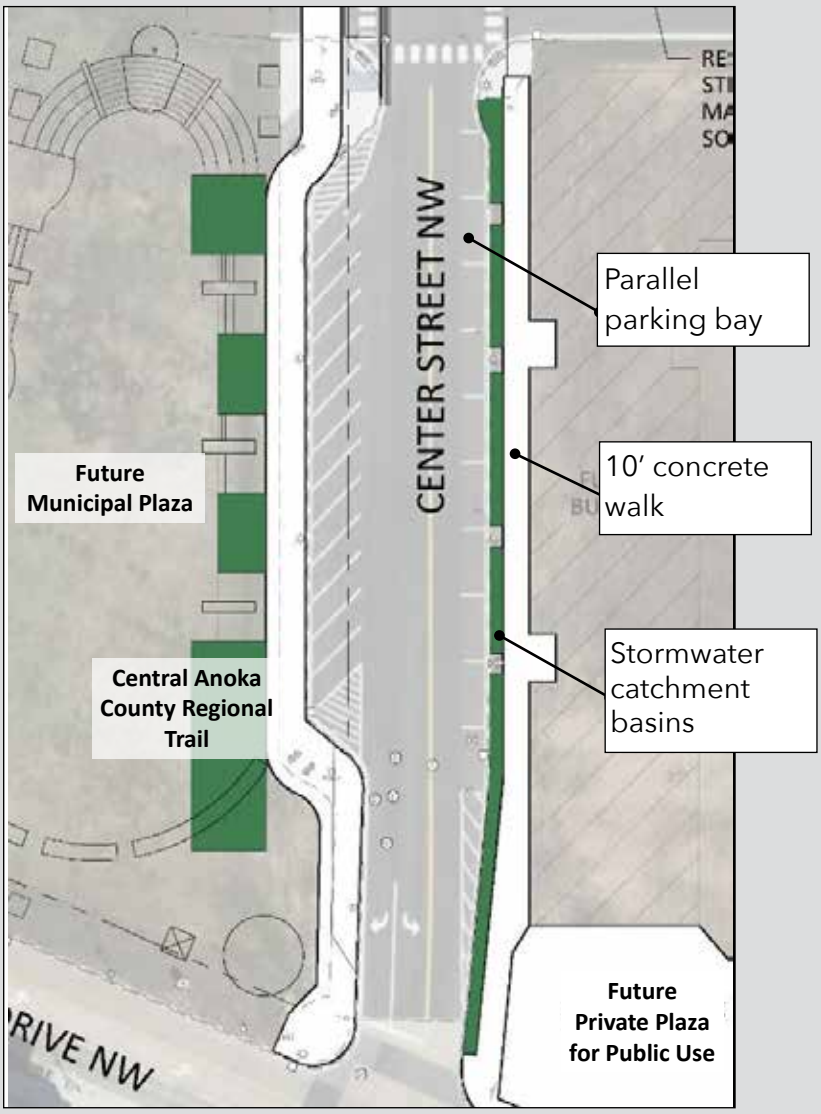
During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, since the COR trunk storm sewer system is already designed to accommodate a 100-year rainfall event with discharge to regional flood storage areas, the bypass system will effectively mimic the originally designed scenario. In between events when irrigation is occurring, or the tanks is being filled, there will be hydraulic relief on the trunk system and volume control provided.

Since the reuse water will pass through a filter and potentially other treatment methods, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are

Future Development Site Frontage Location Map



This future development site, at the intersection of Center Street and Sunwood Drive, represents a key piece of Center Street frontage from 145th/Sapphire Street on the north to Sunwood Drive on the south.



Future Development Site Frontage

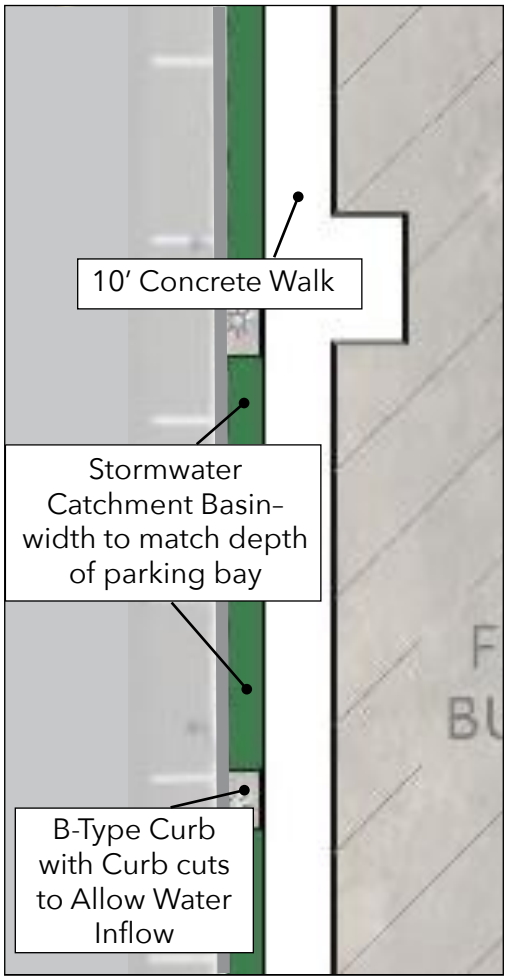
PROJECT DESCRIPTION

The Concept Site Plan for the Future Development Site Frontage along the east side of Center Street matches recommendations for Sapphire Apartment Frontage and Pump House Plaza to the north, including three primary elements:

- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

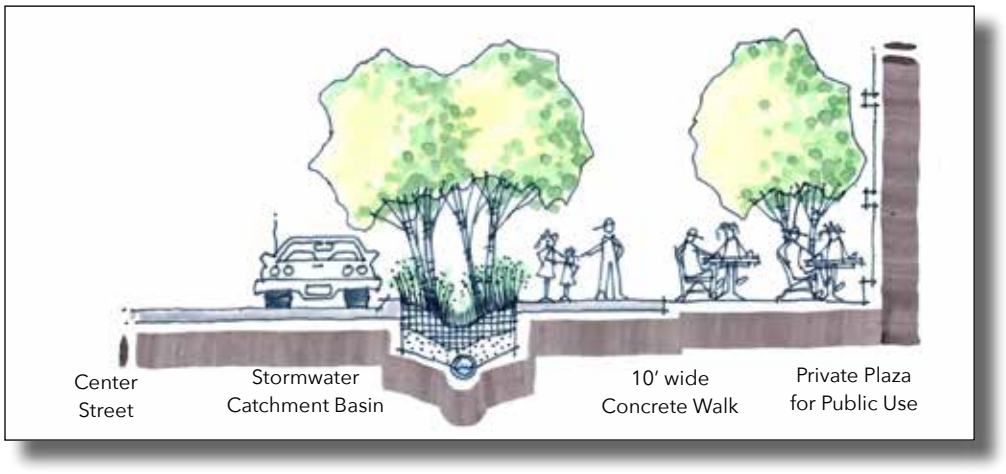
Following in the footsteps of the Sapphire Apartment project, future development of this site will also include a gracious pedestrian walkway (10' width), connected stormwater basins, and landscape plantings that complement existing streetscape, further enhancing the desired Downtown District street character as a welcoming local and regional destination.

Future Development Site Frontage Project Elements



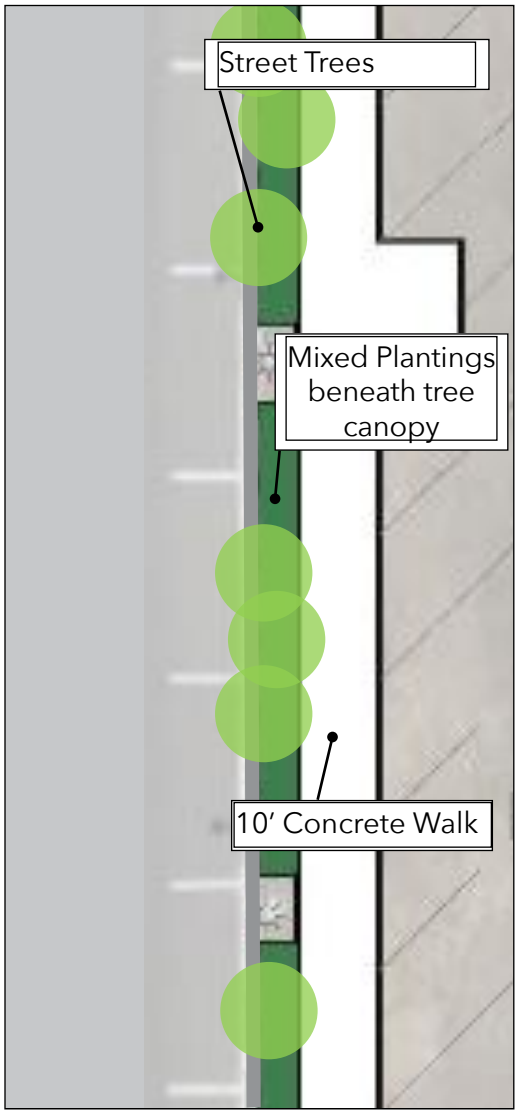
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





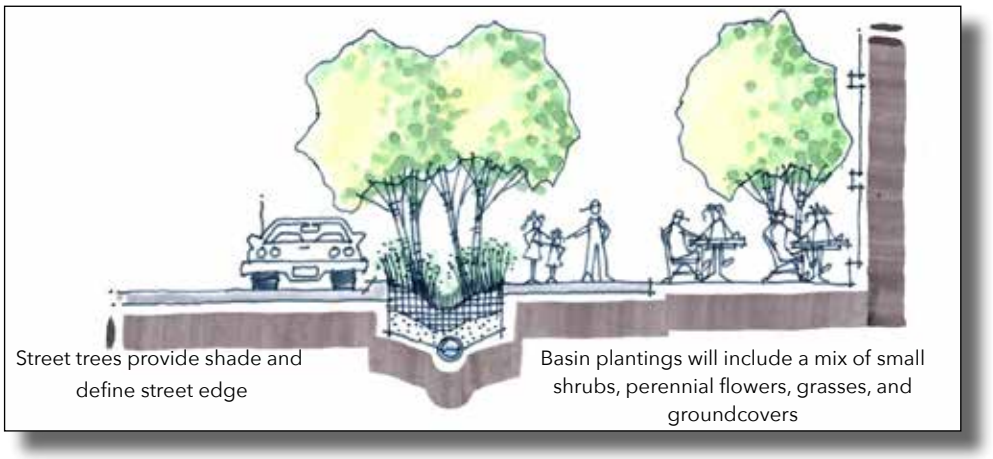


Future Development Site Frontage Project Elements









BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
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.

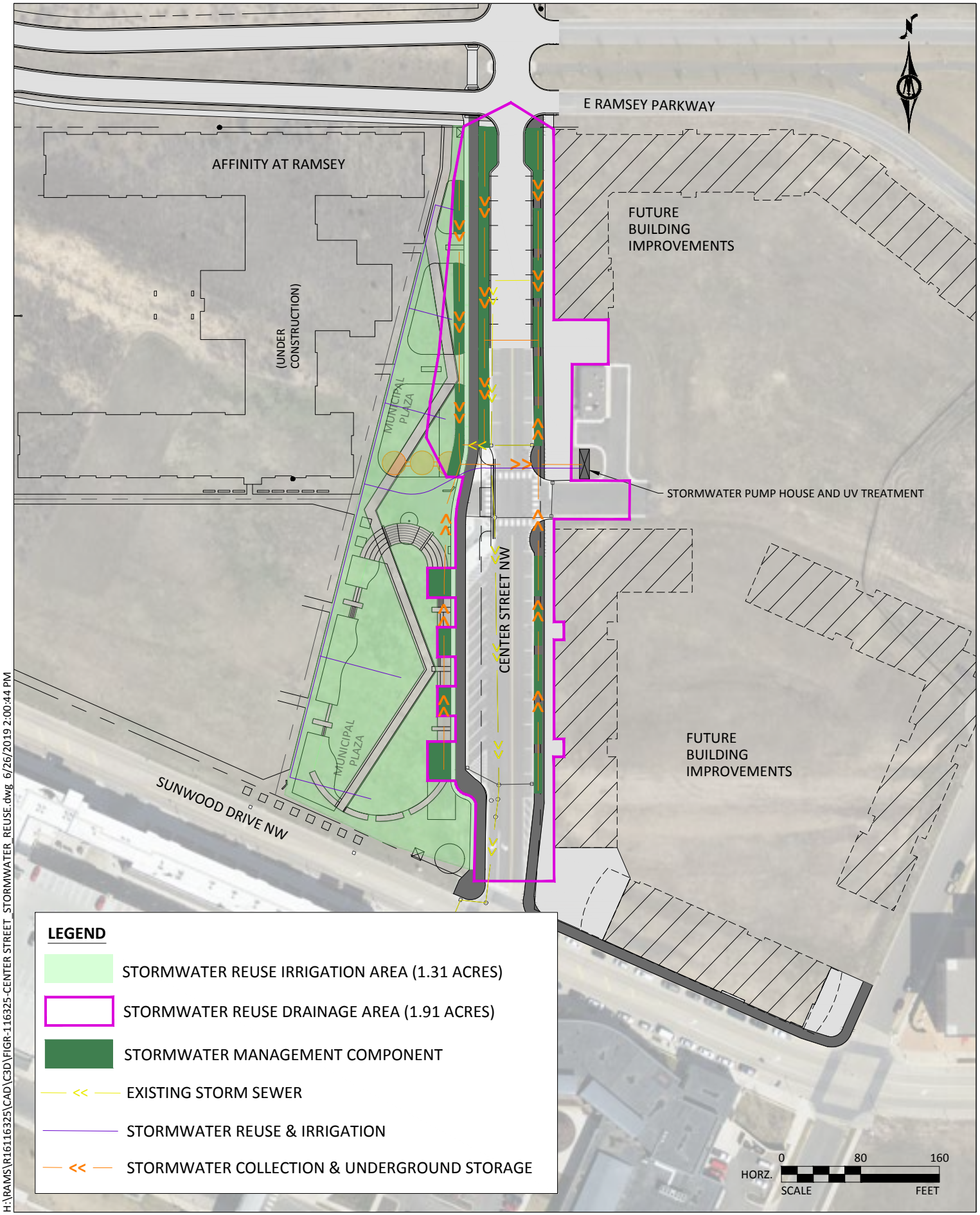
Since the reuse water will pass through a filter and UV treatment system, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are not anticipated.

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

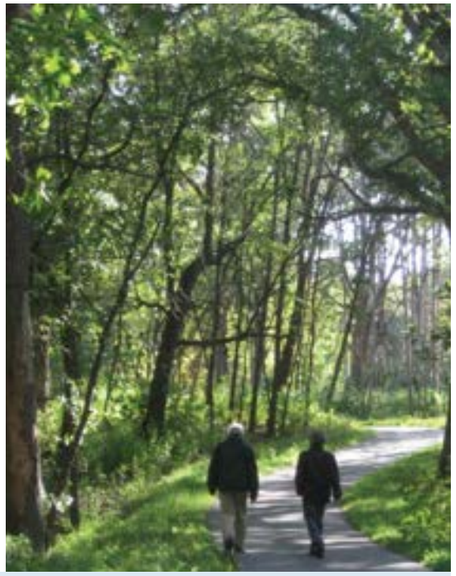
DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
			GENERAL CONDITIONS	10%	$ 146,600
			TESTING	1%	$ 14,653.66
			8% CONSTRUCTION CONTINGENCY	8%	$ 117,300
			TOTAL ESTIMATED CONSTRUCTION COSTS		$ 1,743,900
			PERMITS/BONDS/INSURANCE	3%	$ 52,300
			DESIGN FEES	12%	$ 209,200
			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.





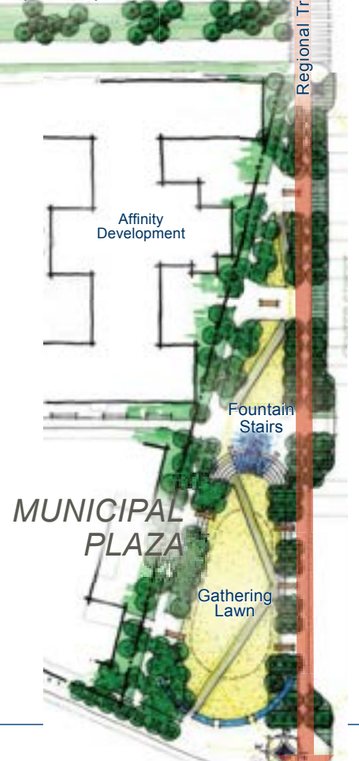
Municipal Plaza will become a signature destination, leveraging private-sector investment with specific focus on adjacent, plaza-frontage uses (such as brew pub, coffee house, with roof terrace) that contribute to the intensity and vibrant street life that characterize successful placemaking

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.



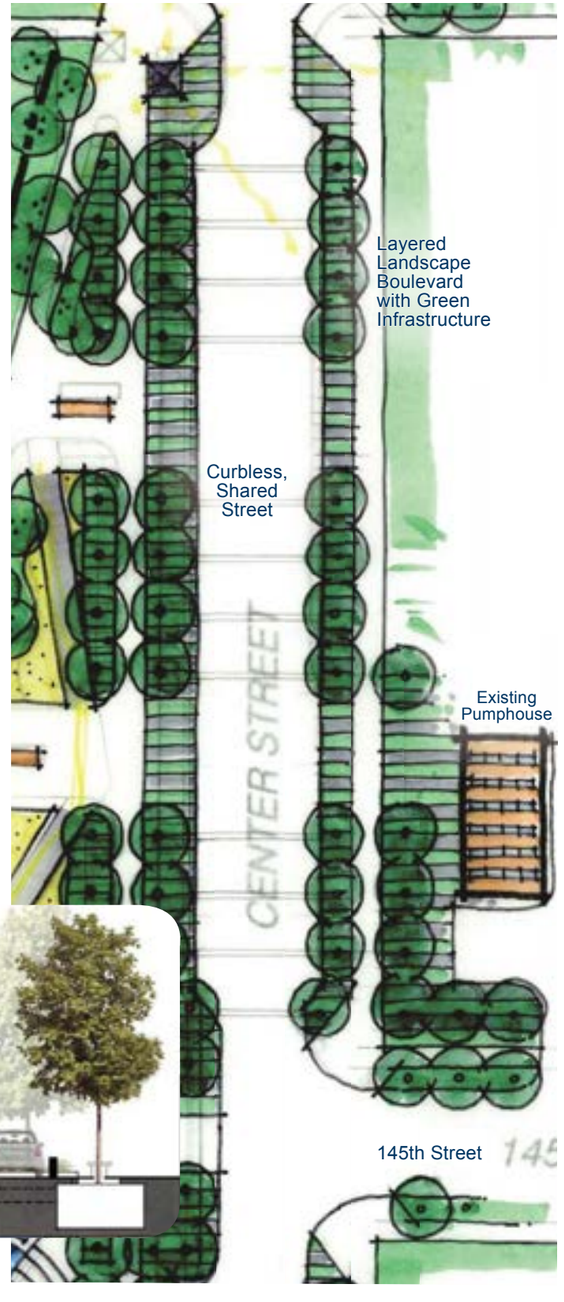
Mixed mode street design promotes ‘pedestrian first’ amentities.



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.

CONTACT

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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.

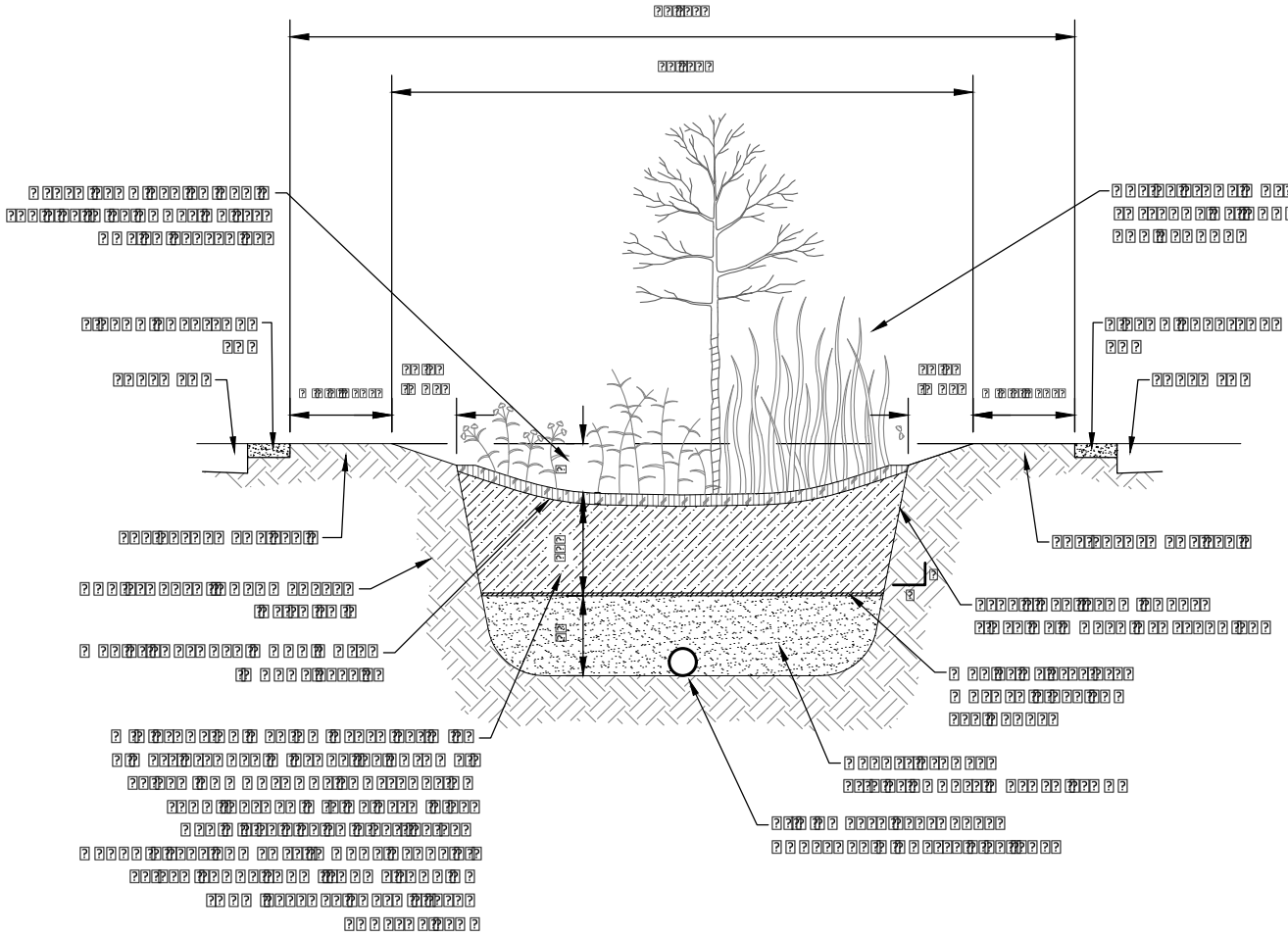
Median Width/Type	Liner Type	Estimated Cost / LF	Estimated Project Cost
20' Raised	NA	$41.00	$64,000
47' Raised	NA	$114.00	$178,000
20' Depressed	Woven Geotextile Liner	$216.00	$338,000
20' Depressed	Clay Liner	$221.00	$346,000
20' Depressed	EPDM Rubber Liner	$237.00	$371,000
47' Depressed	Woven Geotextile 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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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
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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174003.621	447963.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174008.969	447959.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174007.135	447946.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174011.418	447932.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174016.549	447919.1	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174013.149	447912.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174014.327	447893.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173970.575	447908.41	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173964.034	447914.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.907	448013.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173984.55	448011.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173983.282	448023.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173991.933	448012.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.561	448071.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173979.753	448071.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173982.31	448089.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173983.91	448088.54	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173984.284	448087.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173996.557	448071.86	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173995.628	448085	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174001.65	448084.59	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174000.641	448085.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174002.967	448082.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173996.333	448071.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174015.851	448078.06	Eastern Cottonwood	9	Fair	x		Site/Roadway Grading
174039.299	448069.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174021.296	448059.15	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174023.62	448056.58	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174033.943	448052.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174049.25	448050.34	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174065.619	448055.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174072.818	448063.23	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174078.152	448039.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174087.574	448049.69	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174086.756	448066.68	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174096.612	448046.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174103.518	448045.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174107.385	448038.12	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174100.564	448030.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174107.823	448038.25	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174111.83	448033.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174116.946	448041.21	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174115.072	448050.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174123.778	448025.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174136.952	448029.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174114.031	448009.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174126.245	447993.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174131.572	447988.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174162.955	447980.17	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174158.061	447998.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174154.092	448021.63	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174152.943	448026.79	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174158.732	448025.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174162.188	448022.73	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174168.952	448030.89	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174190.641	448027.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174194.578	448030.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174208.2	448023.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174213.831	448025.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174187	447988.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174182.438	447991.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174192.295	447970.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174204.378	447975.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174206.196	447977.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174235.594	447971.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174276.555	447952.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174278.633	447953.11	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174291.246	447952.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174328.692	447920.14	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174383.434	447906.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174391.107	447897.81	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174394.268	447896.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174362.018	448041.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174430.233	448096.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174289.93	448191.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173945.752	448332.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174014.57	448276.44	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174042.338	448280.84	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173988.143	448246.04	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173977.927	448255.85	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173979.435	448248.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.295	448246.86	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173974.31	448239.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173976.511	448227.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173975.655	448218.12	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173973.508	448216.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173973.494	448208.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.648	448194.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.097	448189.06	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173978.564	448183.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173971.747	448175.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173962.486	448163.82	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173969.491	448162.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173957.279	448129.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173961.269	448125.81	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173958.057	448119.64	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173961.695	448116.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173955.493	448112.99	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173956.366	448118.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174227.69	448017.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174233.18	448016.21	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174240.424	448018.25	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174247.018	448014.91	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174249.137	448017.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174255.979	448016.44	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174259.355	448017.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174264.681	448007.96	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174250.665	448001.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174267.458	448000.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174276.576	448005.63	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174284.222	448016.04	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174313.852	448058.56	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174303.019	448061.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174274.605	448046.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174259.554	448095.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174261.228	448089.35	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174272.616	448083.88	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174274.89	448079.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174277.061	448071.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174288.812	448114.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174284.565	448118.29	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174286.514	448133.14	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174264.436	448112.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174263.336	448133.17	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174267.541	448137.41	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174260.691	448143.97	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174256.238	448142.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174250.858	448142.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174249.593	448144.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174247.581	448144.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174193.097	448167.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174192.363	448166.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174195.658	448163.57	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174173.053	448191.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174164.824	448201.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174151.766	448240.79	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174155.902	448239.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174158.295	448240.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174163.843	448242.14	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174157.792	448259.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174136.049	448259.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174132.007	448249.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174114.585	448251.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174106.246	448249.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174108.285	448252.48	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174091.217	448253.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174089.297	448257.04	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174087.04	448257.53	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174085.081	448259.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174080.24	448260.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174073.846	448270.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174062.702	448254.91	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173271.045	449925.9	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173238.211	449974.11	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173185.801	449953.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173148.511	449981.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173395.955	449187.48	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173631.094	449003.13	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173647.877	449003.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
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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
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

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Fax: (763) 427-0833
Bolton-Menk.com

April 7, 2023

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR Public Infrastructure Design Services

Dear Mr. Westby:

We have prepared a scope of services and fee estimate for design services associated with public infrastructure improvements in The COR. We understand the City is considering constructing the following improvements:

- The Waterfront pond grading, lining, and related storm sewer improvements,
- Earthwork related to placing fill excavated from the Waterfront onto various lots located within The COR.
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Center Street from 146th Avenue to Bunker Lake Boulevard, and
- Ramsey Parkway from Willemite Street to Sunwood Drive.

The initial concepts and strategies were detailed in The COR report update, completed in 2023. Our proposal is based upon carrying these concepts and principles forward into the design phase. Each street segment will include public utilities (sanitary sewer and water main), along with storm sewer, trails, and sidewalks. The COR report included costs associated with street lighting, but those improvements are not considered in this proposal as the work is assumed to be completed by the utility company under a separate contract.

REALIZED BENEFITS

The proposed improvements will provide several benefits to the area when completed. Understanding these benefits will be important to ensure that City dollars are maximized. Generally, the final product will provide the following benefits:

- Installed and functional City infrastructure within The COR, including, streets, sanitary sewer, water main, storm sewer and pedestrian facilities,
- The construction of Ramsey Parkway will allow for completion of the east-west corridor through the center of The COR,

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- The construction of the regional storm water retention pond will allow for complete development of The COR. This construction will then allow for construction of The Waterfront amenity, and
- The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. This should serve to lower development costs, making the area more attractive to potential businesses.

CONSTRUCTION COST ESTIMATES

The COR report update, completed in 2023, presented project costs associated with the street and public utility related improvements. Those amounts were based on 2023 construction costs, and included a 30 percent allowance for contingencies and project development. Project costs were also included in The COR report for the regional storm water retention pond, mass grading, tree preservation, and park amenities.

Based on The COR analysis, the following construction cost estimates, including a 10% contingency, were considered when preparing our fee estimate:

Improvement	Ramsey Parkway	Zeolite Street	Center Street	TOTAL
Roadway	$1,259,100	$709,100	$555,900	$2,524,100
Parking	$0	$0	$158,400	$158,400
Trails/Sidewalks	$249,600	$199,700	$166,700	$616,000
Storm Sewer	$675,200	$113,400	$145,500	$934,100
Trunk Storm Sewer	$22,000	$68,500	$0	$90,500
Watermain	$354,500	$233,500	$0	$588,000
Sanitary Sewer	$170,100	$151,500	$0	$321,600
Trunk Sanitary Sewer	$248,800	$0	$0	$248,800
Total Costs	**$2,979,300**	**$1,475,700**	**$1,026,500**	**$5,481,500**

Construction costs associated with the regional storm water retention pond include the following: dewatering, muck excavation, wetland mitigation, clay liner, and rough grading of the storm water pond area. Additionally, material will be placed on adjacent lots within The COR area and compacted to allow for building pads. Construction costs associated with these items are estimated at **$5,066,800.**

Tree removal and preservation construction costs are estimated at **$135,400** within the regional pond area and at **$671,800** for the remaining areas.

Total estimated construction costs for the described improvements are estimated at **$11,355,500.**

SCOPE OF SERVICES

PRELIMINARY DESIGN

Prior to initiating design, we will meet with the City to discuss the initial project scope. Items to discuss include:

- Topographic Survey of The COR,
- Geotechnical and Environment Evaluations,

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- Extents of improvements,
- Tree removals,
- Excavations, stockpiles, and Lot grading,
- Wetland impact strategy,
- Waterfront configuration,
- Roadway layouts, alignments, and grades,
- Stormwater strategies, and
- Other key issues.

To date, we have completed several topographical surveys. We will augment our current data with additional data to compile a full comprehensive base map. The attached exhibit displays our topographic survey strategy.

We will then create a base layout showing the improvements and schedule a second meeting with the City. A final layout will be prepared to show the improvements prior to beginning final design on any one component.

We have anticipated additional meetings and communications will be required as we work through the preliminary design process. This time has been included for the task.

Once final layouts are determined we will begin the right-of-way vacation and plat process. The evolution of The COR area has led to Ramsey Parkway and Center Street rights-of-way likely being obsolete. The final parcel and road layout will require vacation and re-platting. The proposed plat will allow the City to convey available land for development.

Geotechnical and Environmental Services

We are proposing to augment our design team with Braun Intertec (Braun). Braun will complete geotechnical exploration and review for roadway construction and assist in analyzing the excavation and fill placement of the material located in the regional storm water retention pond.

Generally, Braun's services will include the following:

- Ramsey Parkway – Seven borings and pavement design,
- Zeolite Street – Four borings and pavement design,
- Center Street – Three borings and pavement design, and
- Regional Storm Water Retention Pond & Mass Grading – 55 borings in addition to the 9 borings that already exist within The COR. Assistance with planning for the mass grading of The COR. Environmental testing of materials located in low areas, or other potentially contaminated areas.
- Complete a Phase I Environmental Service Assessment (ESA)

Continued assistance during the construction phase will allow Braun to also assist with preparation of documents related to the individual sites within The COR that the City can provide to potential developers. The documents will indicate material type, bearing capacity, allowable loads, and foundation recommendations.

The attached Fee Proposal spreadsheets detail the hours and staff associated with preliminary design.

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FINAL DESIGN

Our scope of services will vary, depending upon the selected improvements. For each of the three roadway related projects, our services are anticipated to include:

- Final Roadway Plans,
- Public Utility Plans (Sanitary Sewer and Watermain),
- Specifications,
- Permitting, and
- Bidding Services.

For the regional stormwater retention pond, our scope of services is anticipated to include the following:

- Create based map of the pond area and proposed stockpile areas.
- Perform a detailed material analysis for mass grading of the area. We will utilize Braun Intertec as a sub-consultant for this work.
- Prepare pond and stockpile mass grading plans. Lots will be graded to within 0.5 feet of proposed finished floor elevation (FFE). Minimum FFE is required to 2 feet above the 100-year highwater elevation of the regional pond.
- Prepare a detailed grading (or fine grading) plan for the regional stormwater retention pond area and impervious clay liner.
- Prepare restoration and tree preservation plans for the entire area.
- We'll also prepare project specifications, complete the permitting required, administer the bidding process.

The work associated with The COR is anticipated to require the following permits prior to construction:

- Lower Rum River Watershed Management Organization (Stormwater, Wetlands, and Erosion Control), and
- MPCA (NPDES – Construction Stormwater General Permit).
- MPCA & MCES – Sanitary Sewer Extension
- MDH – Watermain Construction
- Anoka County (General Work in Right-of-Way Permit CSAH 116)
- Wetland Conservation Replacement Plans

SUMMARY OF FEES

We have prepared fee estimates based on our understanding of the work to be performed. Preliminary design will involve a comprehensive overall review in of The COR and Final Design breakdowns are shown as if each segment is constructed individually.

We estimate the Civil related design fees will be as presented below:

Preliminary Design Tasks	**Fees**
Project Meetings & Coordination	$5,860
Topographical Services	$21,684
Geotechnical and Environmental	$73,675

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Tree Preservation & Removals	$3,740
Roadway Layout, Alignment, and Grades	$13,592
Waterfront Configuration	$12,556
Wetland Impacts	$5,454
Lot Grading	$5,320
Stormwater Analysis & Strategy	$11,830
Right-of-Way Vacation & Platting	$21,876
Not-To-Exceed Fees	**$175,587**

Final Design	**Fees**
Ramsey Parkway	$116,816
Zeolite Street	$56,562
Center Street	$41,420
Regional Stormwater Pond & Mass Grading	$157,796
Not-To-Exceed Fees	**$372,594**

The fees in the above tables, and included on the attached spreadsheets, represent not-to-exceed costs if the projects are designed and constructed as individual projects. If two or more of the projects are combined, savings would be realized for items such as specifications, bidding services, permitting and a portion of the plan design.

Construction-related services such as staking, administration and observation are not included in this proposal. A separate proposal can be submitted once the extent and timing of the improvements is finalized.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Principal Engineer

Attachments:

Figure 1 – The COR Improvements
Figure 2 – Topographic Survey Services
Figure 3 – Stormwater Regional Pond and Mass Grading
Fee Spreadsheets
Braun Intertec Proposal for Geotechnical and Phase 1 ESA

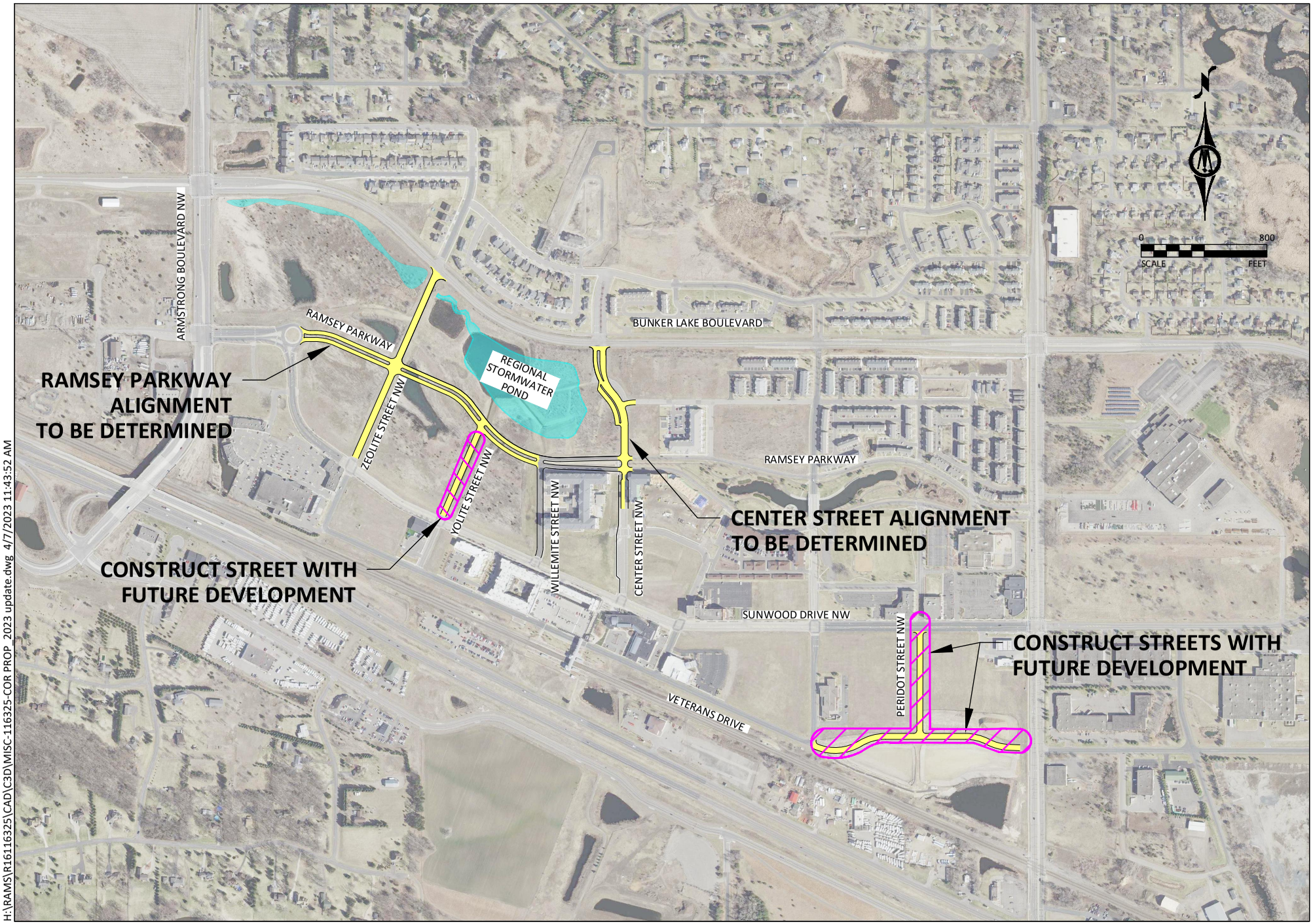
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THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

Figure 1

APRIL 2023



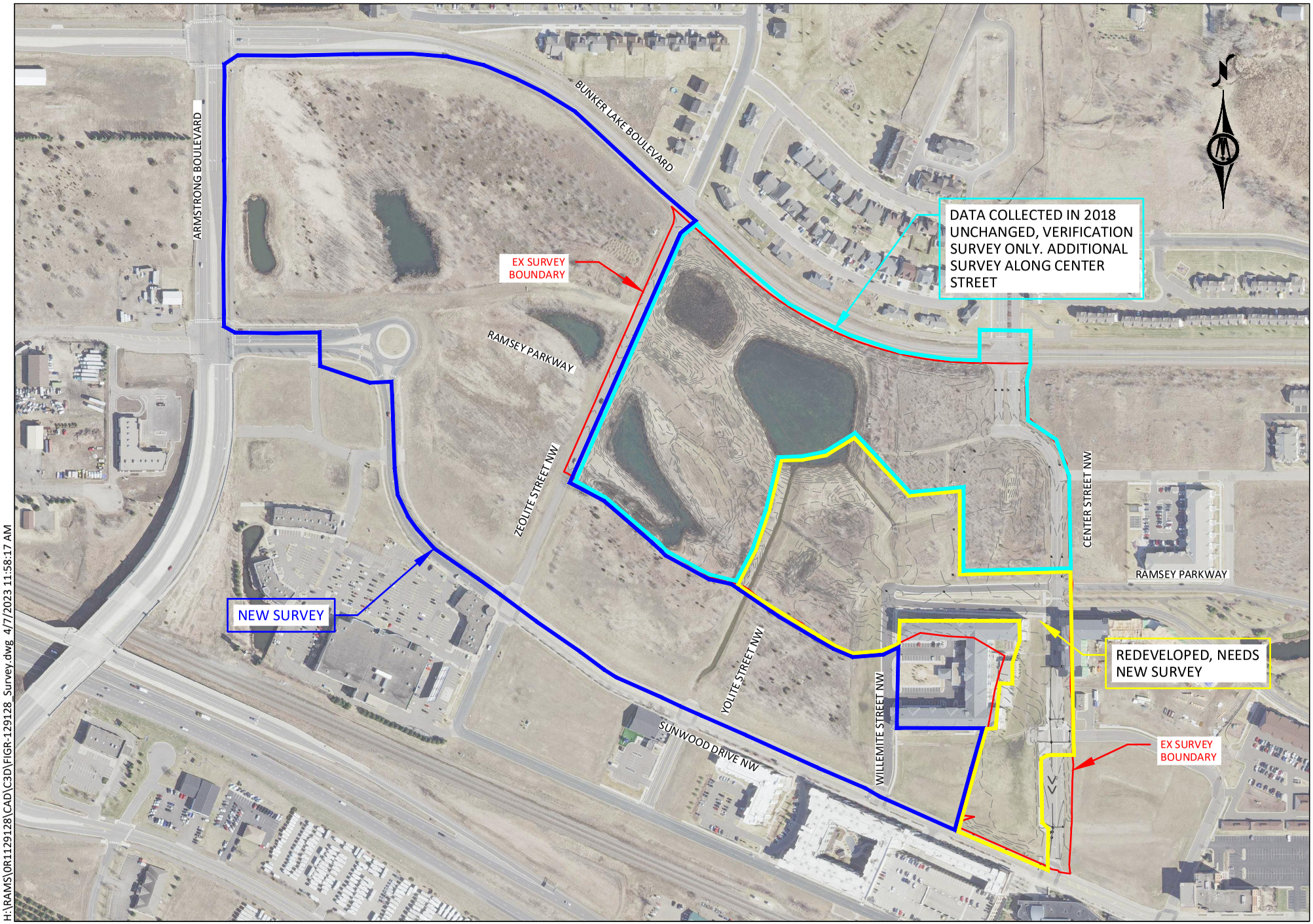
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THE COR INFRASTRUCTURE TOPOGRAPHIC SURVEY SERVICES

CITY OF RAMSEY

FIGURE 2

APRIL 2023



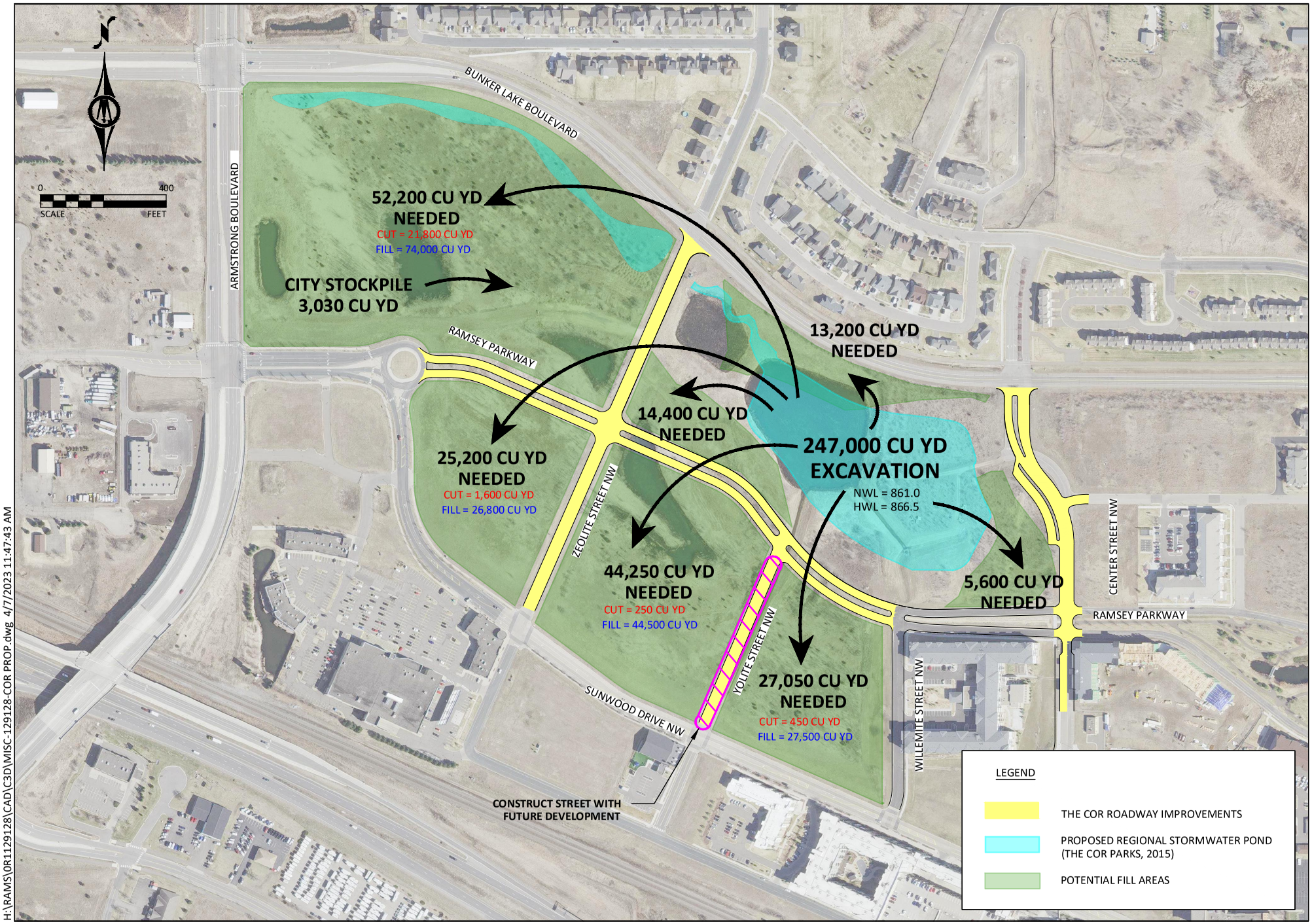
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THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

FIGURE 3

APRIL 2023



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BOLTON & MENK

Preliminary Design Fee Proposal

CLIENT: City of Ramsey
PROJECT: The COR Public Infrastructure Improvements

BOLTON & MENK, INC.

	WORK TASK DESCRIPTION	Project Manager	Water Resources	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
1.0	Project Meetings & Coordination	8		16	12							**36**	$5,860
2.0	Topographical Surveys	1		2	4				23	90		**120**	$21,684
3.0	Tree Preservation and Removals	4		8	8		4					**24**	$3,740
4.0	Roadway Layouts, Alignments, & Grades	8		24	40	8		8				**88**	$13,592
5.0	Waterfront Configuration	6	32	12	16			8				**74**	$12,556
6.0	Wetland Impacts	6		6	12		12					**36**	$5,454
7.0	Lot Grading	4		8	16			8				**36**	$5,320
8.0	Stormwater Analysis & Strategies	4	24	6	40							**74**	$11,830
9.0	Right-of-Way Vacation & Platting	1		4					78	30	10	**123**	$21,876
TOTAL Preliminary Design - Bolton & Menk		**42**	**56**	**86**	**148**	**8**	**16**	**24**	**101**	**120**	**10**	**575**	**$101,912**

SUBCONSULTANT - Braun Intertec - Geotechnical	$58,475
SUBCONSULTANT - Braun Intertec - Phase 1 Envioronmental Service Assessment	$3,000
SUBCONSULTANT -Braun Intertec - Design Assistance	$12,200
TOTAL Preliminary Design:	**$175,587**
Estimated Construction Costs:	**$11,355,500**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Ramsey Parkway												
1.0	**Roadway, Trails and Sidewalks**	40	72	175	32		40				**359**	$55,233
2.0	**Storm Sewer Analysis and Design**	4	32	90							**126**	$18,134
3.0	**Watermain**	4	24	40			8				**76**	$11,136
4.0	**Sanitary Sewer Main**	4	24	50			8				**86**	$12,486
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	40	16			8			8	**76**	$11,216
7.0	**Bidding Services**	2	8	4	1					6	**21**	$3,005
TOTAL Ramsey Parkway - Bolton & Menk		**60**	**212**	**395**	**33**		**64**			**20**	**784**	**$116,816**
											Estimated Construction Cost:	**$2,979,310**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Zeolite Street												
1.0	**Roadway, Trails and Sidewalks**	4	16	80			16				**116**	$16,288
2.0	**Storm Sewer Analysis and Design**	4	20	24							**48**	$7,292
3.0	**Watermain**	1	16	40			8				**65**	$9,224
4.0	**Sanitary Sewer Main**	1	8	50			8				**67**	$9,286
5.0	**Specifications**	1	12	20						6	**39**	$5,398
6.0	**Permitting**	4	16	8			8			8	**44**	$6,272
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Zeolite Street - Bolton & Menk		**17**	**96**	**226**			**40**			**20**	**399**	**$56,562**
											Estimated Construction Cost:	**$1,475,690**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Center Street												
1.0	**Roadway, Trails and Sidewalks**	8	40	88			16				**152**	$22,064
2.0	**Storm Sewer Analysis and Design**	4	12	12							**28**	$4,384
3.0	**Watermain**		2	4							**6**	$862
4.0	**Sanitary Sewer Main**		2	4							**6**	$862
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	16	4			4			4	**32**	$4,840
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Center Street - Bolton & Menk		**20**	**92**	**136**			**20**			**16**	**284**	**$41,420**
											Estimated Construction Cost:	**$1,026,550**

BOLTON & MENK

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Regional Stormwater Pond & Mass Grading												
1.0	**The COR Grading Analysis**	24	12	80			16				**132**	$19,804
2.0	**Clearing and Stripping Plan**	2	12	34			16				**64**	$9,018
3.0	**Pond Mass Grading Plan**	2	18	90			16				**126**	$17,544
4.0	**Pond Fine Grading Plan**	2	18	120			16				**156**	$21,594
5.0	**Stockpile Grading Plans**	8	18	90			16				**132**	$18,792
6.0	**Restoration & Tree Preservation Plan**	4	48	90		16	24				**182**	$25,990
7.0	**Specifications**	2	12	20						6	**40**	$5,606
8.0	**Permitting**	10	80	24			16			8	**138**	$21,024
9.0	**Wetland Replacement Plans**	1	4	4		90	16				**115**	$15,622
10.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Regional Stormwater Pond - Bolton & Menk		**57**	**230**	**556**		**106**	**136**			**20**	**1105**	**$157,796**
											Estimated Construction Cost:	**$5,874,000**

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

April 4, 2023 Proposal QTB175606

Kevin Kielb, PE
Bolton & Menk, Inc.
7533 Sunwood Drive, Suite 206
Ramsey, MN 55303

Re: Proposal for a Geotechnical Evaluation and Phase I Environmental Service Assessment (ESA)
Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Dear Mr. Kielb:

Braun Intertec Corporation appreciates this opportunity to submit this proposal to complete a geotechnical evaluation and a Phase I ESA related to the proposed site development of the above-referenced project site (Site). This proposal will outline the Scope of Services and provide estimated costs for the proposed work.

Project Information

Bolton & Menk, Inc. is requesting engineering services for the proposed Ramsey COR Area Development in Ramsey, Minnesota. This includes general information for Site mass grading for future development use and pavement construction for the future developments at the referenced Site.

Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of general site grading and pavements.

The objective of the Phase I Environmental Site Assessment (ESA) is to evaluate the Site for the presence of recognized environmental conditions (RECs) related to its current and historical uses, and permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"). that is, the practice that constitutes all appropriate inquiries.

Scope of Services

Task 1 – Phase I Environmental Site Assessment (ESA)

We will conduct a Phase I ESA of the Site in accordance with ASTM International (ASTM) Practice E1527-21 and 40 Code of Federal Regulations (CFR) Part 312, which is the recognized industry standard defining good commercial and customary practice for conducting all appropriate inquiry (AAI) into the previous ownership and uses of the Site consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The intent of this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. The purpose of the Phase I ESA will be to identify recognized environmental conditions in connection with the subject property.

The Phase I ESA will include a government and historical records review, site reconnaissance, interviews, and data evaluation. The results of the Phase I ESA will be summarized in a written report. So that they may be identified within the report, the user must supply the names of all parties intending to rely on the executed service and subsequent report. Additional reliance may be obtained at the discretion of Braun Intertec.

In order to satisfy the requirements of AAI, the user bears specific responsibilities for satisfying certain components of the environmental inquiry. ASTM E1527-21 Practice provides a *User Questionnaire* which outlines the information that the user must provide (if available) to the Environmental Professional. The User Questionnaire, attached to this proposal, should be completed and returned to us so that the information can be included in the report. In addition, the Client Information Request Form is attached to this proposal and should be completed and returned to us so that the information can be included in the report.

The results of the Phase I ESA will be summarized in a written report documenting information sources used, findings and conclusions, and our professional opinion of the impact of any potential environmental concerns in connection with the Site. Appendices to the report will include copies of available historical information (e.g., fire insurance maps, aerial photographs, etc.). A draft copy of the Phase I ESA will be issued electronically for review and comment. Upon receipt of comments, we will issue the final Phase I ESA report.

Only an electronic copy of the Phase I ESA report will be submitted to you unless you request otherwise.

Task 2 – Geotechnical Evaluation

We propose the following tasks to help achieve the stated purpose. If we encounter unfavorable or unforeseen conditions during the completion of our tasks that lead us to recommend an expanded scope of services, we will contact you to discuss the conditions before resuming our services.

Site Access
Based on aerial photographs and a site visit, it appears that the site will require an all-terrain vehicle (ATV), core-mounted drill rig. We assume there will be no cause for delays in accessing the exploration locations. We are not including tree clearing, debris or obstruction removal, grading of navigable paths, or snow plowing.

Depending on access requirements, ground conditions or potential utility conflicts, our field crew may alter the exploration locations from those proposed to facilitate accessibility.

Our drilling activities may also impact the vegetation and may rut the surface to access boring locations. Restoration of vegetation and turf is not part of our scope of services.

Staking
We will stake prospective subsurface exploration locations, as selected by Braun Intertec in conjunction with Bolton & Menk, Inc., and obtain surface elevations at those locations using GPS technology. For purposes of linking the GPS data to an appropriate reference, we request that you provide CAD files indicating location/elevation references appropriate for this project.

Utility Coordination
Prior to drilling or excavating, we will contact Gopher State One Call and arrange for notification of the appropriate utility vendors to mark and clear the exploration locations of public underground utilities. You, or your authorized representative, are responsible to notify us before we begin our work of the presence and location of any underground objects or private utilities that are not the responsibility of public agencies.

Penetration Test Borings
We propose to drill 69 standard penetration test (SPT) borings for the project to nominal depths of 15 to 20 feet below existing surface grade. We will perform standard penetration tests at 2 1/2-foot vertical intervals to a depth of about 15 feet, and at 5-foot intervals at greater depths. The figure below shows an illustration of our proposed boring locations, with the orange borings being general site borings and the green borings being roadway borings.

Figure 1. Proposed Boring Locations



Figure provided by Bolton & Menk, Inc.

If the intended boring depths do not extend through unsuitable material, we will extend the borings at least 5 feet into suitable material at greater depths. The additional information will help evaluate such issues as excavation depth, consolidation settlement, and foundation alternatives, among others. If we identify a need for deeper (or additional) borings, we will contact you prior to increasing our total estimated drilled footage and submit a Change Order summarizing the anticipated additional effort and the associated cost, for your review and authorization.

Groundwater Measurements

If the borings encounter groundwater during or immediately after drilling of each boring, we will record the observed depth on the boring logs.

MDH Sealing Record

We are planning the deepest borings to be at least 15 feet and less than 25 feet. Therefore, the Minnesota Statutes require us to complete a Sealing Record after our completion of the borings. Our proposal includes the fees for the Minnesota Department of Health (MDH) Sealing Record.

In the event we extend our borings to a depth of 25 feet or greater, the MDH requires us to complete and submit a Sealing Notification Form for the project. The submission of the Sealing Notification Form will require a signature from the property owner (or agent). If we extend our borings to a depth of 25 feet or greater, we will forward on to you a copy of the form for signature and increase our total fees by $100.

Borehole Abandonment

We will backfill our exploration locations immediately after completing the drilling at each location. Minnesota Statutes require sealing temporary borings that are 15 feet deep or deeper. Based on our proposed subsurface characterization depths, we will seal 1,100 linear feet of borings with grout. Our lump sum fee includes those fees associated with the sealing.

Sealing boreholes with grout will prevent us from disposing of auger boring cuttings in the completed boreholes. Unless you direct us otherwise, we intend to thin-spread the cuttings around the boreholes. If we cannot thin-spread cuttings, we will put them in a container left on site. We can provide off-site disposal of the cuttings for an additional fee.

Over time, subsidence of borehole backfill may occur, requiring releveling of surface grades or replacing bituminous or concrete patches. We are not assuming responsibility for re-leveling or re-patching after we complete our fieldwork.

Sample Review and Laboratory Testing

We will return recovered samples to our laboratory, where a geotechnical engineer will visually classify and log them. To help classify the materials encountered and estimate the engineering properties necessary to our analyses, we have budgeted to perform the following laboratory tests.

Table 1. Laboratory Tests

Test Name	ASTM Test Method	Purpose
Moisture content	D2216	Soil classification, moisture condition, and engineering properties
Percent passing #200 sieve	D1140	Soil classification, and evaluate frost susceptibility
Atterberg Limits	D4318	Soil plasticity, shrink/swell potential, engineering parameters, suitability of soils for reuse

We will determine the actual laboratory testing for the project depending on the encountered subsurface conditions. If we identify a laboratory testing program that exceeds the budget included in this proposal but provides additional value to the project, we will request authorization for the additional fees through a Change Order.

Engineering Analyses
We will use data obtained from the subsurface exploration and laboratory tests to evaluate the subsurface profile and groundwater conditions, and to perform engineering analyses related to structure and pavement design and performance.

Geotechnical Report
We will prepare a report including:

- A sketch showing the exploration locations.
- Logs of the borings describing the materials encountered and presenting the results of our groundwater measurements and laboratory tests.
- A summary of the subsurface profile and groundwater conditions.
- Discussion identifying the subsurface conditions that will impact design and construction.
- Discussion regarding the reuse of on-site materials during construction.
- Recommendations for preparing structure and pavement subgrades, and the selection, placement and compaction of fill.
- Recommendations of structure bearing capacities and assumed R-value for use in pavement section design.
- Recommendations for the design and construction of pavements and stormwater improvements.

We will only submit an electronic copy of our report to you unless you request otherwise. At your request, we can also send the report to additional project team members.

Schedule

Environmental Scope

We anticipate the draft Phase I ESA report will be completed within 2 to 3 weeks from the date of your written authorization. The Phase I ESA report will remain in draft status until we are notified by you to proceed with issuance of the final Phase I ESA report.

If the proposed Scope of Services cannot be completed according to this schedule due to circumstances beyond control, we will notify and discuss with you the revised schedule.

Geotechnical Scope

We anticipate performing our work according to the following schedule.

- Drill rig mobilization – within about 5 to 6 weeks following receipt of written authorization
- Field exploration – 11 drilling days on site to complete the geotechnical borings
- Classification and laboratory testing – within 1 week after completion of field exploration
- Preliminary results – as samples are obtained and reviewed
- Draft report submittal – within about 4 weeks of after completion of field exploration
- Final report submittal – within 5 days of receiving comments on the draft report and depending on the complexity of the comments

If we cannot complete our proposed scope of services according to this schedule due to circumstances beyond our control, we may need to revise this proposal prior to completing the remaining tasks.

Fees

The costs for each of the tasks described in this proposal are as follows.

Service Description	**Cost**
Task 1 – Phase I Environmental Site Assessment	
Professional Services	$ 3,000
Phase I ESA Estimated Subtotal	***$ 3,000***
Task 2 – Geotechnical Evaluation	
Site Layout – Staking – Utility Coordination	$ 2,950
Drilling Services	49,500
Geotechnical Laboratory Testing	6,025
Engineering & Reporting	12,200
Geotechnical Evaluation Estimated Subtotal	***$70,675***
Estimated Project Total	**$73,675**

We will furnish the services described in this proposal on a lump sum basis. Please note that our drilling/field services were budgeted to occur within our normal work hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. If conditions occur that require us to work outside of these hours, we will request additional fees to cover our additional overtime costs.

Our work may extend over several invoicing periods. As such, we will submit partial progress invoices for work we perform during each invoicing period.

Additional Services

Our fees do not include potential costs due to the need for snow plowing, towing, stand-by time or work that is not included in the above Scope of Services. We will charge costs for snow plowing or towing (if necessary) at a rate of 1.15 times the actual cost. For stand-by time (defined as time spent by our field crew due to circumstances that are beyond the control of our field crew or its equipment, or beyond the scope of services indicated above), we will charge a rate of $380 per hour.

General Remarks

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We based the proposed fee on the scope of services described and the assumptions that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule.

Please return a signed copy of the proposal, the completed User Questionnaire, and the completed Client Information Request Form, in their entirety.

We will provide our services under the terms of the *Master Subconsultant Agreement for Professional Services,* dated January 1, 2017 between Braun Intertec Corporation and Bolton & Menk, Inc.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Mark Ciampone at 612.210.6147 (mciampone@braunintertec.com) for environmental questions or Zach Semlak at 651.788.5071 (zsemlak@braunintertec.com) for geotechnical questions.

Sincerely,

BRAUN INTERTEC CORPORATION

Zachary T. Semlak
Staff Engineer

Mark A. Ciampone, PG
Business Unit Leader, Senior Scientist

Ryan M. Benson, PE
Director, Principal Engineer

Attachments:
ASTM Practice E1527-21 User Questionnaire
Client Information Request Form

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

ASTM Practice E1527-21 User Questionnaire

Site: Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Name: _____ **Date:** _____

Company: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendment"), the User must conduct the following inquiries. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the *property*.
The types of title reports that may disclose environmental liens include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens. Did a search of *recorded land title records* (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the *property* under federal, tribal, state or local law?

(2) Activity and use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property*.
The types of title reports that may disclose AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose AULs. Did a search of *recorded land title records* (or judicial records where appropriate) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP.
Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(4) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

(5) Commonly known or *reasonably ascertainable* information about the *property.*

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the *property*? If so, please explain.

(b) Do you know of specific chemicals that are present or once were present at the *property*? If so, please explain.

(c) Do you know of spills or other chemical releases that have taken place at the *property*? If so, please explain.

(d) Do you know of any environmental cleanups that have taken place at the *property*? If so, please explain.

(6) **The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.**

Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? If so, please explain.

Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: Ramsey COR Area Development

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown." Please return the completed form along with one copy of the signed authorization letter.

Client Objectives

A. What is your interest in the Site? Check all that apply.
- ☐ Buying property
- ☐ Refinancing
- ☐ Selling property
- ☐ Development
- ☐ Redevelopment
- ☐ Other: _____

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

_____

_____

C. A final PDF of the report will be provided. If hard copies are needed, how many? _____

D. What is the desired completion date for this project?
Date: _____

E. Do you wish to receive a verbal report before the written report is received?
☐ Yes ☐ No

F. Is confidentiality requested?
☐ Yes ☐ No
If so, to whom is it limited? _____

Site-Specific Information

A. Where is the Site located?
Address: _____
_____
Legal Description: _____
_____

B. Who is the current property owner?
Name: _____
Phone: _____

C. Who will provide access to the property and/or who is the Site contact?
Name: _____
Phone: _____

D. Has any previous environmental work been performed on the Site? Check all that apply.
☐ No previous environmental work has been performed
☐ Unknown
☐ Geotechnical/Soil borings
☐ Phase I Environmental Site Assessment
☐ Phase II Environmental Site Assessment
☐ Soil Vapor/Sub-slab Soil Vapor Investigation
☐ Radon Investigation
☐ Asbestos/Lead-based Paint Inspections
☐ Hazardous Materials Testing
☐ Other: _____

If previous environmental work has been performed…
When was it performed? _____
By whom?
Name: _____
Phone: _____
What were the results?
Are copies of the report(s) available?
☐ Yes ☐ No ☐ Unknown

E. Is a current Site plan available? If yes, please provide.
☐ Yes ☐ No ☐ Unknown

F. How large is the property (total acreage)?
_____ acres

G. How is the property currently used? Check all that apply.
☐ Undeveloped
☐ Agricultural
☐ Residential
☐ Parking Lot
☐ Commercial
☐ Light industrial
☐ Retail
☐ Office Building
☐ Warehouse
☐ Other: _____

H. What is the proposed use of the property?

_____

I. Are there existing buildings on the property?
☐ Yes ☐ No ☐ Unknown

If yes:
How many buildings? _____
What year was each building originally built? _____
What year(s) was/were any subsequent addition(s) completed for each building?
_____
What is the total square footage of each building and/or additions? _____
Are you aware of any asbestos-containing building materials in any building? _____
Give a brief description and use of each building.
_____

J. What was the property used for in the past?

_____

K. Are there currently or previously any aboveground or underground storage tanks located on the property?
Aboveground storage tanks: ☐ Yes ☐ No ☐ Unknown
Underground storage tanks: ☐ Yes ☐ No ☐ Unknown

If yes:
Where are they located?
_____
What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?
_____
When were the tanks installed?
_____
Are there any maintenance records available for the tanks?
_____
Are the tanks currently being used?
☐ Yes ☐ No ☐ Unknown
If no:
When were the tank(s) closed? _____
Was the MPCA notified? _____

L. Have hazardous chemicals or petroleum products ever been stored at the Site?
Hazardous chemicals: ☐ Yes ☐ No ☐ Unknown
Petroleum products: ☐ Yes ☐ No ☐ Unknown
If yes, which ones? _____

M. Has the property ever been used or is the property currently used for dumping or landfilling?

_____

N. Utilities

Are there any wells or septic systems formerly or currently located at the Site?

Wells: ☐ Yes ☐ No ☐ Unknown

Septic systems: ☐ Yes ☐ No ☐ Unknown

Is the Site connected to city sewer and water?

Sewer: ☐ Yes ☐ No ☐ Unknown

Water: ☐ Yes ☐ No ☐ Unknown

What types of utilities service the Site? Check all that apply.

☐ Unknown
☐ Gas
☐ Electric
☐ Propane
☐ Other: _____

O. Are there any environmental concerns regarding the property or adjoining properties?

_____
_____
_____

P. How are the adjacent properties used?

_____
_____
_____
_____

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

ADDENDUM NO. 1

Project Description: The COR Grading Improvements
Owner: City of Ramsey, Minnesota
Bid Date: August 4, 2023
Bid Time: 10:00 AM

Date: July 27, 2023
BMI Project No.: 0R1.130893
City Project No.: 23-20
QuestCDN No.: 8587848

1.01 **GENERAL:**

The following changes are, by the issuance of this Addendum, made a part of the Contract Documents for the project referenced above, as if originally contained therein. Execution of the acknowledgment on the bid form shall be the bidder's acceptance of the conditions set forth herein.

1.02 **ACKNOWLEDGMENT:**

This addendum shall be acknowledged on the submitted bid form. Failure to do so may result in the rejection of the bid.

1.03 **PROJECT MANUAL:**

A. Section 00 52 00 – AGREEMENT FORMS

1. **Remove and Replace** paragraph 4.04 to read as follows.

   The work will be substantially completed on or before May 31, 2024, and completed and ready for final payment in accordance with Paragraph 15.06 of Section 00 72 00 "General Conditions" of this Project Manual on or before June 14, 2024.

1.04 **CERTIFICATION:**

I hereby certify that this addendum was prepared be me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: Kevin P Kielb

Kevin Kielb, P.E.
License No: 23211
Date: 07/27/2023

******END OF ADDENDUM NO. 1******

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CITY OF RAMSEY

CONSTRUCTION PLANS FOR

THE COR GRADING IMPROVEMENTS

CITY PROJECT NUMBER 23-20

SANITARY SEWER, WATERMAIN, STORM SEWER, SITE GRADING, POND EXCAVATION WITH CLAY LINER, AND TURF ESTABLISHMENT

JULY, 2023

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

0 1000 2000
SCALE FEET

MAP LEGEND

PROJECT LIMITS

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 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	LOCATION PLAN
CIVIL	
4	EXISTING CONDITIONS & REMOVAL PLAN
5 - 14	TABLES, DETAILS, TYPICAL SECTIONS
15 - 18	EROSION CONTROL PLAN, SWPPP
19 - 25	GRADING PLAN
26 - 28	SANITARY & WATER PLAN & PROFILE
29 - 36	STORM SEWER PLAN & PROFILE
THIS PLAN SET CONTAINS 36 SHEETS.	

1

Approved: Anoka County Engineer _____ Date _____

Approved: City Engineer / Director of Public Works _____ Date _____

BM=870.29
TNH
STATION 702+96 - 872' LT
FERRET STREET & BUNKER LAKE BLVD, SE DITCH

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NAVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
TITLE SHEET

SHEET 1 OF 36

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EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT ON POLE
- LIGHT-GROUND
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POLE-BRACE
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

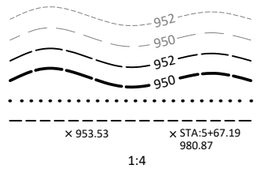
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- GRAVEL
- CONCRETE

EXISTING PRIVATE UTILITY LINES

NOTE:
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 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
LEGEND

NOTES:
1. ALL ROADWAY IMPROVEMENTS INCLUDING AGGREGATE BASE, BITUMINOUS PAVEMENT, AND PATHWAY DEPICTED ARE FUTURE IMPROVEMENTS.

1 PRIVATE UTILITY LOCATIONS AND QUALITY LEVEL GRADES HAVE BEEN UPDATED THROUGHOUT THE PROJECT SITE.

CONSTRUCTION LIMITS (TYP)

DELINEATED WETLAND (TYP)

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

ARMSTRONG BLVD NW

147TH AVE NW

BUNKER LAKE BLVD

ZEOLITE ST NW

YOLITE ST NW

WILLEMITE ST NW

SUNWOOD DR NW

RAMSEY PKWY

CENTER ST

MH - 1

MH - 2

MH - 3

MH - 4

EXCESS TOPSOIL STOCKPILE LOCATION

DEVELOPMENT BY OTHERS

GRANULAR EMBANKMENT STOCKPILE

DELINEATED WETLAND (TYP)

0 130 260
SCALE FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GENERAL
LOCATION PLAN

SHEET 3 OF 36

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REMOVALS LEGEND

- REMOVE SANITARY SEWER
- REMOVE STORM SEWER
- REMOVE WATER MAIN
- SANDFILL & ABANDON STORM SEWER
- REMOVE BITUMINOUS PAVEMENT

BUNKER LAKE BOULEVARD (CSAH 116)

ARMSTRONG BOULEVARD (CSAH 83)

147 AVENUE NW

ZEOLITE STREET NW

CENTER ST

RAMSEY PARKWAY

WILLEMITE STREET NW

SUNWOOD DRIVE NW

REMOVE 20 LF
EX 30" RCP & APRON

REMOVE 50 LF
EX 36" RCP & APRON

REMOVE 21 LF
EX 21" RCP & APRON

REMOVE 21 LF
EX 27" RCP &
APRON

REMOVE 103 LF
EX 18" RCP

NO GRADING WITHIN
WETLAND LIMITS (TYP)

REMOVE 353 LF EX 36" RCP
REMOVE 3 EA DRAINAGE STRUCTURES

REMOVE EX 21" RCP APRON
SANDFILL 145 LF 21" RCP
INSTALL (2 EA) CONCRETE
BULKHEAD

F&I PERMANENT TYPE III BARRICADE

SAW CUT BITUMINOUS
PAVEMENT (FULL DEPTH) - 24 LF

REMOVE STORM APRON - 6 LF
REMOVE 7'X12' SHEET PILING
AND CONCRETE END CAP
SALVAGE RIPRAP - 45 CY

REMOVE SANITARY SEWER 480 LF
EX 18" PVC PIPE & 4 EA DRAINAGE STRUCTURES

REMOVE 52 LF
EX 8" PVC PIPE

PROTECT EXISTING SANITARY UTILITIES (TYP)

REMOVE 659 LF WATER MAIN EX 12" DIP
WMN OFFSET ELEV = 847.0 (26' DEPTH)
REMOVE 2 EA HYDRANTS
REMOVE 1 EA GATE VALVE

SAW CUTBITUMINOUS
PAVEMENT (FULL DEPTH) - 24 LF

F&I PERMANENT TYPE III BARRICADE

PRESERVE BOULEVARD TREES

REMOVE EX 21"
RCP APRON - 6 LF

REMOVE 24 LF
EX 15" RCP

REMOVE AND REPLACE 25 LF
OF CURB & GUTTER
PATCH BITUMINOUS PAVEMENT - 30 SY

REMOVE 315 LF EX 30" RCP
& 5 EA DRAINAGE STRUCTURES

REMOVE 36 LF
EX 21" RCP

REMOVE 122 LF
EX 42" RCP

SALVAGE RIPRAP - 35 CY

REMOVE EX 36"
RCP APRON - 6 LF

SALVAGE RIPRAP - 20 CY

REMOVE 152 LF EX RCP - SIZE UNKNOWN
& 2 EA DRAINAGE STRUCTURES

NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES UNLESS MARKED FOR REMOVAL (INCIDENTAL).
2. THE CONTRACTOR SHALL FIELD VERIFY EXACT UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.
3. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MNMUTCD). THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN AND REMOVAL ALL TRAFFIC CONTROL UPON COMPLETION OF WORK.

SCALE: 0 100 200 FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
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www.bolton-menk.com

City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
EXISTING CONDITIONS & REMOVAL PLAN

SHEET 4 OF 36

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STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL QUANTITY
1	MOBILIZATION	LUMP SUM	1
2	REMOVE MANHOLE OR CATCH BASIN (STORM)	EACH	10
3	REMOVE SHEET PILING AND CONCRETE END CAP	EACH	1
4	REMOVE MANHOLE (SANITARY)	EACH	4
5	REMOVE GATE VALVE & BOX	EACH	1
6	REMOVE HYDRANT	EACH	2
7	REMOVE STORM PIPE	LIN FT	1,235
8	REMOVE SANITARY PIPE	LIN FT	532
9	REMOVE WATERMAIN	LIN FT	659
10	REMOVE AND REPLACE CURB & GUTTER	LIN FT	25
11	SAW CUT BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	48
12	REMOVE BITUMINOUS PAVEMENT	SQ YD	2,440
13	BITUMINOUS PATCH SPECIAL	SQ YD	30
14	SALVAGE & REINSTALL RIPRAP	CU YD	100
15	EXCAVATION - COMMON (EV)	CU YD	366,900
16	EXCAVATION - SUBGRADE (EV)	CU YD	5,550
17	COMMON EMBANKMENT (CV)	CU YD	284,250
18	DEWATERING	LUMP SUM	1
19	EXCAVATION SPECIAL (EV)	CU YD	160,920
20	EMBANKMENT SPECIAL (CV)	CU YD	146,310
21	CLAY LINER (CV) (P)	CU YD	26,100
22	STOCKPILE EXCESS TOPSOIL (SV)	CU YD	10,470
23	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	25
24	SKID LOADER	HOUR	50
25	15" CMP APRON	EACH	2
26	15" RC PIPE APRON	EACH	2
27	21" RC PIPE APRON	EACH	1
28	24" RC PIPE APRON	EACH	1
29	30" RC PIPE APRON	EACH	1
30	36" RC PIPE APRON	EACH	1
31	TRENCHLESS STORM SEWER	LIN FT	136
32	8" CONCRETE HEADWALL	EACH	3
33	15" CMP	LIN FT	100
34	15" RC PIPE SEWER CLASS V	LIN FT	217
35	21" RC PIPE SEWER CLASS IV	LIN FT	47
36	24" RC PIPE SEWER CLASS III	LIN FT	448
37	30" RC PIPE SEWER CLASS IV	LIN FT	417
38	36" RC PIPE SEWER CLASS III	LIN FT	122
39	48" RC PIPE SEWER CLASS III	LIN FT	1,715
40	CONNECT TO EXISTING STORM SEWER	EACH	7
41	6" DIP WATERMAIN CL 53	LIN FT	32
42	8" DIP WATERMAIN CL 52	LIN FT	120
43	12" DIP WATERMAIN CL 52	LIN FT	620
44	6" GATE VALVE AND BOX	EACH	2
45	8" GATE VALVE AND BOX	EACH	2
46	12" GATE VALVE AND BOX	EACH	3
47	HYDRANT	EACH	2
48	WATERMAIN FITTINGS	LBS	1,700
49	CONNECT TO EXISTING WATER MAIN	EACH	3
50	CONNECT TO EXISTING SANITARY SEWER	EACH	2
51	CLEAN & VIDEO TAPE PIPE SEWER	LIN FT	740
52	8" PVC PIPE SEWER	LIN FT	170
53	18" PVC PIPE SEWER	LIN FT	570
54	4" INSULATION	SQ YD	20
55	CONSTRUCT SANITARY SEWER MANHOLE	LIN FT	47
56	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	LIN FT	20
57	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	LIN FT	11
58	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020	LIN FT	31
59	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	LIN FT	18
60	CONSTRUCT DRAINAGE STRUCTURE DES 108-4020	LIN FT	22
61	CONSTRUCT DRAINAGE STRUCTURE DES 60-4022	LIN FT	12
62	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4022	LIN FT	15
63	CONSTRUCT DRAINAGE STRUCTURE - OUTLET CONTROL STRUCTURE (5' DIA)	EACH	1
64	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE 7)	EACH	1
65	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE 27)	EACH	1
66	CASTING ASSEMBLY, STORM	EACH	15
67	CASTING ASSEMBLY, SANITARY	EACH	4
68	ADJUST FRAME & RING CASTING	EACH	10
69	RANDOM RIPRAP CLASS III	CU YD	85
70	TRAFFIC CONTROL	LUMP SUM	1
71	F&I PERMANENT TYPE III BARRICADES	EACH	2
72	EROSION CONTROL SUPERVISOR	LUMP SUM	1
73	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1
74	STORM DRAIN INLET PROTECTION	EACH	48
75	SILT FENCE, TYPE MS	LIN FT	9,190
76	TEMPORARY STABILIZATION	ACRE	50
77	TOPSOIL PLACEMENT (CV)	CU YD	39,400
78	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	15,500
79	SEED MIXTURE 25-141	POUND	3,700
80	SEED MIXTURE 34-263	POUND	70
81	SEED MIXTURE 38-631	POUND	70
82	HYDRAULIC MULCH MATRIX	POUND	117,300
83	SEED MIXTURE NATIVE GRASS - CUSTOM	POUND	60
84	WATER FOR DUST CONTROL	MGAL	2,000

EARTHWORK SUMMARY TABLE NOTES:

1. PAID FOR AS EXCAVATION - COMMON. TOPSOIL EXCAVATION DEPTHS ARE BASED ON SOIL BORINGS (SEE PROJECT MANUAL).
2. EXCAVATION BELOW TOPSOIL STRIPPING TO PROPOSED SUBGRADE (BOTTOM OF PROPOSED TOPSOIL, BOTTOM OF CLAY LINER, AND BOTTOM OF FUTURE ROAD SECTIONS).
3. 4" OF TOPSOIL ACROSS FUTURE STREET DEVELOPMENT AND 6" OF TOPSOIL IN POND PROPERTY (EXCLUDING BELOW NWL).
4. ASSUMES 1.10 SHRINKAGE FACTOR.
5. PLACEMENT OF EMBANKMENT ANTICIPATING HOLD-DOWN FOR TOPSOIL PLACEMENT.
6. PAID FOR AS COMMON EMBANKMENT.
7. STOCKPILE EXCESS ONSITE AS SHOWN ON PLANS AND AS DIRECTED BY THE ENGINEER.
8. CONTRACTOR SHALL EXCAVATE IN PLACE SOILS TO DEPTHS SHOWN ON PLANS AND RECOMPACT TO 98% DENSITY AS DIRECTED BY THE ENGINEER IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER IF ORGANIC SOILS ARE ENCOUNTERED.
9. INCLUDES TOPSOIL EXCAVATION AND REGULAR EXCAVATION.
10. INCLUDES EXCESS EMBANKMENT MATERIAL GENERATED AND EXCESS TOPSOIL.
11. ASSUMES 1.15 SWELL FACTOR.

GENERAL GRADING/EARTHWORK NOTES:

A. SPOT ELEVATIONS AND CONTOUR LABELS REPRESENT FINISHED GROUND SURFACE AND FUTURE ROADWAY FINISHED GROUND SURFACE.
B. CONTRACTOR SHALL IMPORT AND INSTALL CLAY LINER.
C. NO GRADING MATERIAL IS ANTICIPATED TO BE HAULED OFF SITE. ALL EXCESS MATERIAL WILL BE STOCKPILED OR USED AS EMBANKMENT ON SITE AS DIRECTED BY THE ENGINEER.
D. SUBGRADE EXCAVATION SHALL BE COMPLETED IN THE AREAS DISPLAYED ON SHEET 24, AS DIRECTED BY THE ENGINEER.
E. ALL REMOVALS SHALL BE DISPOSED OF OFF SITE.

STRUC NO.	Size	TYPE	Detail	CASTING ASSEMBLY TYPE
3	5'	MH	STO-1	R-1733
3A	30"	APRON		
4A	5'	OCS	C	
6	5'	CBMH	STO-1	R-3067-VB
7		SPLITTER		
8	6'	CBMH	STO-1	R-3067-VB
9	6'	CBMH	STO-1	R-3067-VB
10	6'	MH	STO-1	R-2560-E
11	6'	MH	STO-3	R-1733
12	6'	MH	STO-3	R-1733
13	9'	MH	STO-3	R-1733
14	7'	MH	STO-1	R-1733
15	7'	MH	STO-1	R-1733
15A	24"	APRON		
16	9'	MH	STO-1	R-1733
17	4'	MH	STO-1	R-1733
18	4'	MH	STO-1	R-1733
19	5'	MH	STO-1	R-1733
20	15"	APRON		
21	15"	APRON		
22	15"	APRON		
23	15"	APRON		
24	36"	APRON		
25	21"	APRON		
26	4'	MH	STO-3	R-1733
27		SPLITTER		

SEQ NOTES:

A. PAYMENT FOR CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE) SHALL BE AT THE UNIT PRICE BID PER EACH STRUCTURE COMPLETE IN PLACE, AS SPECIFIED AND DETAILED ON THE PLANS. THE AMOUNT BID INCLUDES ALL WORK AND MATERIALS REQUIRED TO COMPLETE THE STRUCTURE, AND DETAILS ON THE PLANS. THE AMOUNT BID INCLUDES ALL WORK AND MATERIALS REQUIRED TO COMPLETE THE STRUCTURE, MATERIALS INCLUDE BUT NOT LIMITED TO MANHOLE, BAFFLE, HEADWALL, HDPE PIPE, GRANULAR BEDDING, AND CONCRETE RECEIVING BASE.

NOTES	DESCRIPTION	THE COR EARTHWORK SUMMARY VOLUME (CY)								
		PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	RAMSEY PARKWAY	ZEOLITE STREET	YOLITE STREET	TOTAL
SITE EXCAVATION										
1	TOPSOIL STRIPPING (EV)	21,100	9,400	5,900	6,900	4,400	3,800	600	900	**53,000**
1, 2	EXCAVATION - COMMON (EV)	3,700	304,500	100	300	200	2,600	2,500	0	**313,900**
	TOTAL	24,800	313,900	6,000	7,200	4,600	6,400	3,100	900	**366,900**
EXCAVATE & RE-COMPACT										
8	EXCAVATION SPECIAL (EV)	17,650	43,890	13,580	45,250	29,500	11,050	0	0	**160,920**
8	EMBANKMENT SPECIAL (CV)	16,050	39,900	12,350	41,140	26,820	10,050	0	0	**146,310**
	SUBGRADE EXCAVATION (EV)	0	0	0	3,050	2,500	0	0	0	**5,550**
TOPSOIL BALANCE										
3	TOPSOIL REQUIRED (CV)	13,900	7,500	3,200	7,400	4,700	2,000	700	0	**39,400**
4	SUITABLE TOPSOIL FROM STRIPPING (CV)	19,200	8,600	5,400	6,300	4,000	3,500	600	900	**48,500**
4,7	EXCESS TOPSOIL (CV)	5,300	1,100	2,200	-1,100	-700	1,500	-100	900	**9,100**
GRADING MATERIAL BALANCE										
	CLAY LINER (CV) (P)	0	26,100	0	0	0	0	0	0	**26,100**
4,10	EMBANKMENT MATERIAL GENERATED (CV)	3,400	276,900	100	300	200	2,400	2,300	0	**285,600**
4,5,6	COMMON EMBANKMENT REQUIRED (CV)	72,800	27,200	32,800	101,350	37,800	11,500	600	200	**284,250**
EARTHWORK QUANTITIES TO SEQ										
9	EXCAVATION - COMMON (EV)	24,800	313,900	6,000	7,200	4,600	6,400	3,100	900	**366,900**
	EXCAVATION - SUBGRADE (EV)	0	0	0	3,050	2,500	0	0	0	**5,550**
	COMMON EMBANKMENT (CV)	72,800	27,200	32,800	101,350	37,800	11,500	600	200	**284,250**
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	EMBANKMENT SPECIAL (CV)	16,050	39,900	12,350	41,140	26,820	10,050	0	0	**146,310**
	CLAY LINER (CV) (P)	0	26,100	0	0	0	0	0	0	**26,100**
11	STOCKPILE EXCESS TOPSOIL (SV)	6,100	1,270	2,530	-1,270	-810	1,730	-120	1,040	**10,470**
	TOPSOIL PLACEMENT (CV)	13,900	7,500	3,200	7,400	4,700	2,000	700	0	**39,400**

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

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7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
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Email: Ramsey@bolton-menk.com
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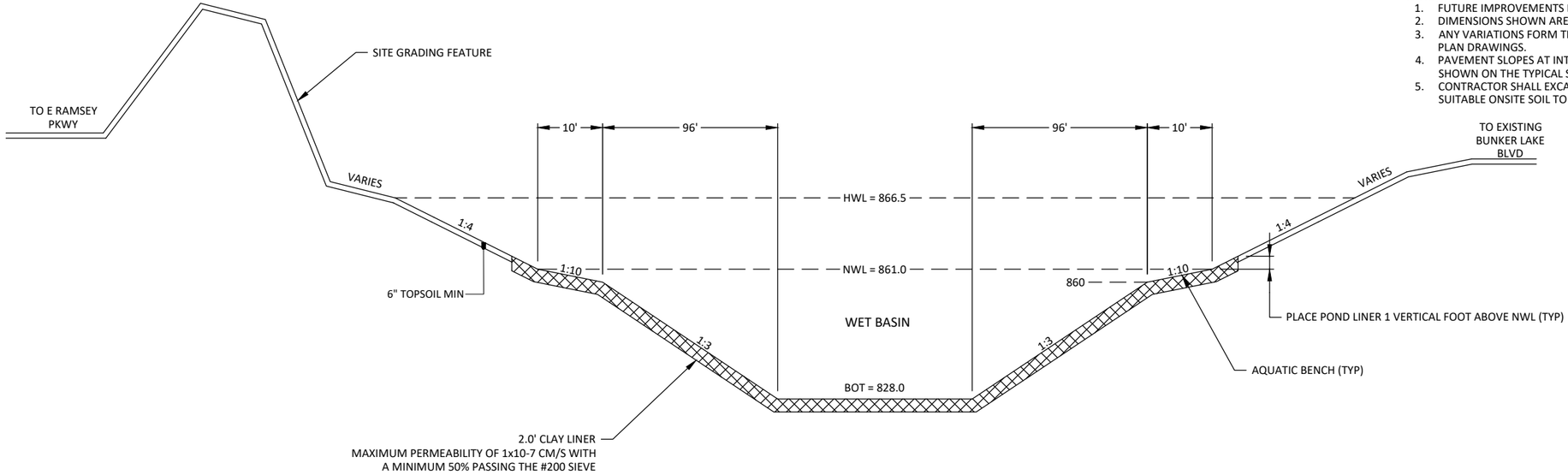
City of RAMSEY

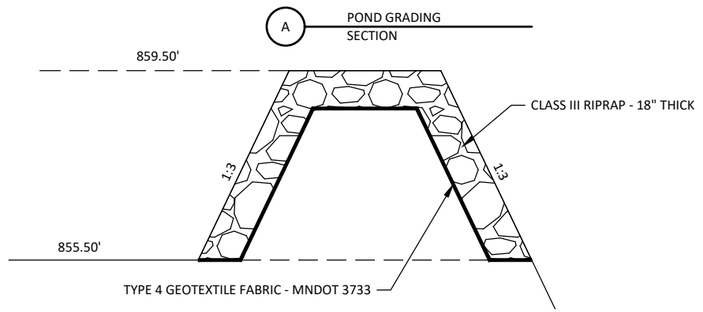
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DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023
2	ADD 3	08/01/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
TABLES
STATEMENT OF ESTIMATE QUANTITIES & EARTHWORK SUMMARY

NOTES:
1. FUTURE IMPROVEMENTS BY OTHERS.
2. DIMENSIONS SHOWN ARE NOT TO SCALE.
3. ANY VARIATIONS FORM THE TYPICAL SECTION DIMENSIONS ARE SHOWN ON THE PLAN DRAWINGS.
4. PAVEMENT SLOPES AT INTERSECTION LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TYPICAL SECTION.
5. CONTRACTOR SHALL EXCAVATE, PLACE, AND COMPACT EMBANKMENTS FROM SUITABLE ONSITE SOIL TO GRADING GRADE.

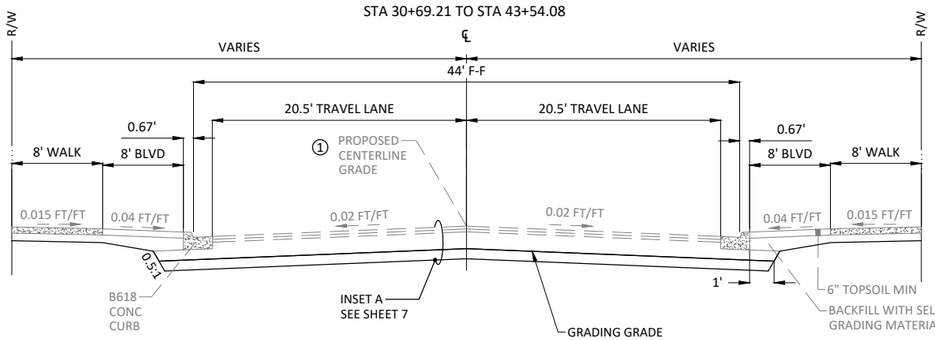




B ARMORED BERM SECTION

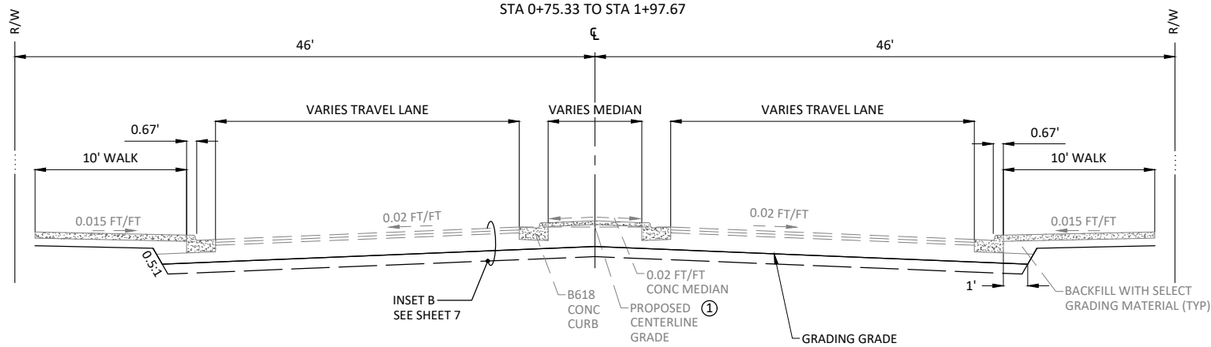
TYPICAL SECTION
ZEOLITE STREET NW
NOT TO SCALE

STA 30+69.21 TO STA 43+54.08



TYPICAL SECTION
RAMSEY PARKWAY - CONCRETE MEDIAN
NOT TO SCALE

STA 0+75.33 TO STA 1+97.67



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City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

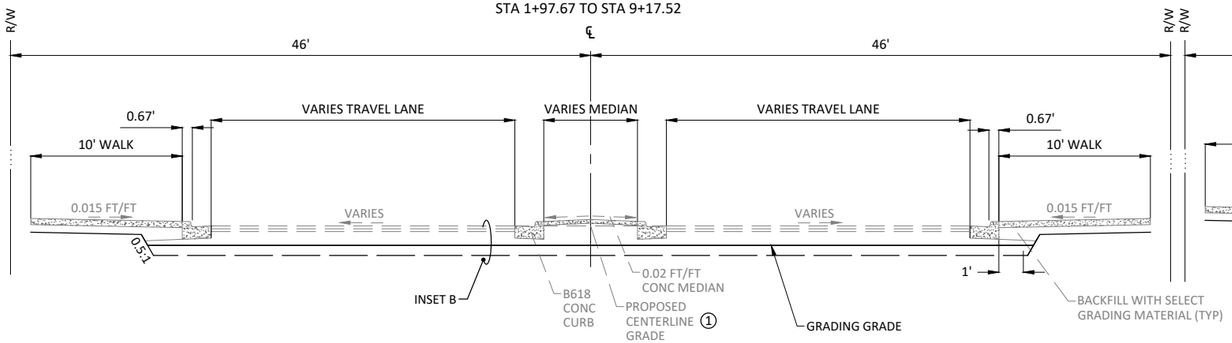
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
TYPICAL SECTIONS

SHEET 6 OF 36

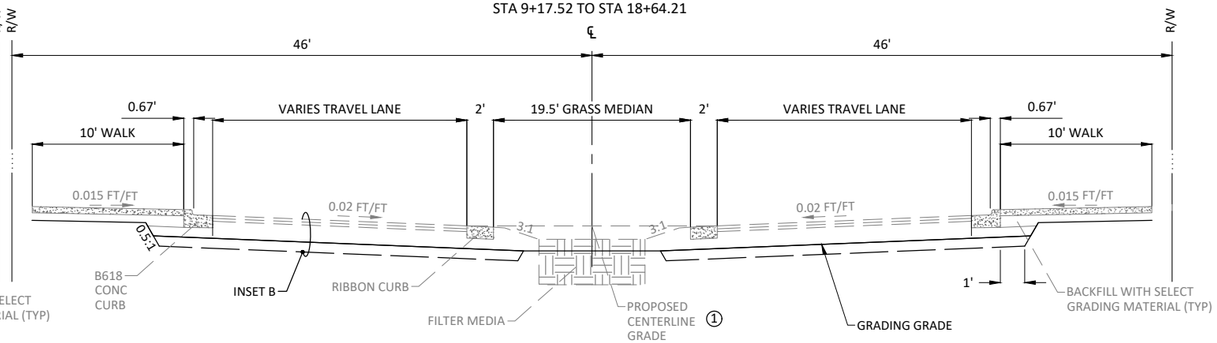
TYPICAL SECTION
RAMSEY PARKWAY - CROWNED GRASS MEDIAN (SUPERELEVATED PAVEMENT SECTION)
NOT TO SCALE

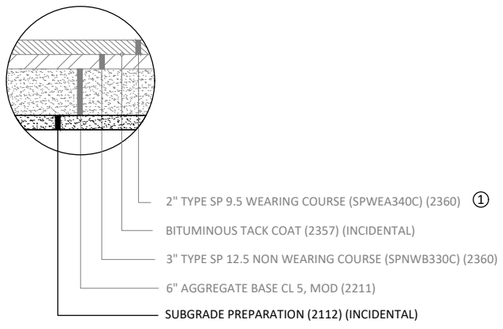
STA 1+97.67 TO STA 9+17.52



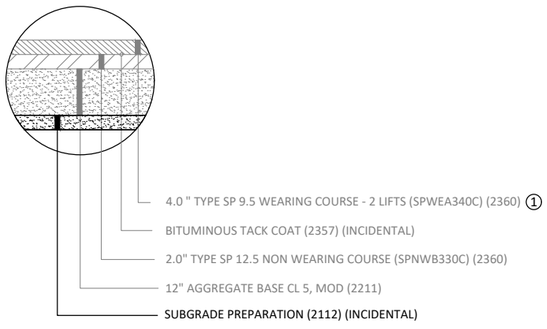
TYPICAL SECTION
RAMSEY PARKWAY - DEPRESSED GRASS MEDIAN
NOT TO SCALE

STA 9+17.52 TO STA 18+64.21

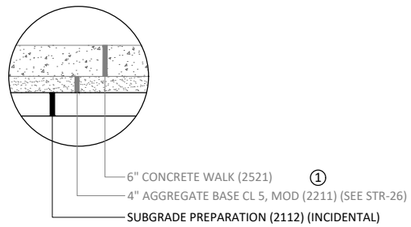




INSET A - BITUMINOUS ROADWAY
NOT TO SCALE



INSET B - BITUMINOUS ROADWAY
NOT TO SCALE



PEDESTRIAN RAMP
NOT TO SCALE

NOTES:
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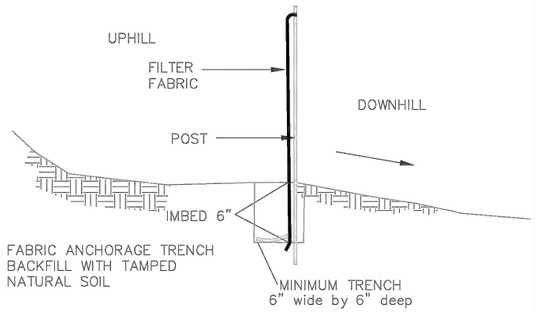
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
TYPICAL SECTIONS

SHEET 7 OF 36



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

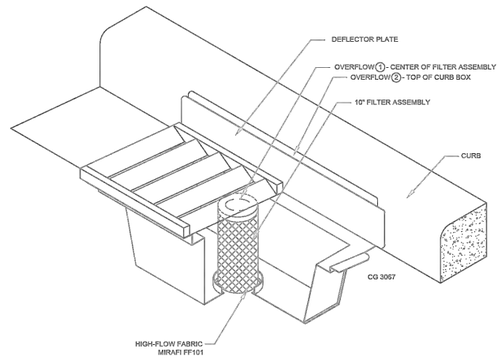
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

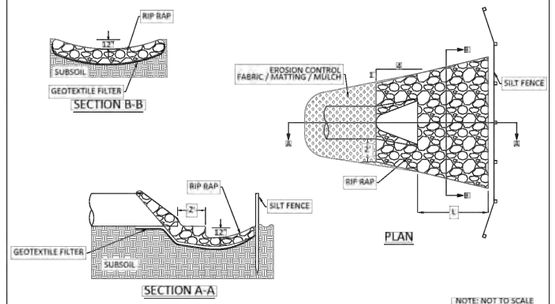
N.T.S.

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

APPROVED: 1 – 2016

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

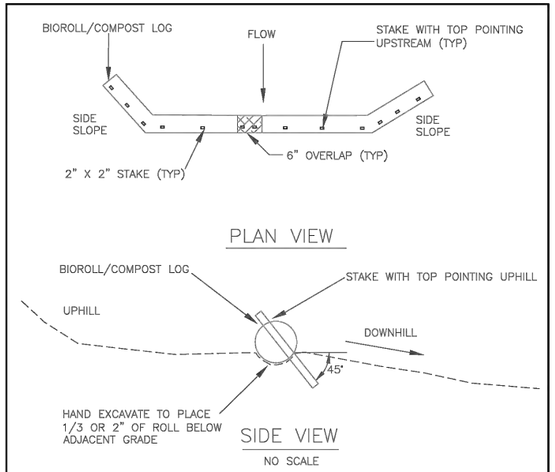
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	23.6	8.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3

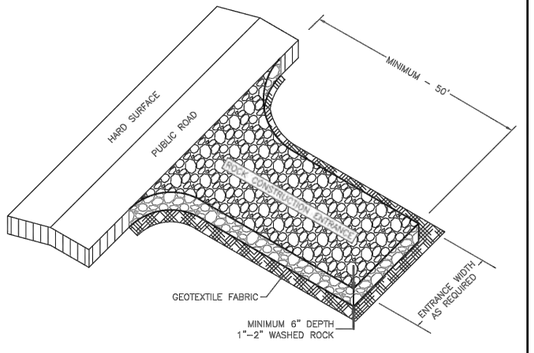


NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE.
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



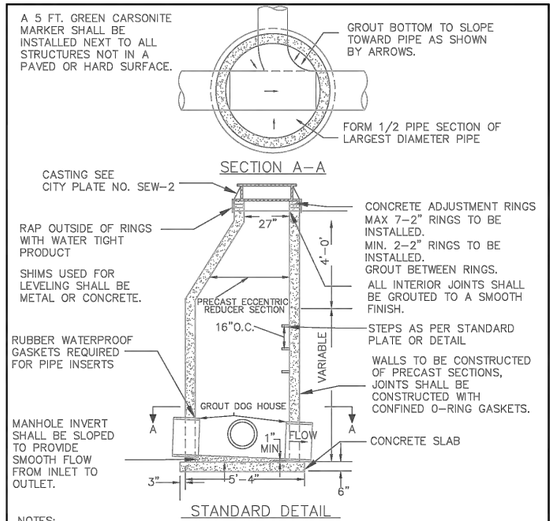
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

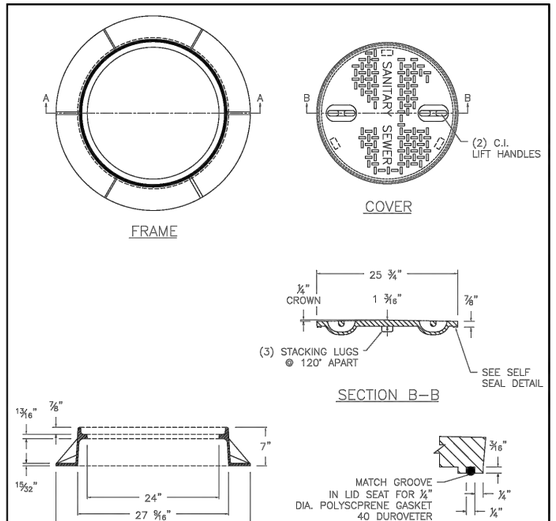


NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

APPROVED: 1 – 2016

STANDARD DETAILS: SANITARY MANHOLE

CITY PLATE No. SEW–1

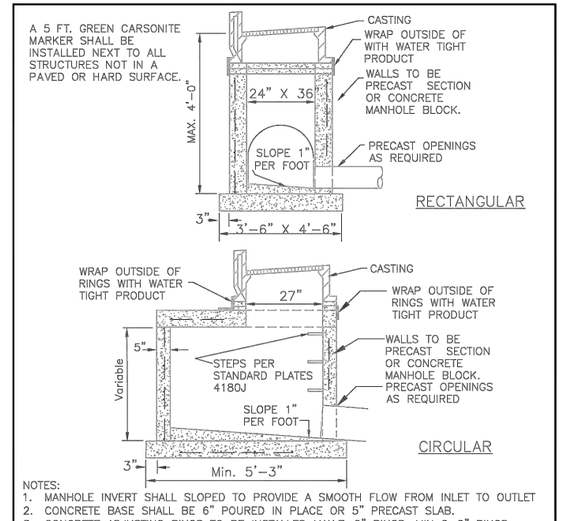


NOTE: NOT TO SCALE

APPROVED: 11 – 2015

STANDARD DETAILS: WATER TIGHT CASTING

CITY PLATE No. SEW–2



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

APPROVED: 4 – 2007

STANDARD DETAILS: CATCH BASIN

CITY PLATE No. STO–1

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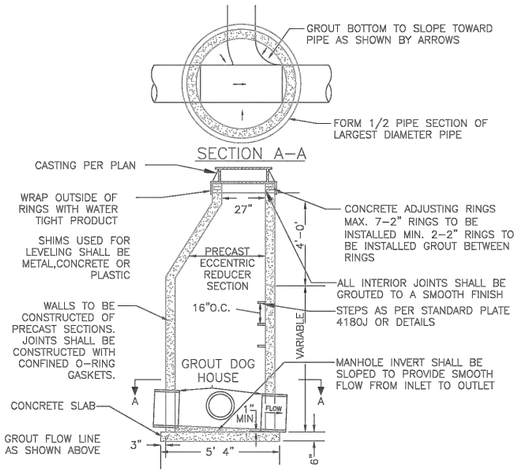
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
STANDARD DETAILS

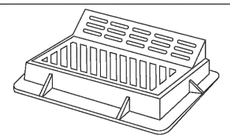


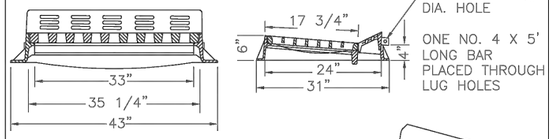
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

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

NOTE: SURMOUNTABLE CURB & GUTTER

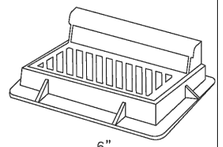
1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.

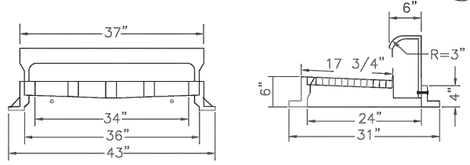




NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL.



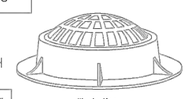


STANDARD CATCHBASIN CASTING

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

R-2560 Series
Beehive Grates with Frames

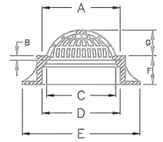
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R-2560-E

Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R-2560-C1	22	1 1/2	20	23	28	4	4 1/2	195
R-2560-C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R-2560-D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R-2560-D1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-D2	22	1 1/2	20 1/2	24	35	6	7	285
R-2560-D3	22	1 1/2	20	24 1/2	36	9	7	345
R-2560-E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R-2560-EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R-2560-EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R-2560-E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R-2560-E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R-2560-E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R-2560-E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R-2560-E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R-2560-E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R-2560-E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R-2560-E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	365
R-2560-G	32	1 1/2	30	36	46	7	4	535

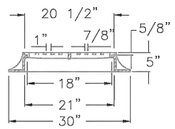
Furnished standard with ground bearing surfaces.



R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



Furnished standard with ground bearing surfaces.



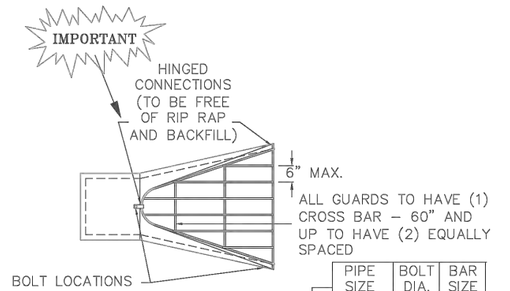
STORM CASTINGS FOR NON-TRAFFIC AREAS

NTS

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

1

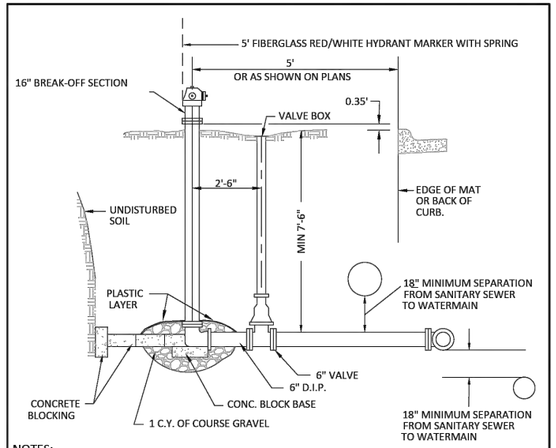
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

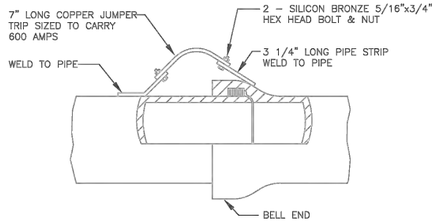
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

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



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

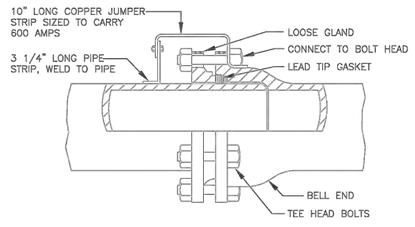
APPROVED:		STANDARD DETAILS:
3 – 2022	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1



PUSH ON JOINT

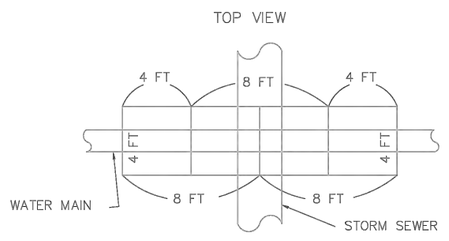
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



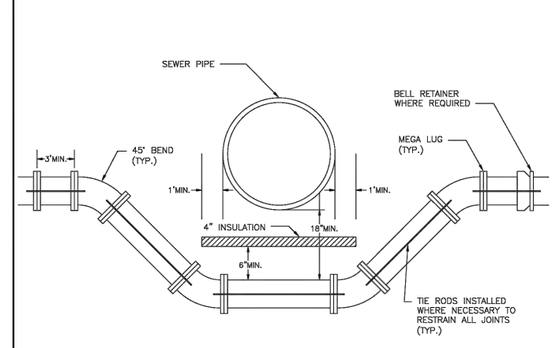
MECHANICAL JOINT

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT-4



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

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



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

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

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

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin P. Kielb

KEVIN P. KIELB, P.E.

LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

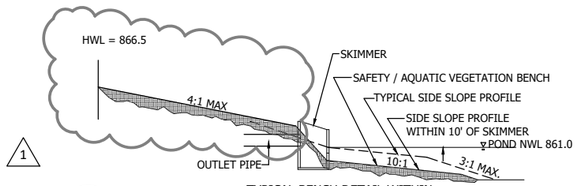
City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023

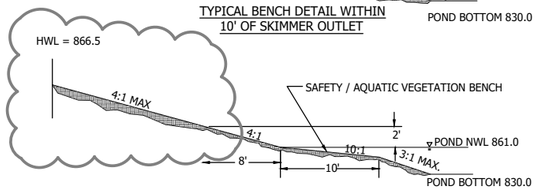
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
STANDARD DETAILS

SHEET 9 OF 36

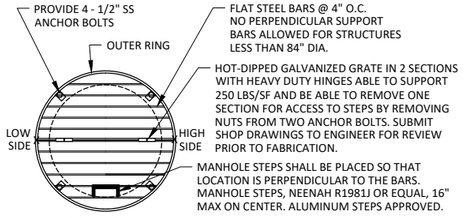


1

TYPICAL BENCH DETAIL WITHIN 10' OF SKIMMER OUTLET

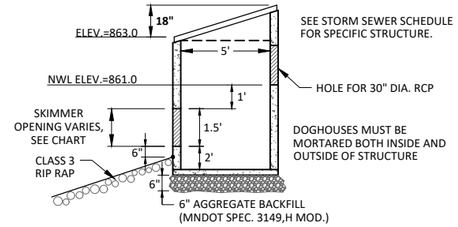


TYPICAL BENCH DETAIL



GRATE DETAIL

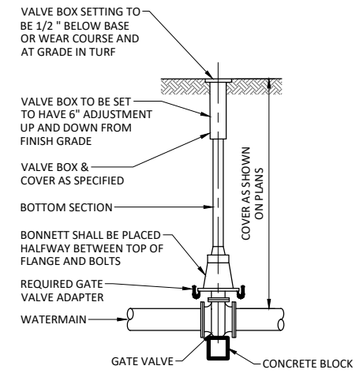
MANHOLE DIAMETER	SKIMMER OPENING
5'	4.5'x1.5'



SECTION

C OUTLET CONTROL STRUCTURE

NOTES:
1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS, STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN
2. VALVES IN EASEMENTS SHALL HAVE CHANNEL POST WITNESS MARKERS WITH REFLECTIVE "GV" SIGN
3. DEEP VALVES SHALL HAVE NUT EXTENSIONS INSTALLED TO ELEVATION TO ACCOMMODATE STANDARD 10' KEY; BOTTOM NUT SHALL BE BOLTED TO VALVE NUT AND ONLY ONE SECTION
4. COMPACTION WITH MECHANICAL TAMPER AROUND VALVE BOX SHALL BE PLACED AND COMPACTED WITH 2' LIFTS TO ACHIEVE 95% COMPACTION
5. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE



GATE VALVE BOX INSTALLATION
NOT TO SCALE

LAST REVISION: 04-2021

PLATE NO. 6-402

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
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RAMSEY, MINNESOTA 55303
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www.bolton-menk.com

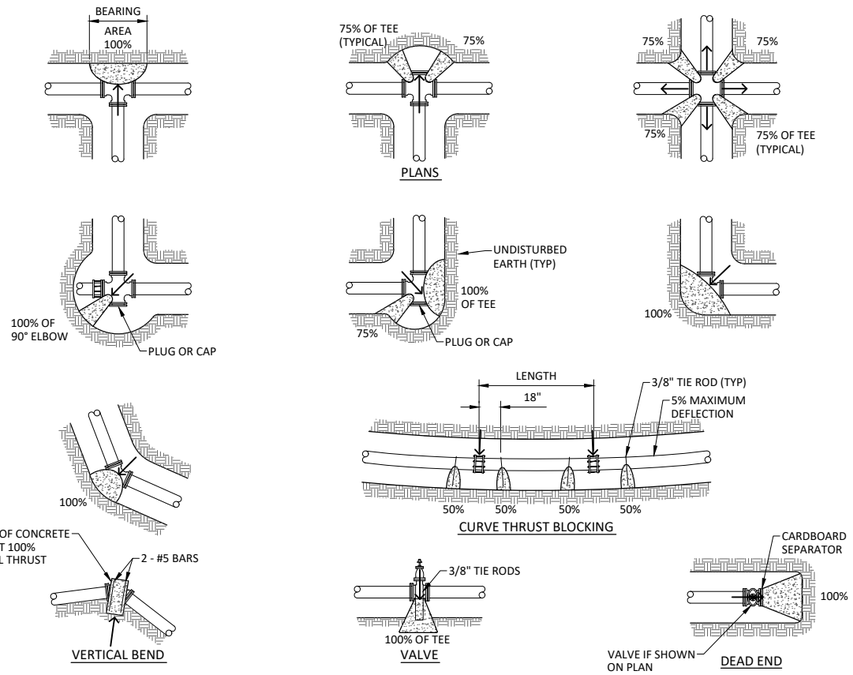
City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
BMI DETAILS

SHEET 10 OF 36



100% BEARING AREA (SQ FT)				
PIPE SIZE	DEAD END OR TEE	90° ELBOW	45° ELBOW	22 1/2° ELBOW
4	2.4	3.4	1.9	0.9
6	4.9	6.9	3.8	1.9
8	8.4	11.8	6.4	3.4
10	13.7	19.3	10.5	5.4
12	19.4	27.3	14.9	7.7
14	26.3	37.0	20.1	10.3
16	34.0	47.9	26.2	13.3
18	43.9	61.8	33.7	17.2
20	54.3	76.4	41.7	21.2
24	77.9	109.8	59.8	30.5

NOTE:
BEARING AREAS ARE BASED ON 250 LB MAXIMUM PRESSURE AND SOIL BEARING STRENGTH OF 2000 LB/SQ FT.

ARROWS (⟶) INDICATE THRUST DIRECTION

NOTES:

1. FIGURE (100%) AT THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. CONCRETE FOR THRUST BLOCKS TO BE 2000 PSI.
3. RESTRAINING RODS ARE REQUIRED AT ALL TEES AND AT BENDS DEFLECTING 22-1/2° OR MORE.
4. WRAP THE PIPE WITH POLYETHYLENE WRAPPING PRIOR TO POURING THE THRUST BLOCK.
5. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 PSI.
6. THRUST BLOCKS ARE NOT REQUIRED ON PVC WITH SOLVENT WELDED JOINTS.

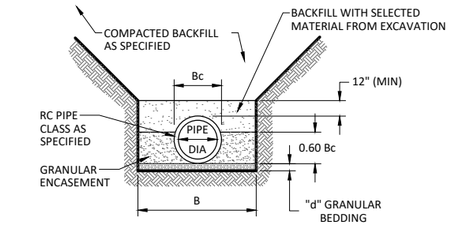
SIDE THRUST PER 100 LB/SQ IN PRESSURE PER DEGREE OF DEFLECTION			
PIPE SIZE	SIDE THRUST-LB	PIPE SIZE	SIDE THRUST-LB
4	35	14	377
6	72	16	486
8	122	18	665
10	197	20	790
12	278	24	1150

MULTIPLY THRUST BY DEGREE OF DEFLECTION TO OBTAIN TOTAL THRUST

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CONCRETE THRUST BLOCKS
NOT TO SCALE

LAST REVISION: 04-2021
PLATE NO. 6-207

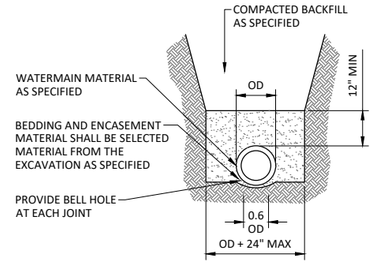


PIPE DIA	d	B
27" OR LESS	3"	Bc + 24"
30" TO 60"	4"	1.5 x Bc
66" OR OVER	6"	Bc + 36"

BOLTON & MENK

RC PIPE CLASS "B"
BEDDING-SQUARE TRENCH
NOT TO SCALE

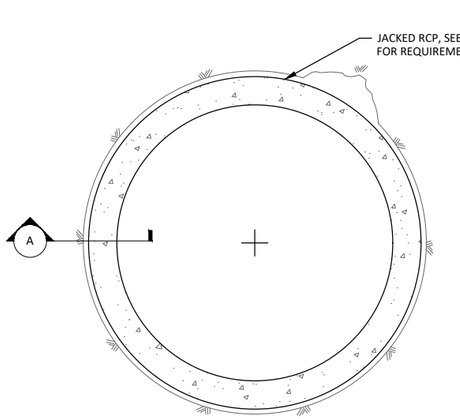
LAST REVISION: 04-2021
PLATE NO. 4-001-1



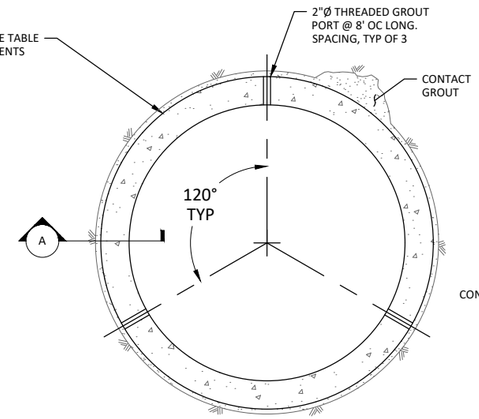
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DIP WATERMAIN
TRENCH
NOT TO SCALE

LAST REVISION: 04-2021
PLATE NO. 6-201

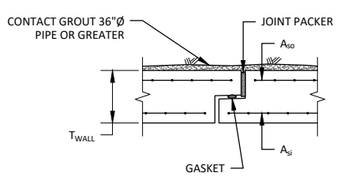


24" RCP DETAIL



36" RCP DETAIL

JACKED RCP REQUIREMENTS		
	24"	36" RCP
T_{WALL}	3.75"	7.5"
F'c (MIN)	6000 psi	6000 psi
COVER	1 1/2"	1 1/2"
A_{si}	0.12 in²	0.18 in²
A_{so}	0.07 in²	0.15 in²
F_y (MIN)	85,000 psi	85,000 psi
F_y (MAX)	100,000 psi	100,000 psi



SECTION A

RCP BY TRENCHLESS INSTALLATION DETAIL
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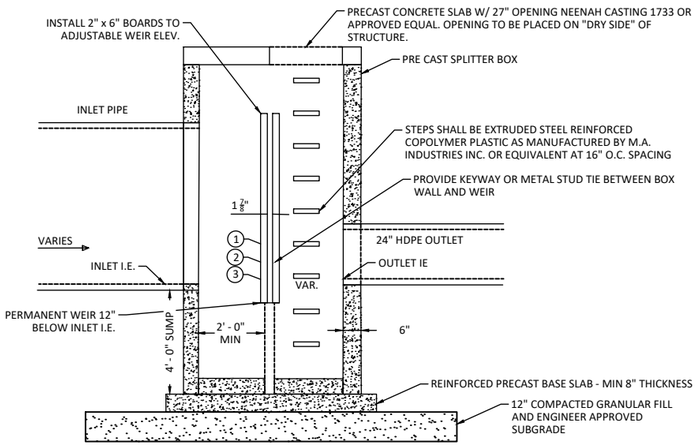
City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

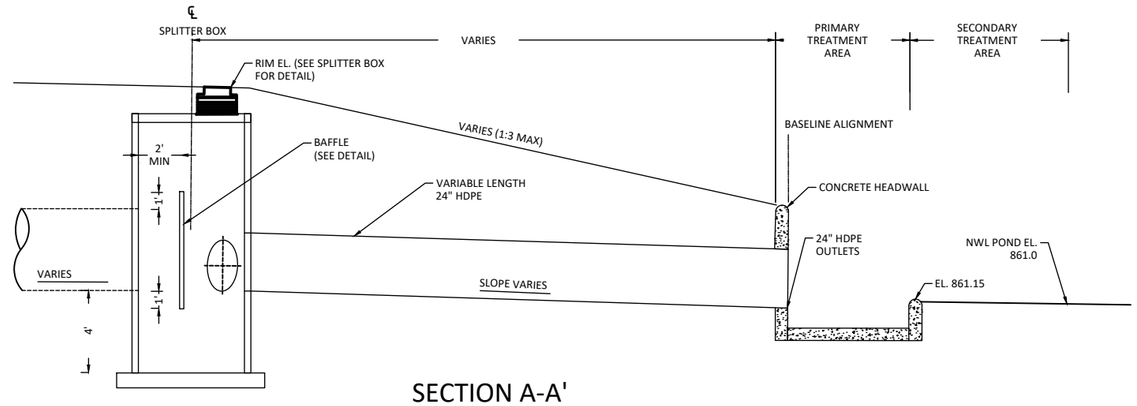
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
BMI DETAILS

SHEET 11 OF 36

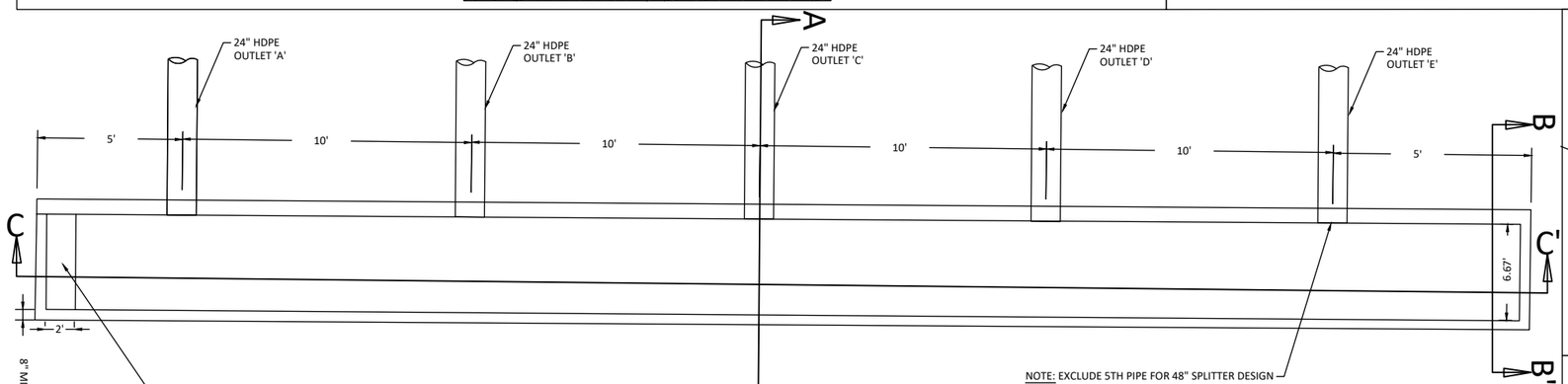
1. A307 $\frac{5}{8}$" STAINLESS STEEL BOLTS AT 6" SPACING MINIMUM 4" EMBEDMENT
2. L3" x 3" x $\frac{1}{2}$" A36 STEEL GUIDES MOUNTED TO BOX WALL
3. PROVIDE 2"x6"x8" - 14' LONG TREATED PLANKS FOR WEIR ADJUSTMENT. INSTALL ELASTIC 77 MATERIAL BETWEEN PLANKS FOR WATER TIGHT SEAL.



BAFFLE DETAIL

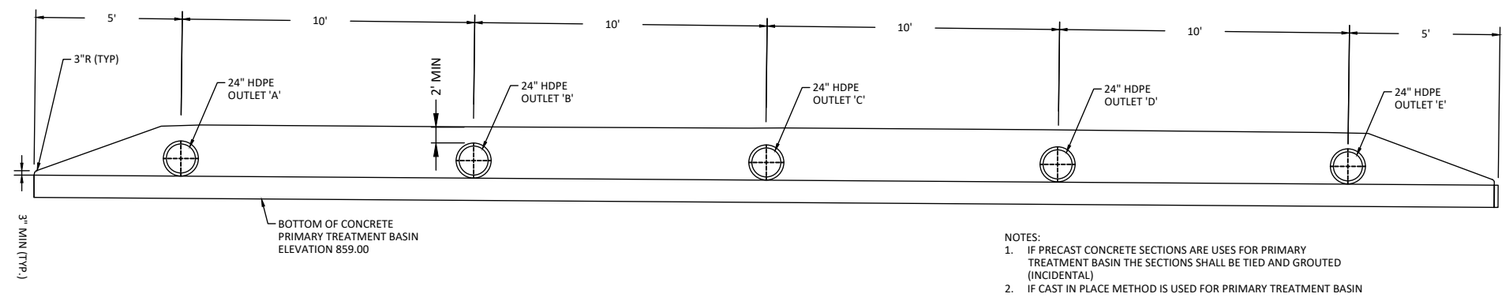


SECTION A-A'



TOP VIEW - SPLITTER

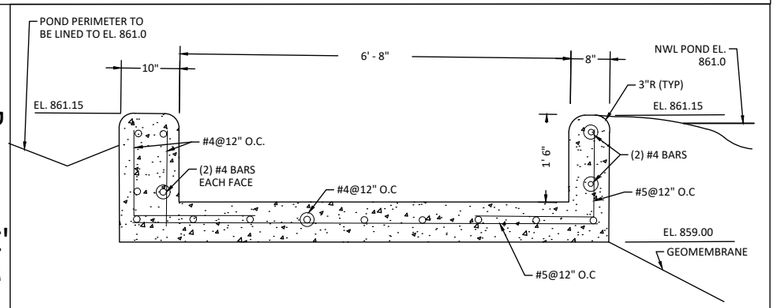
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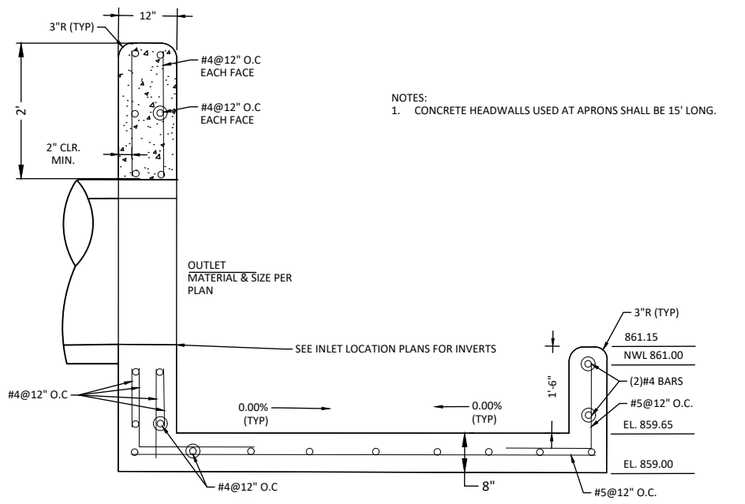
NOTES:
1. IF PRECAST CONCRETE SECTIONS ARE USES FOR PRIMARY TREATMENT BASIN THE SECTIONS SHALL BE TIED AND GROUTED (INCIDENTAL)
2. IF CAST IN PLACE METHOD IS USED FOR PRIMARY TREATMENT BASIN SHOP DRAWINGS MUST BE PROVIDED FOR APPROVAL.

ELEVATION C-C' SPLITTER

2



SECTION B-B'



NOTES:
1. CONCRETE HEADWALLS USED AT APRONS SHALL BE 15' LONG.

2/12

CONCRETE HEADWALL DETAIL

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RAMSEY, MINNESOTA 55303
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Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

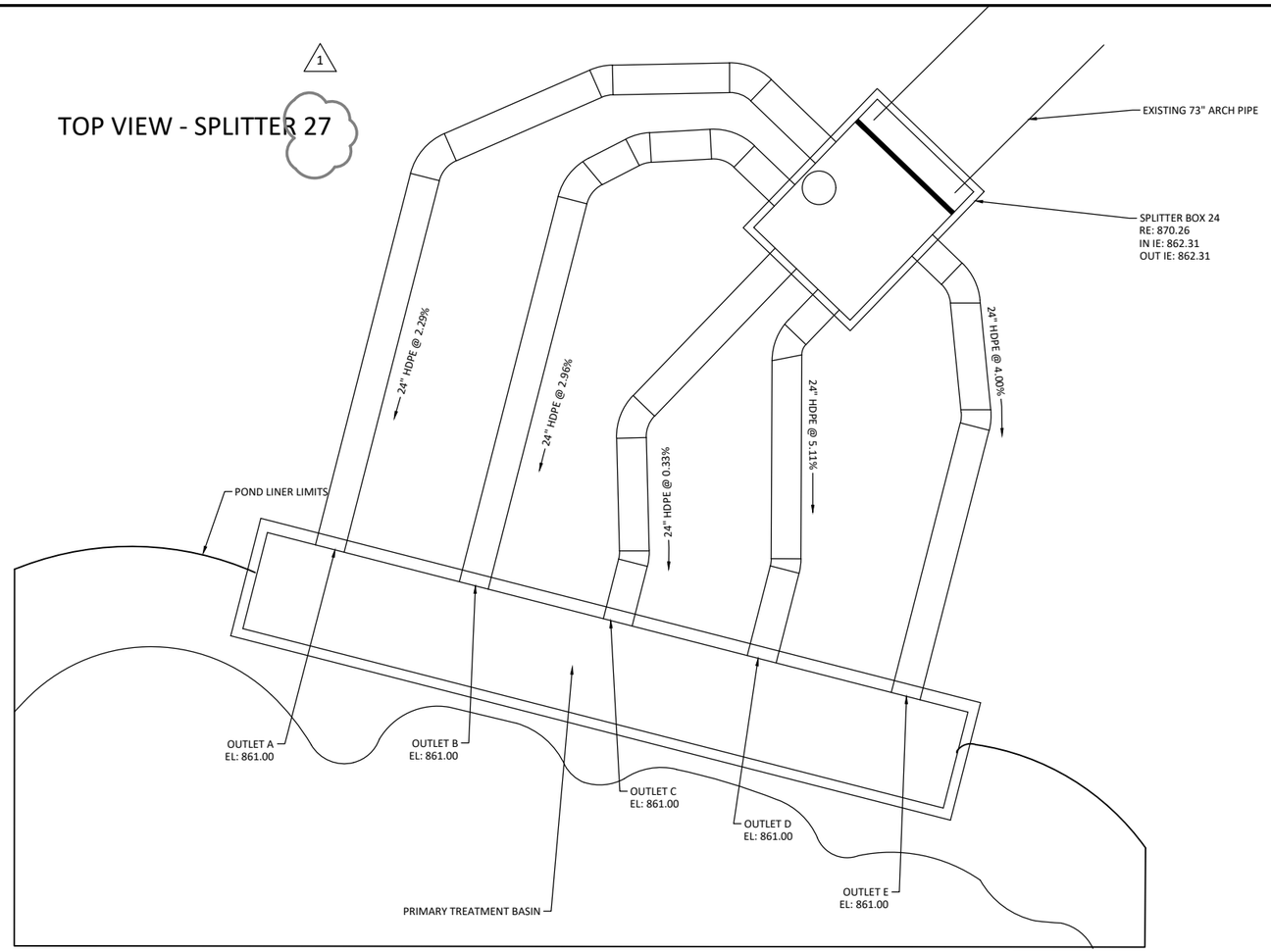
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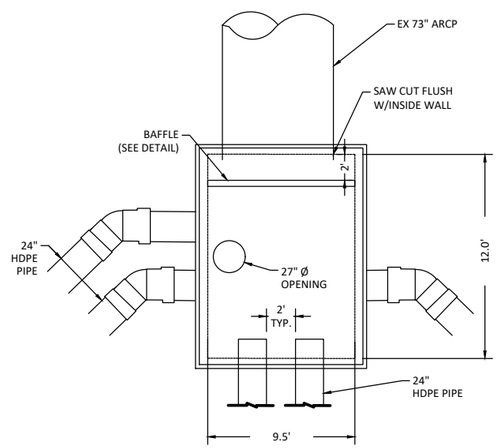
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
SPLITTER DETAIL

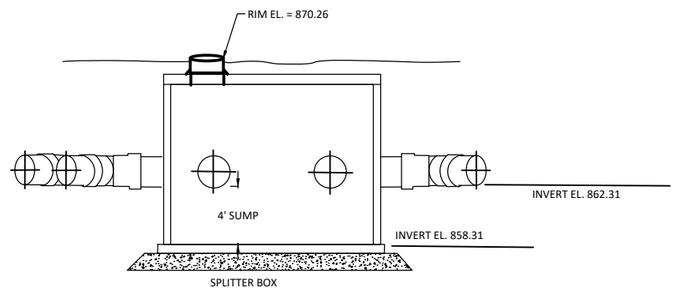
SHEET 12 OF 36

1

TOP VIEW - SPLITTER 27







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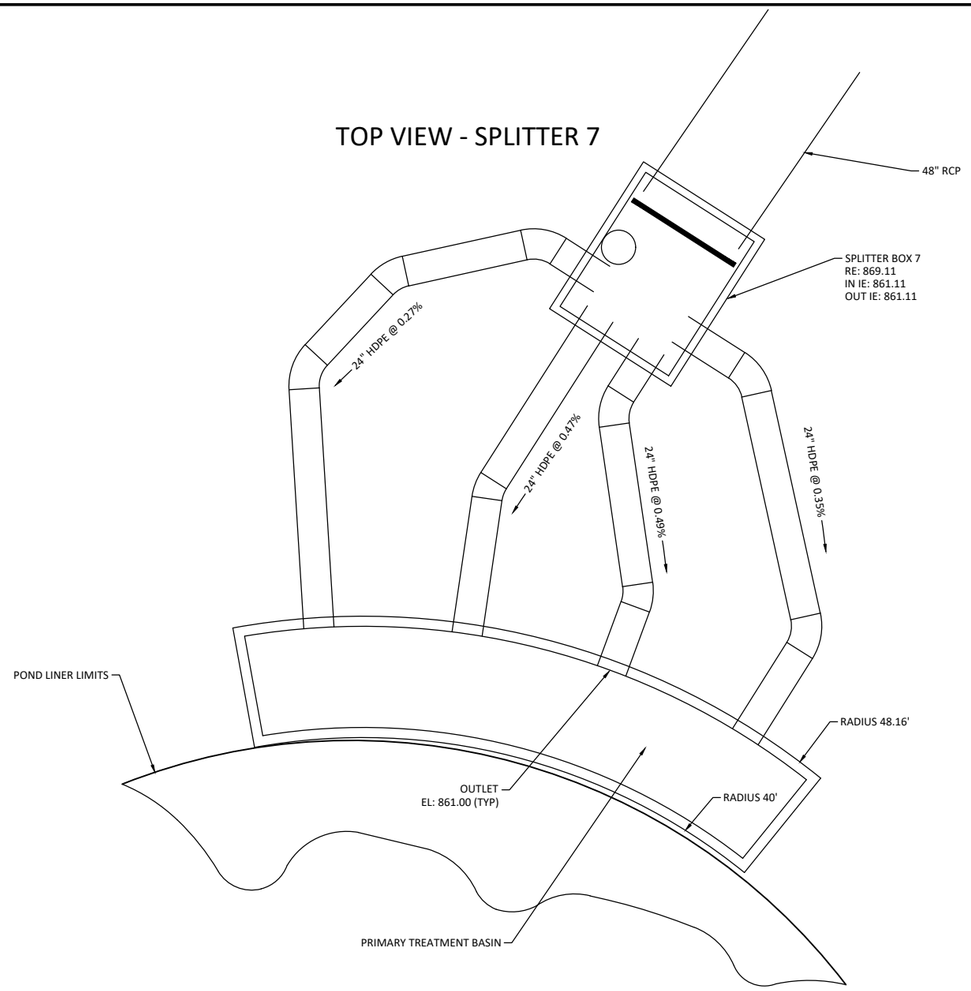
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DRAWN	JDG/ICB/MAJ
CHECKED	KPK
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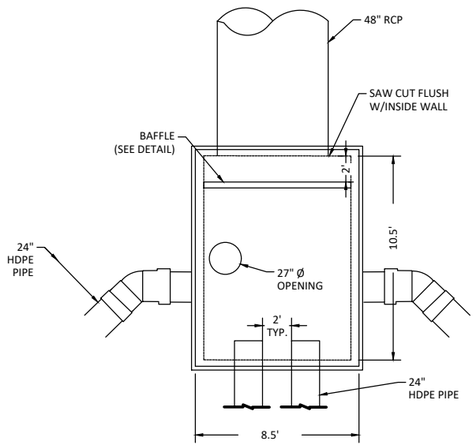
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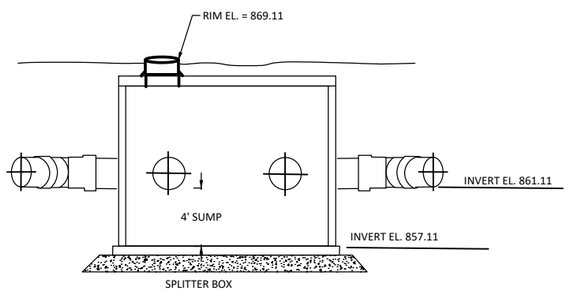
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
NORTH SPLITTER DETAIL

SHEET 13 OF 36

TOP VIEW - SPLITTER 7







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City of RAMSEY

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1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
DETAILS
SOUTH SPLITTER DETAIL

SHEET 14 OF 36

NOTES:

1. ALL CATCH BASINS AND INLETS, BOTH EXISTING AND PROPOSED, SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO DISTURBANCE AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
2. CONSTRUCT STABILIZED CONSTRUCTION EXITS AS NECESSARY THROUGHOUT THE PROJECT.
3. QUANTITY FOR INLET PROTECTION IS BASED ON INLET PROTECTION NEEDED FOR EACH STRUCTURE DURING THE COURSE OF THE PROJECT.
4. ONCE STARTED, STORM SEWER AND GRADING ACTIVITIES SHALL BE EXECUTED DILIGENTLY AND CONTINUOUSLY UNTIL COMPLETE.
5. NO WORK SHALL BE PERMITTED WITHIN 16.5' OF DELINEATED WETLANDS.
6. PLACE 6" OF TOPSOIL IN OFF STREET GREEN SPACE. PLACE 4" OF TOPSOIL IN FUTURE STREET AREAS.

EROSION CONTROL LEGEND

- MS — MACHINE SLICED SILT FENCE
- STORM DRAIN INLET PROTECTION
- ROLLED EROSION PREVENTION CATEGORY 20 AND SEED MIXTURE 34-263
- HYDRAULIC MULCH MATRIX AND SEED MIXTURE 25-141
- HYDRAULIC MULCH MATRIX AND SEED MIXTURE 38-631
- HYDRAULIC MULCH MATRIX AND SEED MIXTURE CUSTOM NATIVE GRASS (SEE SPEC)
- STABILIZED CONSTRUCTION EXIT

N

DELINEATED WETLAND (TYP)

ARMSTRONG BLVD NW

RAMSEY PKWY

BUNKER LAKE BLVD

DEVELOPMENT BY OTHERS

ZEOLITE ST NW

DELINEATED WETLAND (TYP)

YOLITE ST NW

SUNWOOD DR NW

CENTER ST

WILLEMITE ST NW

0 130 260
SCALE FEET

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1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
EROSION CONTROL PLAN

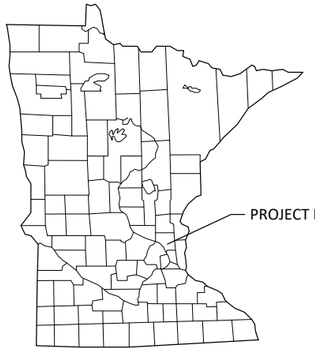
SHEET 15 OF 36

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

COR INFRASTRUCTURE IMPROVEMENTS -2023

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- OR IMPAIRED WATERS
- OR SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY

RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Ramsey	Bruce Westby, PE	763-433-9825
SWPPP DESIGNER:	Bolton & Menk, Inc.	Derek Benoy	651-704-9970
CONTRACTOR:	City of Ramsey	Bryce Westby, PE	763-433-9825
CONSTRUCTION SWPPP MANAGER:	City of Ramsey	Bryce Westby, PE	763-433-9825
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Ramsey	Bruce Westby, PE	763-433-9825

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

PROJECT AREAS:

Total Project Size (disturbed area) =	58.1	ACRES
Existing area of impervious surface =	2.5	ACRES
Post construction area of impervious surface =	1.0	ACRES
Total new impervious surface area created =	-1.5	ACRES

Planned Construction Start Date: AUGUST 2023
Estimated Construction Completion Date: NOVEMBER 2023

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
	Infiltration/Filtration
	Regional Pond
x	Permanent Stormwater Management Not Required (<1 acre disturbed)

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
Anoka	32	25	28	45.237371°	-93.468316°

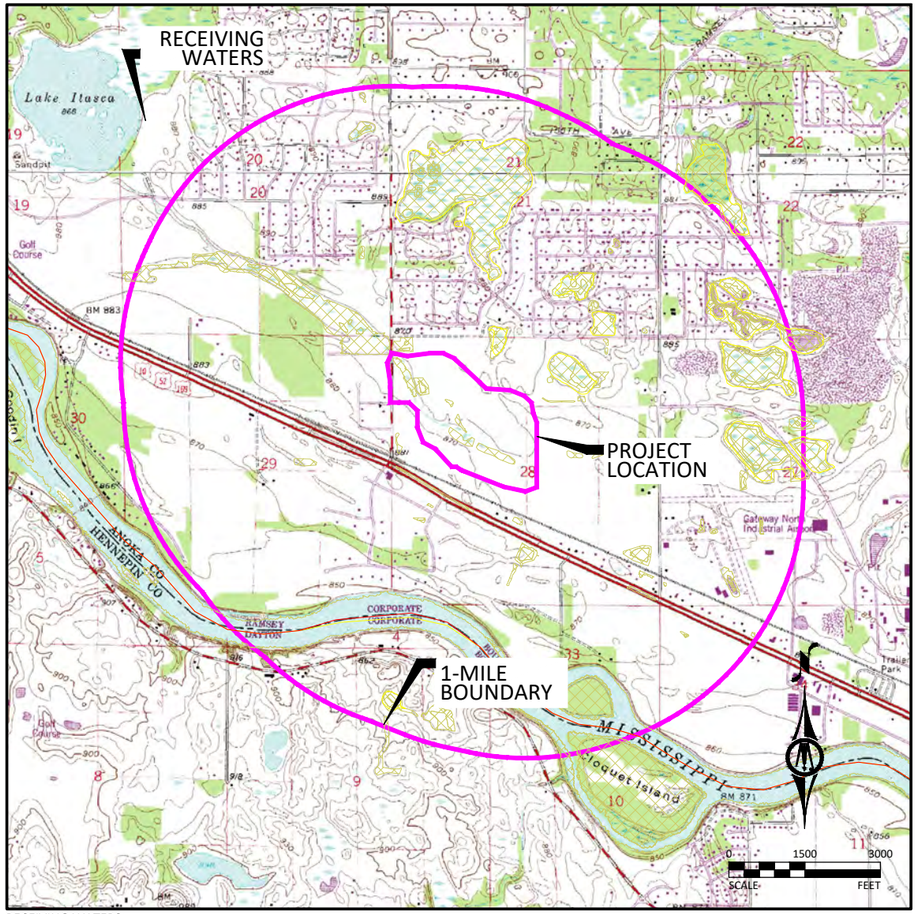
BMP SUMMARY	QUANTITY	UNIT
Silt Fence	9190	LIN FT
Stabilized Construction Exit	1	LUMP SUM
Temporary Stabilization	50	ACRE
Storm Drain Inlet Protection	48	EACH
Hydraulic Mulch Matrix	117300	POUND
Seed Mixture 25-141	3700	POUND
Seed Mixture 34-263	70	POUND
Seed Mixture 38-631	70	POUND
Seed Mixture Native Grass - Custom	60	POUND
Rolled Erosion Prevention Category 20	15500	SQ YD
Salvage and Reinstall Riprap	100	CU YD
Random Riprap Class III	85	CU YD

1

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Turf restoration and erosion control construction, Clearing and Grubbing, Traffic Control, and Tree Removal. Sanitary sewer, watermain, and storm sewer improvements. Site grading and pond excavation with clay liner.

The existing drainage system consists of clay lined wet ponds and storm sewer. After construction is complete stormwater drainage will be the same as existing.

Stormwater BMPs include silt fence, stabilized construction entrance/exit, inlet protection where required, and street sweeping.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
Mississippi River	River	Yes	Yes	Hg-F; Nutrients
Itasca	Lake	No	Yes	N/A

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Demo pavement
4) Install utility improvements
5) Grade site
6) Add additional temporary BMPs as necessary during construction based on inspection reports.
7) Ensure final stabilization measures are complete.
8) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
9) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

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City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORMWATER POLLUTION PREVENTION PLAN - INFO PLAN

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	7 calendar days

SITE INSPECTION INTERVAL:

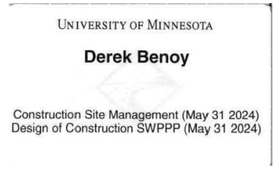
A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	In Progress
LRRWMO	City of Ramsey	Owner to Obtain
Dewatering	MnDNR	Contractor to Obtain
MDH Watermain	MnDept of Health	Owner to Obtain
Anokay County Work in Right of Way	Anoka Couty	Owner to Obtain

SWPPP DESIGNER TRAINING DOCUMENTATION:



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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

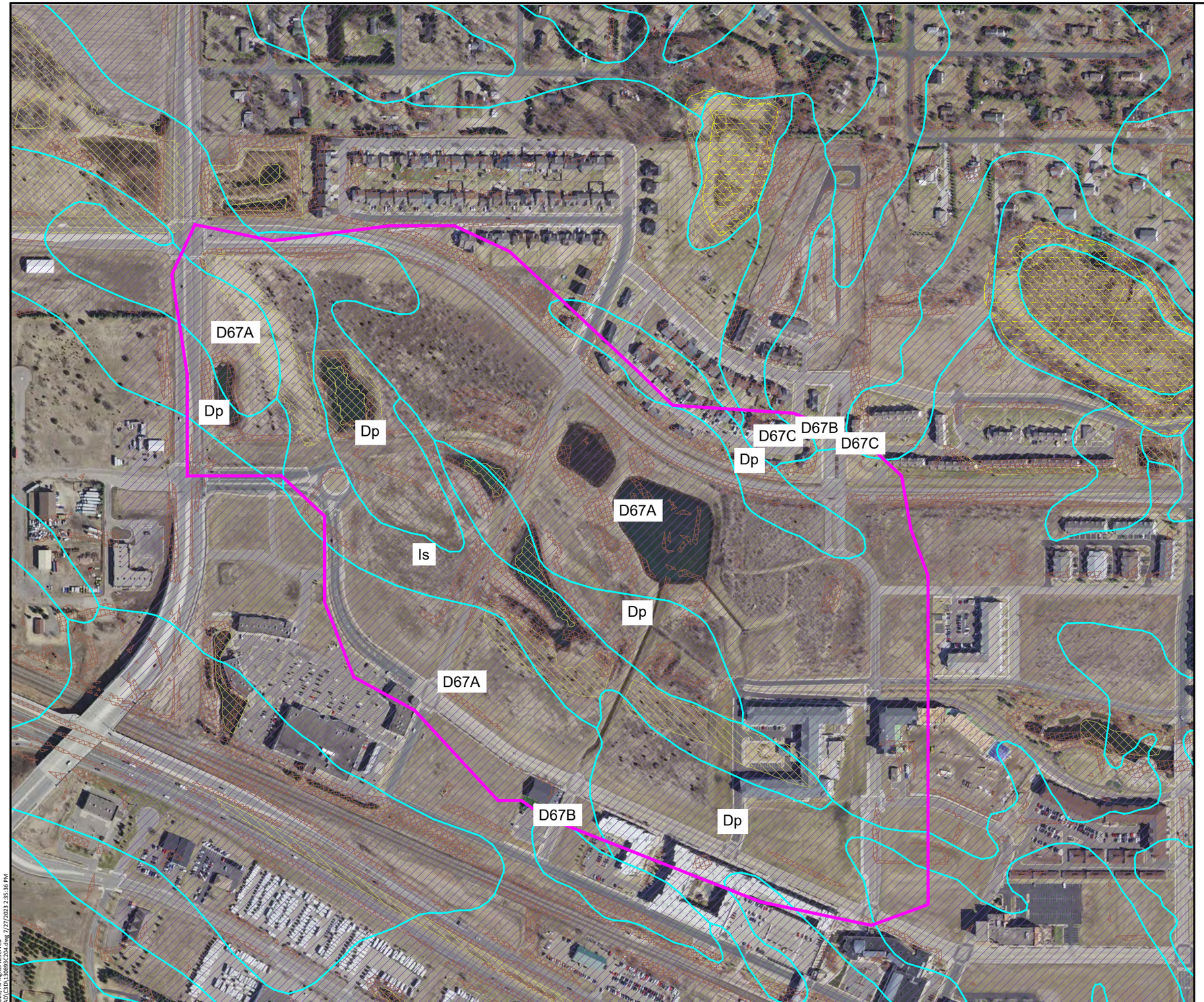
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City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORMWATER POLLUTION PREVENTION PLAN - SWPPP NARRATIVE



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- DWSMA, MODERATE VULNERABILITY
- STEEP SLOPES (>33.3%)

N

0 200 400
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
D76A	Hubbard loamy sand, Mississippi River Valley, 0 to 2 percent slopes	A
D76B	Hubbard loamy sand, Mississippi River Valley, 2 to 6 percent slopes	A
D76C	Hubbard loamy sand, Mississippi River Valley, 6 to 12 percent slopes	A
Dp	Duelm	A/D
Is	Isan	A/D

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	16
DIRECTION OF FLOW	15
FINAL STABILIZATION	15
SOILS	18
DRAINAGE STRUCTURES	29
STORM SEWER PLAN & PROFILE SHEETS	29
EROSION & SEDIMENT CONTROL DETAILS	15
NARRATIVE & NOTES	16 - 17

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City of RAMSEY

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CHECKED	KPK
CLIENT PROJ. NO.	23-20

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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORMWATER POLLUTION PREVENTION PLAN - SWPPP SOILS

NOTES:
1. ALL ROADWAY IMPROVEMENTS INCLUDING AGGREGATE BASE, BITUMINOUS PAVEMENT, AND PATHWAY DEPICTED ARE FUTURE IMPROVEMENTS.
2. AS PART OF COMMON EXCAVATION, THE CONTRACTOR SHALL STRIP, SALVAGE, AND STOCKPILE ALL TOPSOIL MATERIAL ENCOUNTERED ON THE PROJECT DURING CONSTRUCTION. FOLLOWING CONSTRUCTION, THE TOPSOIL SHALL BE REPLACED IN TURF RESTORATION AREAS.
3. SUITABLE GRADING MATERIAL ON THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL, MUCH AND OTHER MATERIALS AS DETERMINED TO BE UNSUITABLE BY THE ENGINEER.
4. EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE WASTED ON SITE AT THE DIRECTION OF THE ENGINEER.

ARMSTRONG BLVD NW
BUNKER LAKE BLVD
RAMSEY PKWY
ZEOLITE ST NW
YOLITE ST NW
SUNWOOD DR NW
WILLEMITE ST NW
CENTER ST
DELINEATED WETLAND (TYP)
DEVELOPMENT BY OTHERS
GRANULAR EMBANKMENT STOCKPILE
EXCESS TOPSOIL STOCKPILE LOCATION
871.00
872.04
872.00
872.53
LP = 868.50
HP = 869.01
870.00
LP = 868.38
LP = 866.51
828.00
NWL = 861.0
HWL = 866.5
HP = 870.65
LP = 868.25
876.00
HP = 870.42
867.93
871.23
869.50

NOTES:
1. LEGEND SHALL BE APPLICABLE FOR ALL GRADING STREETS.

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- ELECTRIC LINE
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

0 130 260
SCALE FEET

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City of RAMSEY

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DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
PROJECT AREA

SHEET 19 OF 36

NOTES:

1. ALL ROADWAY IMPROVEMENTS INCLUDING AGGREGATE BASE, BITUMINOUS PAVEMENT, AND PATHWAY DEPICTED ARE FUTURE IMPROVEMENTS.
2. AS PART OF COMMON EXCAVATION, THE CONTRACTOR SHALL STRIP, SALVAGE, AND STOCKPILE ALL TOPSOIL MATERIAL ENCOUNTERED ON THE PROJECT DURING CONSTRUCTION. FOLLOWING CONSTRUCTION, THE TOPSOIL SHALL BE REPLACED IN TURF RESTORATION AREAS.
3. SUITABLE GRADING MATERIAL ON THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL, MUCH AND OTHER MATERIALS AS DETERMINED TO BE UNSUITABLE BY THE ENGINEER.
4. EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE WASTED ON SITE AT THE DIRECTION OF THE ENGINEER.

DELINEATED WETLAND (TYP)

SEE SHEETS 30 - 34 FOR STORM SEWER PROFILES

SEE SHEET 34

ARMSTRONG BLVD NW

BUNKER LAKE BLVD

PROTECT TRANSFORMER AND UTILITIES

SEE SHEETS 30 - 34 FOR STORM SEWER PROFILES

RAMSEY PKWY

GRADE DITCH TO DRAIN

ZEOLITE ST NW

× 872.00

0 50 100
SCALE FEET

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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
PARCEL A

SHEET 20 OF 36

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RAMSEY PKWY

ZEOLITE ST NW

YOLITE ST NW

SUNWOOD DR NW

870.00

828.00

PEAK = 876.00

BP: 30+00.00

SITE DEVELOPMENT BY OTHERS

SEE SHEET 36 FOR STORM SEWER PROFILE

GRADE DITCH TO DRAIN TO WETLAND TO THE NORTH

DELINEATED WETLAND (TYP)

SEE SHEET 36 FOR STORM SEWER PROFILE

GRANULAR EMBANKMENT STOCKPILE APPROX. 25,000 CU YDS (1:4 MAX)

PROTECT AND MAINTAIN EXISTING CHANNEL

NOTES:

1. ALL ROADWAY IMPROVEMENTS INCLUDING AGGREGATE BASE, BITUMINOUS PAVEMENT, AND PATHWAY DEPICTED ARE FUTURE IMPROVEMENTS.
2. AS PART OF COMMON EXCAVATION, THE CONTRACTOR SHALL STRIP, SALVAGE, AND STOCKPILE ALL TOPSOIL MATERIAL ENCOUNTERED ON THE PROJECT DURING CONSTRUCTION. FOLLOWING CONSTRUCTION, THE TOPSOIL SHALL BE REPLACED IN TURF RESTORATION AREAS.
3. SUITABLE GRADING MATERIAL ON THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL, MUCH AND OTHER MATERIALS AS DETERMINED TO BE UNSUITABLE BY THE ENGINEER.
4. EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE WASTED ON SITE AT THE DIRECTION OF THE ENGINEER.

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0 50 100
SCALE FEET

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
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RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
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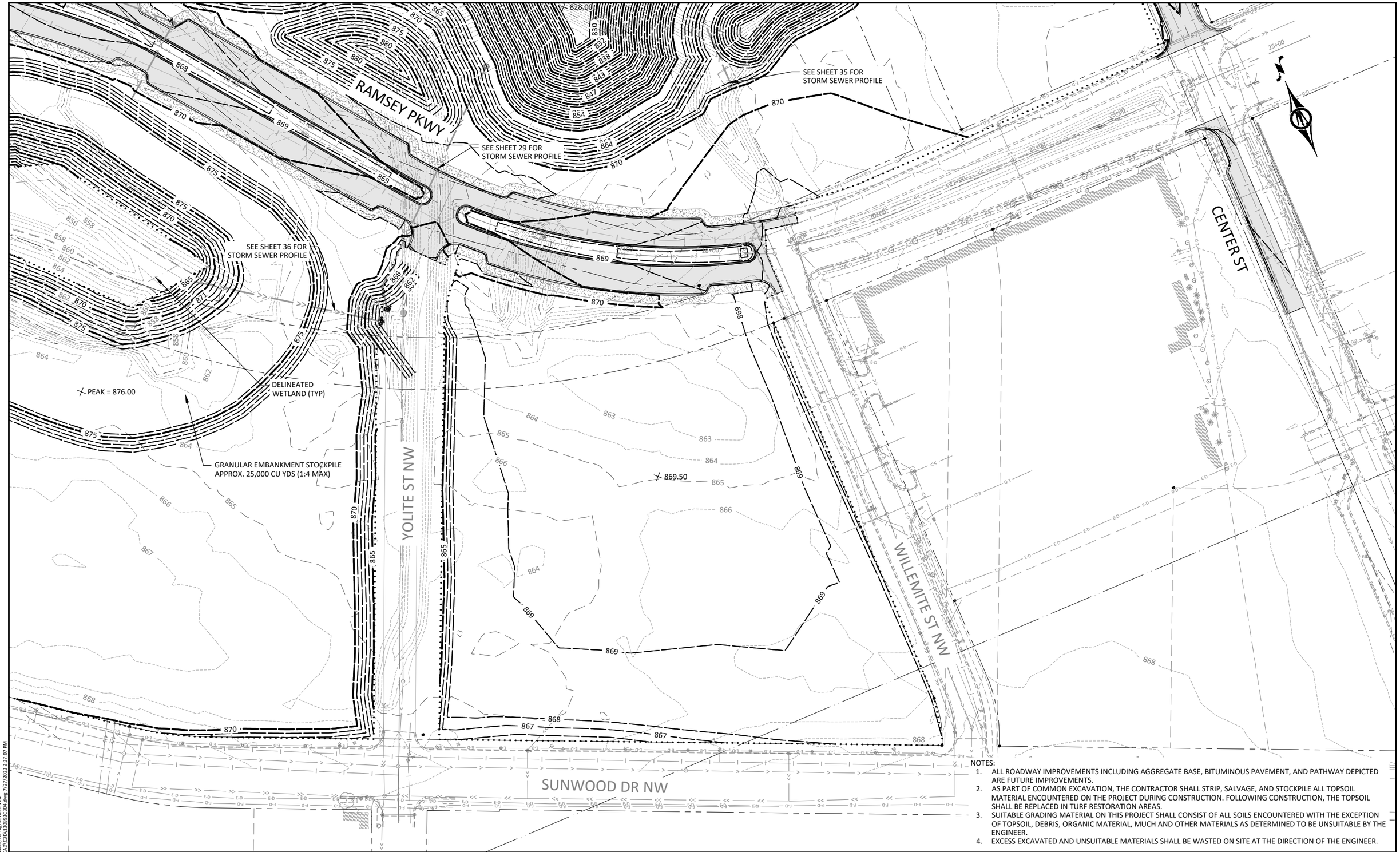
City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG/ICB/MAJ
CHECKED	KPK
CLIENT PROJ. NO.	23-20

NO.	ISSUED FOR	DATE
0	BID	07/21/2023
1	ADD 2	07/28/2023

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
PARCEL C AND D

SHEET 21 OF 36



NOTES:

1. ALL ROADWAY IMPROVEMENTS INCLUDING AGGREGATE BASE, BITUMINOUS PAVEMENT, AND PATHWAY DEPICTED ARE FUTURE IMPROVEMENTS.
2. AS PART OF COMMON EXCAVATION, THE CONTRACTOR SHALL STRIP, SALVAGE, AND STOCKPILE ALL TOPSOIL MATERIAL ENCOUNTERED ON THE PROJECT DURING CONSTRUCTION. FOLLOWING CONSTRUCTION, THE TOPSOIL SHALL BE REPLACED IN TURF RESTORATION AREAS.
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0 50 100
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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
PARCEL E

SHEET 22 OF 36

BUNKER LAKE BLVD

ARMORED BERM SEE DETAIL B ON SHEET 6

SEE SHEET 29 FOR STORM SEWER PROFILES

BOTTOM = 855.50

PEAK = 875.00

PEAK = 873.00

NWL = 861.0
HWL = 866.5
828.00

8" PRECAST CONCRETE HEADWALL - 3 EA

2
12

BOTTOM = 855.50

ARMORED BERM SEE DETAIL B ON SHEET 6

BOTTOM = 857.00

PEAK = 885.00

CENTER ST

EXCESS TOPSOIL STOCKPILE LOCATION

EOF = 865.0

GRADE LOW POINT TO DRAIN TO NORTH BASIN

RAMSEY PKWY

PEAK = 883.00

ZEOLITE ST NW

PEAK = 876.00

DELINEATED WETLAND (TYP)

SEE SHEET 35 FOR STORM SEWER PROFILE

SEE SHEET 29 FOR STORM SEWER PROFILE

YOLITE ST NW

NOTES:

1. ALL ROADWAY IMPROVEMENTS INCLUDING AGGREGATE BASE, BITUMINOUS PAVEMENT, AND PATHWAY DEPICTED ARE FUTURE IMPROVEMENTS.
2. AS PART OF COMMON EXCAVATION, THE CONTRACTOR SHALL STRIP, SALVAGE, AND STOCKPILE ALL TOPSOIL MATERIAL ENCOUNTERED ON THE PROJECT DURING CONSTRUCTION. FOLLOWING CONSTRUCTION, THE TOPSOIL SHALL BE REPLACED IN TURF RESTORATION AREAS.
3. SUITABLE GRADING MATERIAL ON THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL, MUCH AND OTHER MATERIALS AS DETERMINED TO BE UNSUITABLE BY THE ENGINEER.
4. EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE WASTED ON SITE AT THE DIRECTION OF THE ENGINEER.

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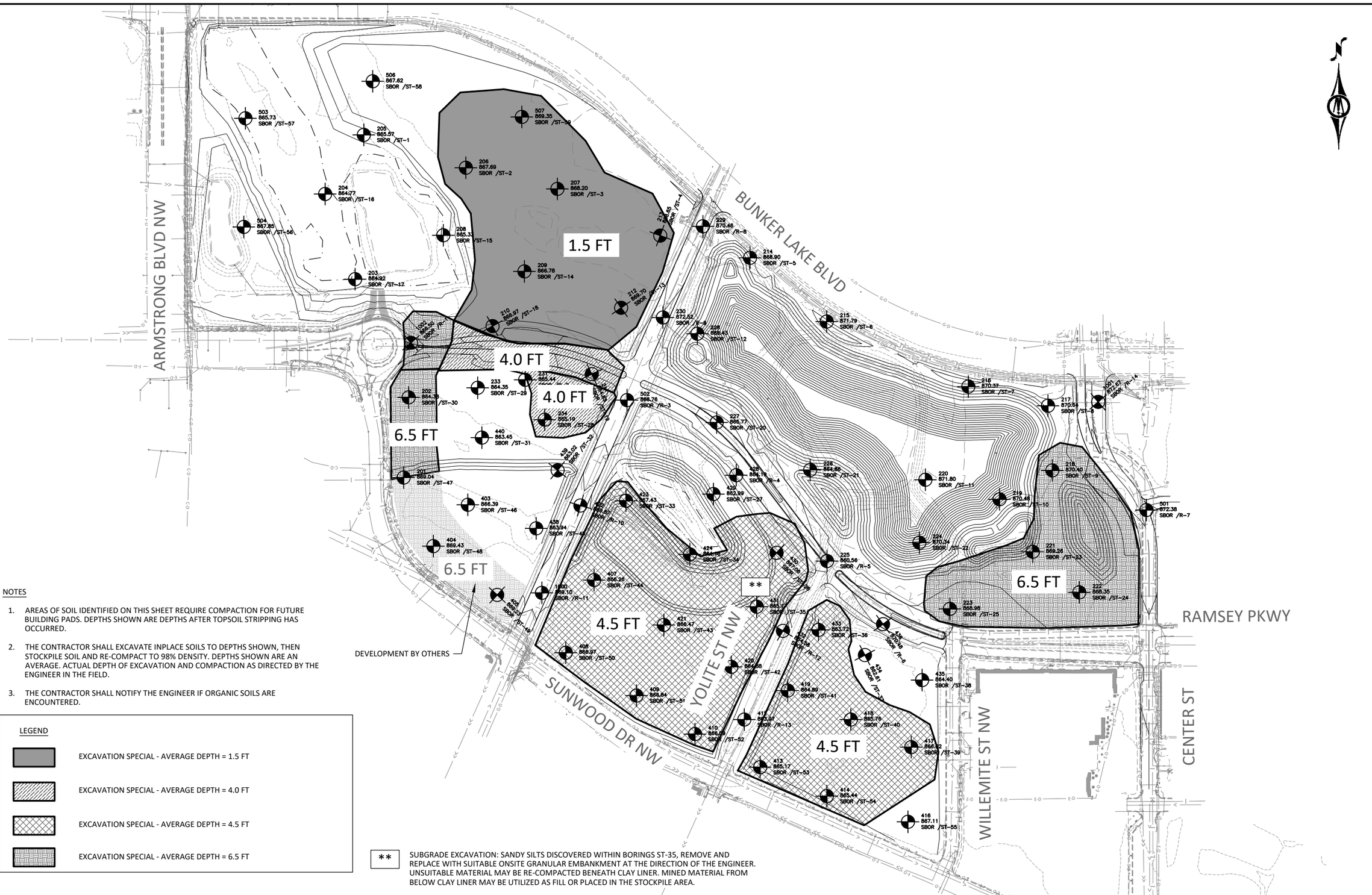
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City of RAMSEY

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CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
PARCEL B

SHEET 23 OF 36



NOTES

1. AREAS OF SOIL IDENTIFIED ON THIS SHEET REQUIRE COMPACTION FOR FUTURE BUILDING PADS. DEPTHS SHOWN ARE DEPTHS AFTER TOPSOIL STRIPPING HAS OCCURRED.
2. THE CONTRACTOR SHALL EXCAVATE INPLACE SOILS TO DEPTHS SHOWN, THEN STOCKPILE SOIL AND RE-COMPACT TO 98% DENSITY. DEPTHS SHOWN ARE AN AVERAGE. ACTUAL DEPTH OF EXCAVATION AND COMPACTION AS DIRECTED BY THE ENGINEER IN THE FIELD.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ORGANIC SOILS ARE ENCOUNTERED.

LEGEND

- EXCAVATION SPECIAL - AVERAGE DEPTH = 1.5 FT
- EXCAVATION SPECIAL - AVERAGE DEPTH = 4.0 FT
- EXCAVATION SPECIAL - AVERAGE DEPTH = 4.5 FT
- EXCAVATION SPECIAL - AVERAGE DEPTH = 6.5 FT

** SUBGRADE EXCAVATION: SANDY SILTS DISCOVERED WITHIN BORINGS ST-35, REMOVE AND REPLACE WITH SUITABLE ONSITE GRANULAR EMBANKMENT AT THE DIRECTION OF THE ENGINEER. UNSUITABLE MATERIAL MAY BE RE-COMPACTED BENEATH CLAY LINER. MINED MATERIAL FROM BELOW CLAY LINER MAY BE UTILIZED AS FILL OR PLACED IN THE STOCKPILE AREA.

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0 125 250
SCALE FEET

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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
EXCAVATION SPECIAL LIMITS

SHEET 24 OF 36



NOTES

1. TOPSOIL DEPTHS SHOWN ARE APPROXIMATE BASED ON THE SOIL BORINGS, ACTUAL TOPSOIL DEPTHS WILL VARY.

LEGEND

- TOPSOIL DEPTH 2.5' -4.0'
- TOPSOIL DEPTH 2.0' - 2.5'
- TOPSOIL DEPTH 1.5' - 2.0'
- TOPSOIL DEPTH 1.0' - 1.5'
- TOPSOIL DEPTH 0.5' - 1.0'
- TOPSOIL DEPTH 0.0' - 0.5'

HORZ. 0 125 250 SCALE FEET

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City of RAMSEY

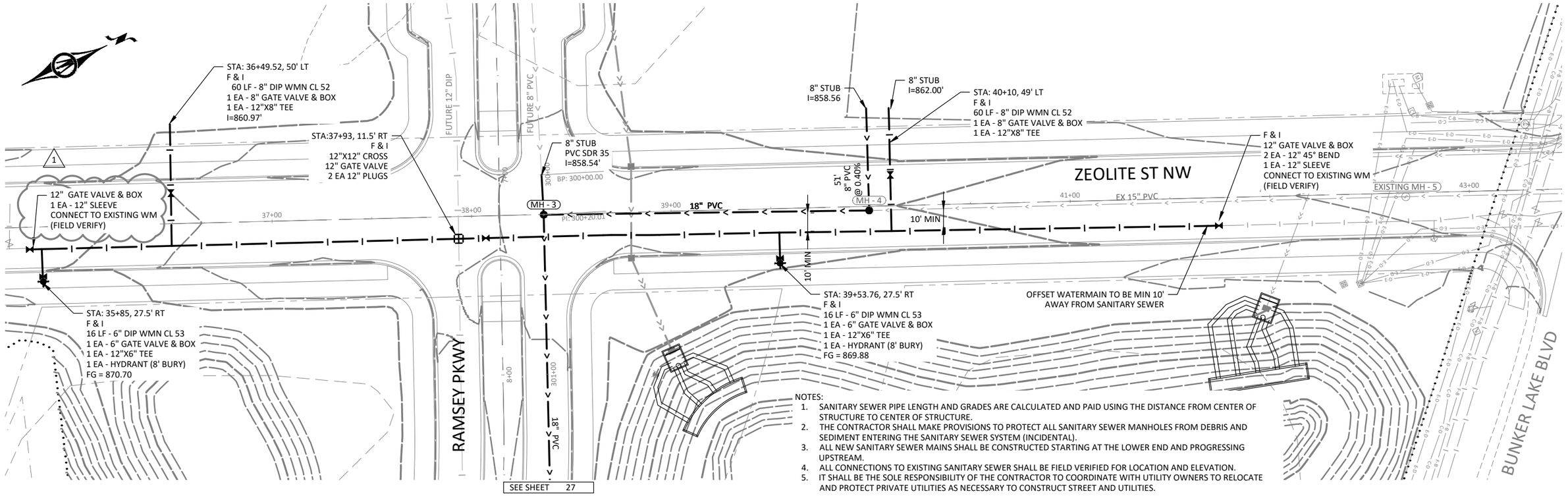
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
TOPSOIL DEPTHS

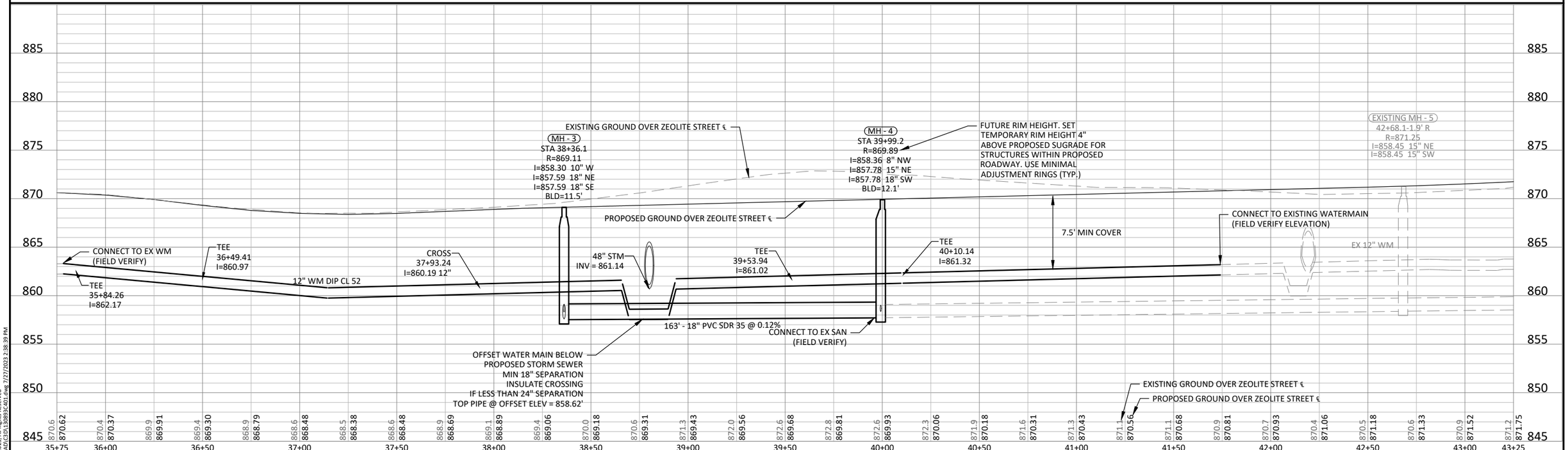
SHEET 25 OF 36

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NOTES:

1. SANITARY SEWER PIPE LENGTH AND GRADES ARE CALCULATED AND PAID USING THE DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT ALL SANITARY SEWER MANHOLES FROM DEBRIS AND SEDIMENT ENTERING THE SANITARY SEWER SYSTEM (INCIDENTAL).
3. ALL NEW SANITARY SEWER MAINS SHALL BE CONSTRUCTED STARTING AT THE LOWER END AND PROGRESSING UPSTREAM.
4. ALL CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT STREET AND UTILITIES.



HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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City of RAMSEY

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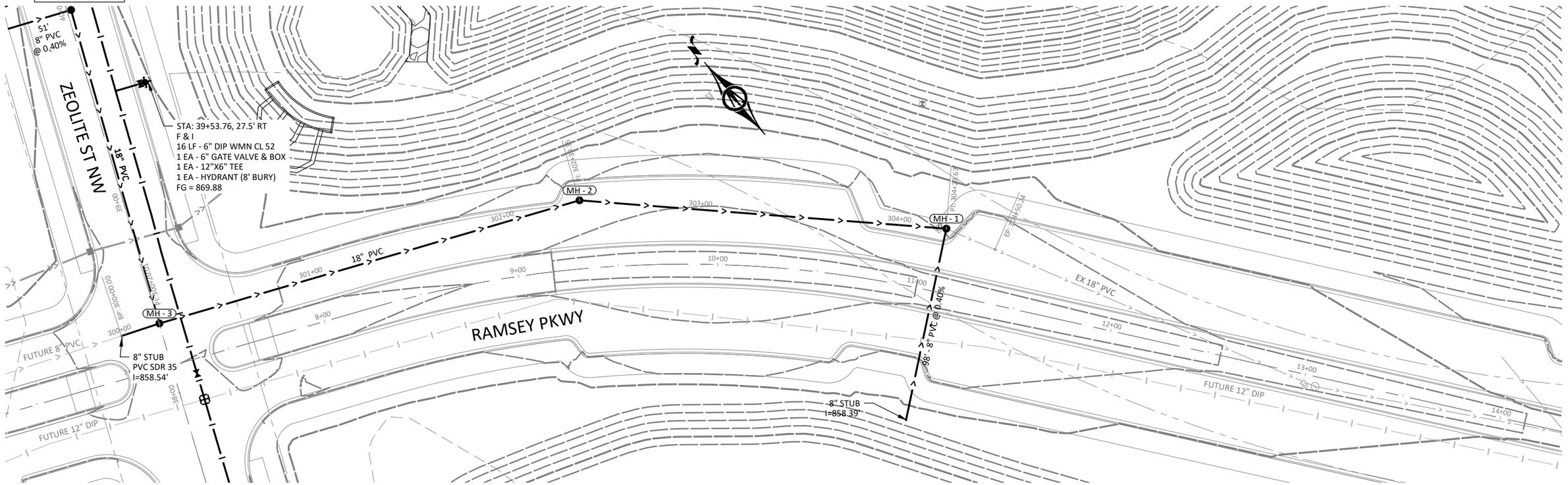
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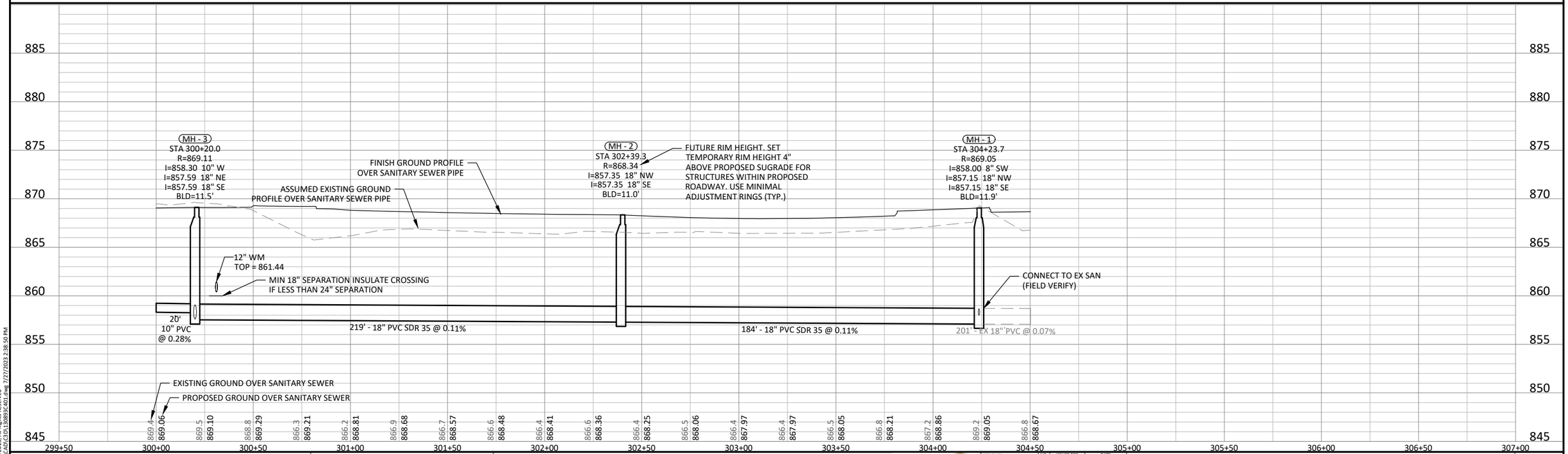
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
SANITARY & WATER PLAN & PROFILE
ZEOLITE STREET NW

SHEET 26 OF 36

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5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT STREET AND UTILITIES.





HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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Kevin P. Kielb

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City of RAMSEY

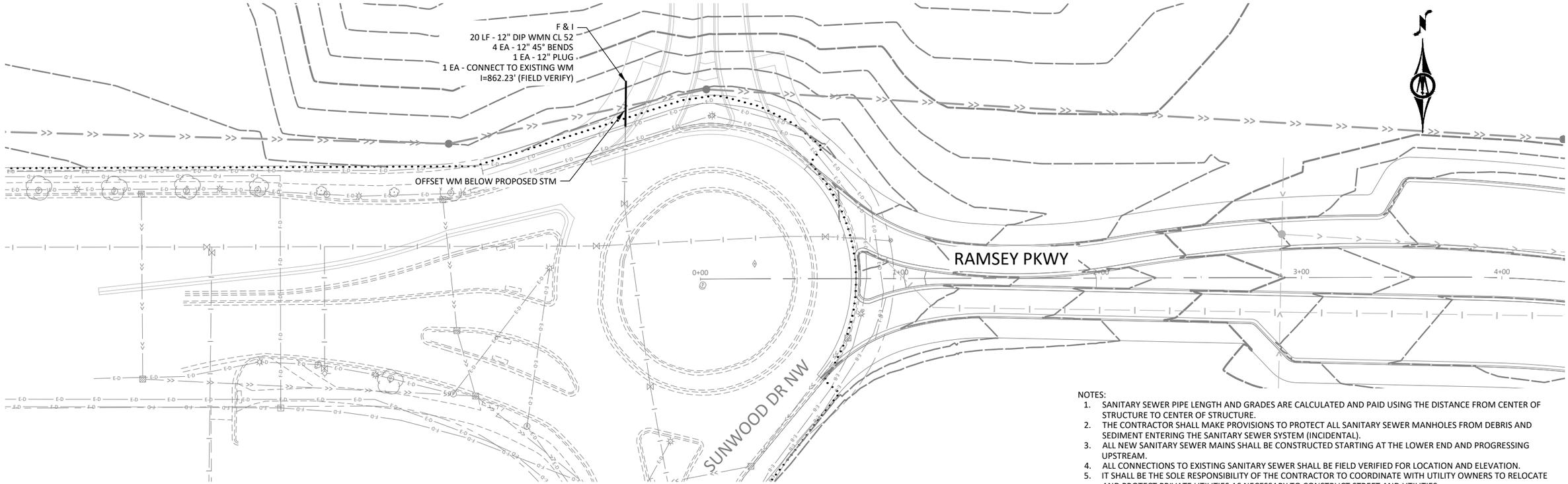
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
SANITARY & WATER PLAN & PROFILE
RAMSEY PARKWAY

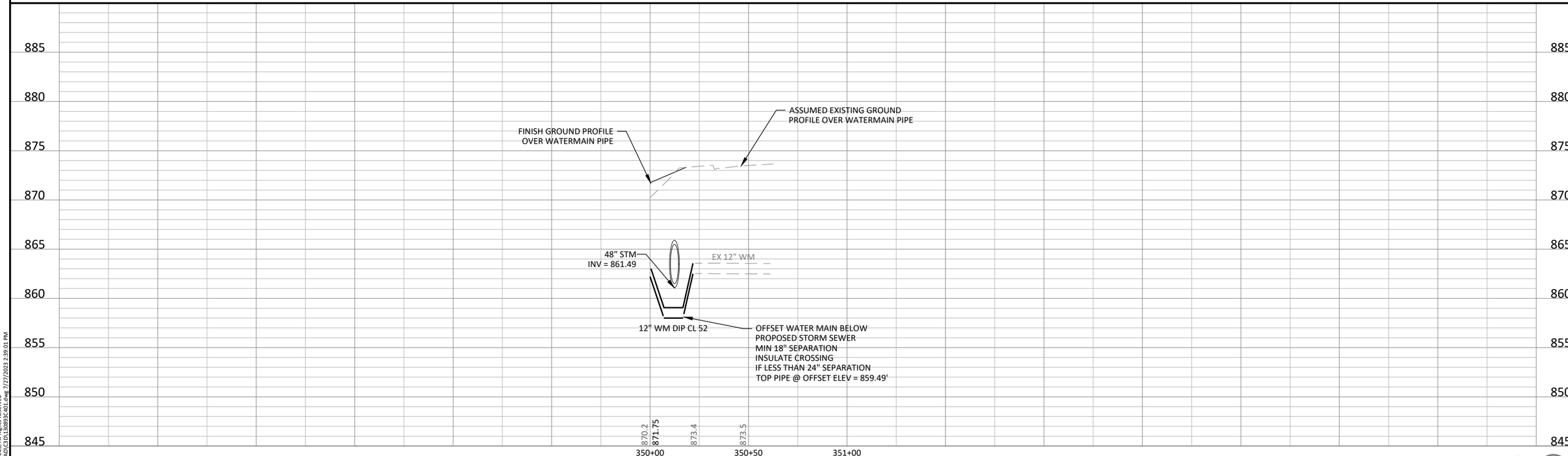
SHEET 27 OF 36

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NOTES:

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2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT ALL SANITARY SEWER MANHOLES FROM DEBRIS AND SEDIMENT ENTERING THE SANITARY SEWER SYSTEM (INCIDENTAL).
3. ALL NEW SANITARY SEWER MAINS SHALL BE CONSTRUCTED STARTING AT THE LOWER END AND PROGRESSING UPSTREAM.
4. ALL CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT STREET AND UTILITIES.



HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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CITY OF RAMSEY, MINNESOTA

THE COR GRADING IMPROVEMENTS

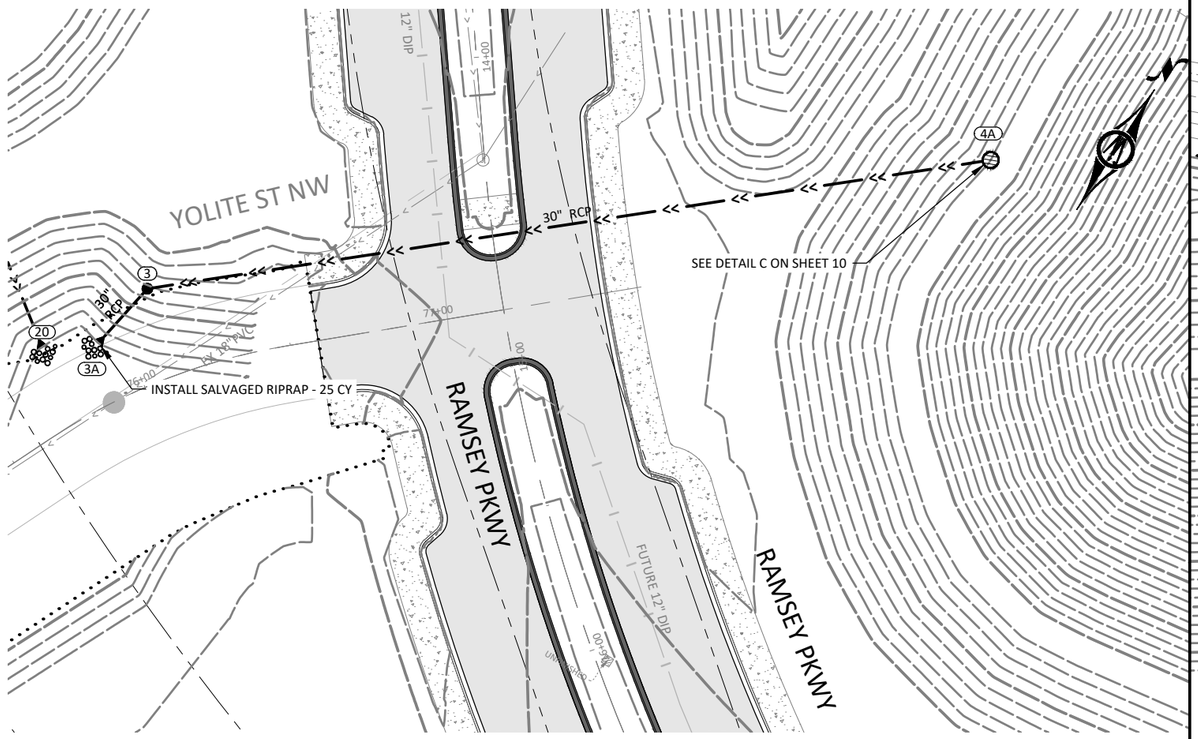
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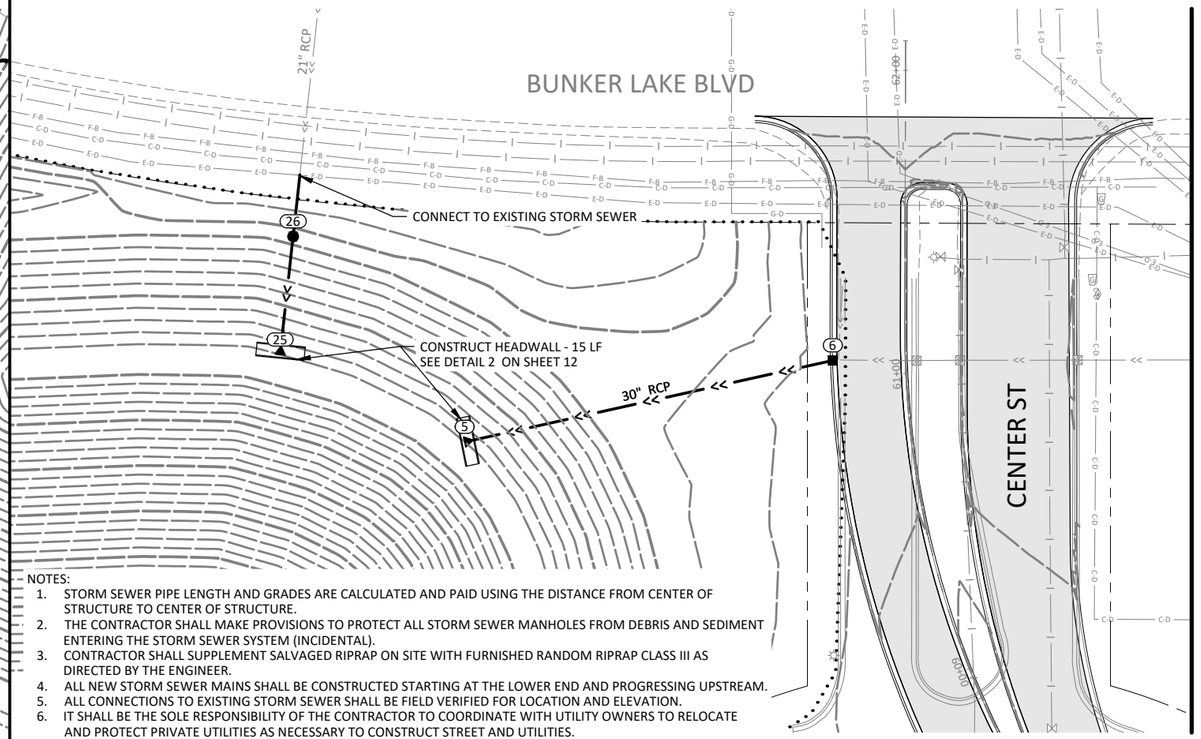
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1

SHEET 28 OF 36

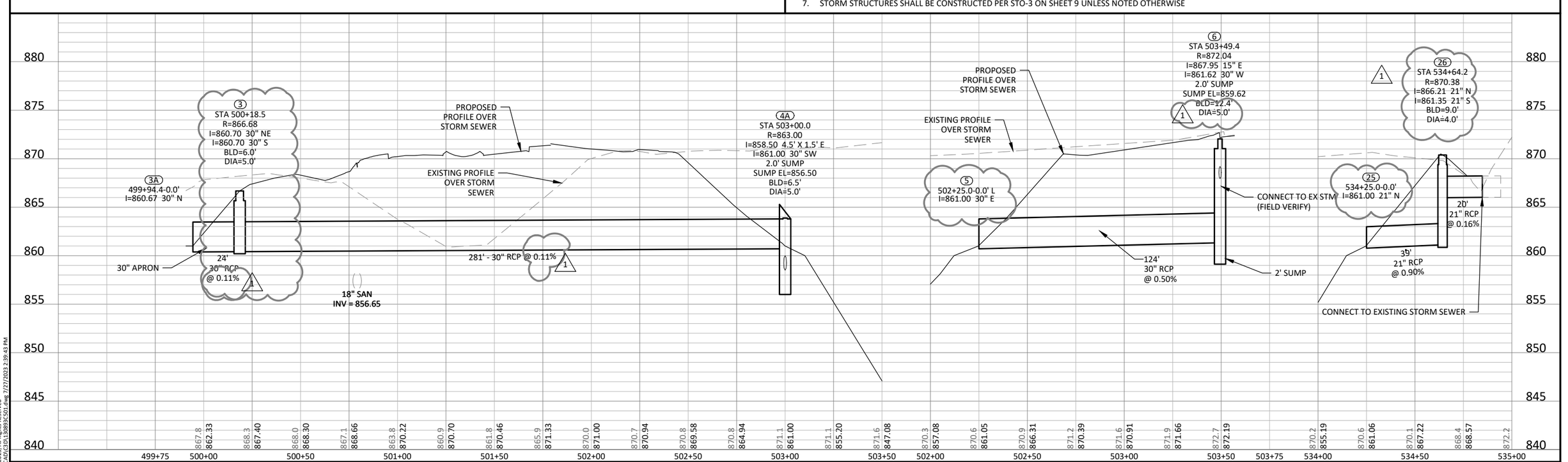
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NOTES:

1. STORM SEWER PIPE LENGTH AND GRADES ARE CALCULATED AND PAID USING THE DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT ALL STORM SEWER MANHOLES FROM DEBRIS AND SEDIMENT ENTERING THE STORM SEWER SYSTEM (INCIDENTAL).
3. CONTRACTOR SHALL SUPPLEMENT SALVAGED RIPRAP ON SITE WITH FURNISHED RANDOM RIPRAP CLASS III AS DIRECTED BY THE ENGINEER.
4. ALL NEW STORM SEWER MAINS SHALL BE CONSTRUCTED STARTING AT THE LOWER END AND PROGRESSING UPSTREAM.
5. ALL CONNECTIONS TO EXISTING STORM SEWER SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT STREET AND UTILITIES.
7. STORM STRUCTURES SHALL BE CONSTRUCTED PER STO-3 ON SHEET 9 UNLESS NOTED OTHERWISE



HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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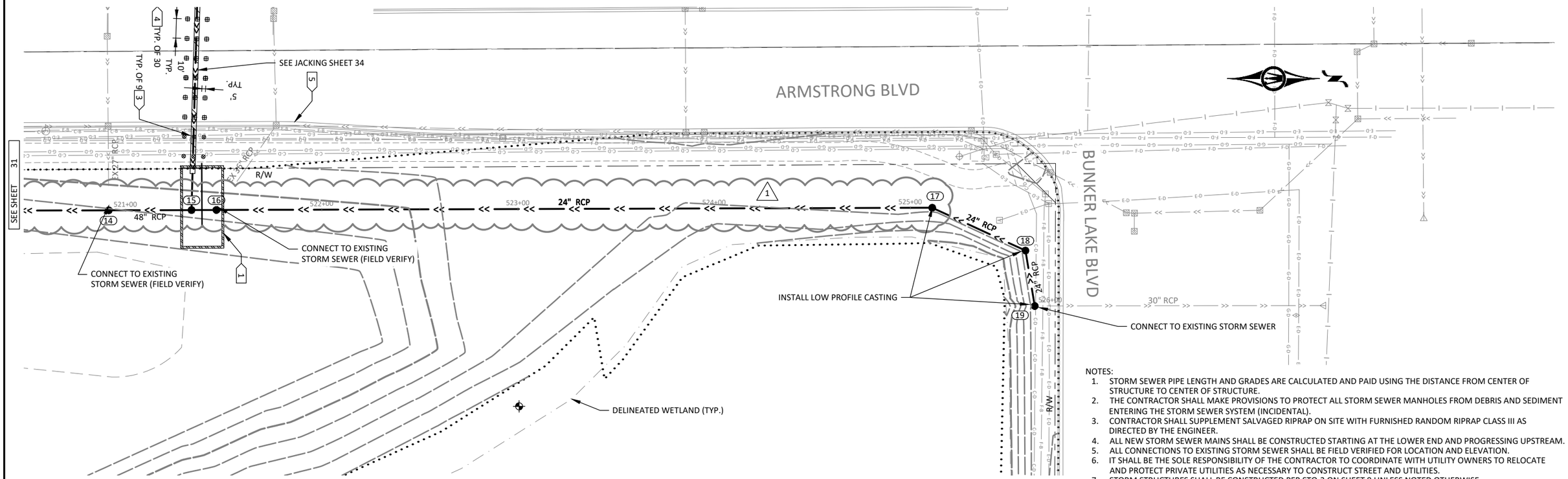
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
PARCEL B POND OUTLET

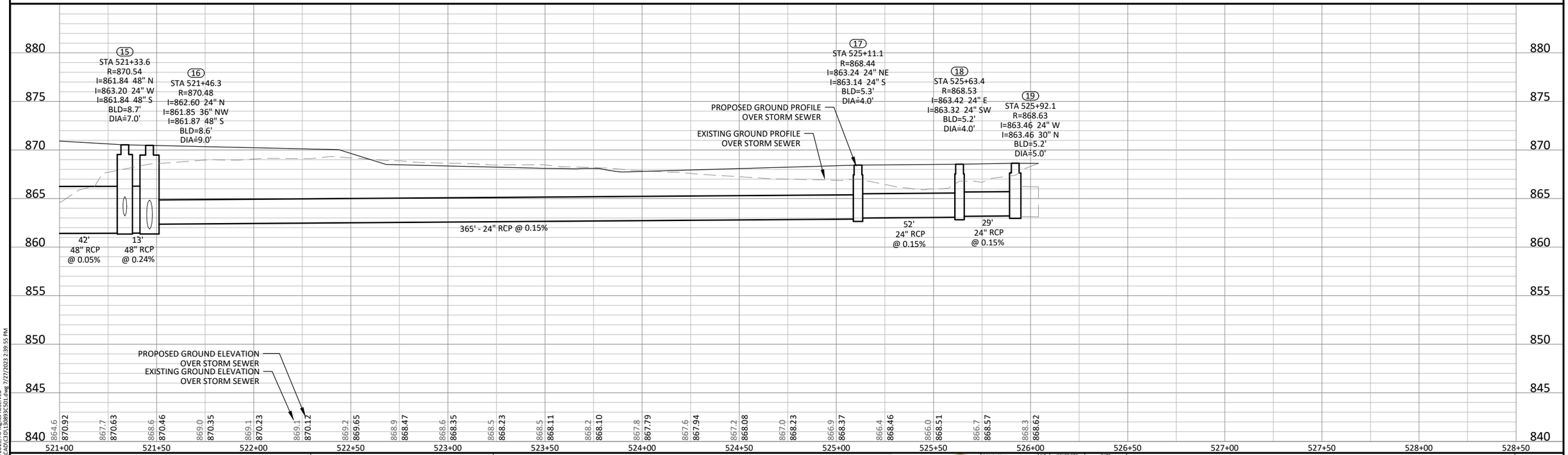
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NOTES:

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7. STORM STRUCTURES SHALL BE CONSTRUCTED PER STO-3 ON SHEET 9 UNLESS NOTED OTHERWISE



HORZ. 0 25 50 SCALE FEET

VERT. 0 5 10 SCALE FEET

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City of RAMSEY

DESIGNED	JDG/ZFL
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CHECKED	KPK
CLIENT PROJ. NO.	23-20

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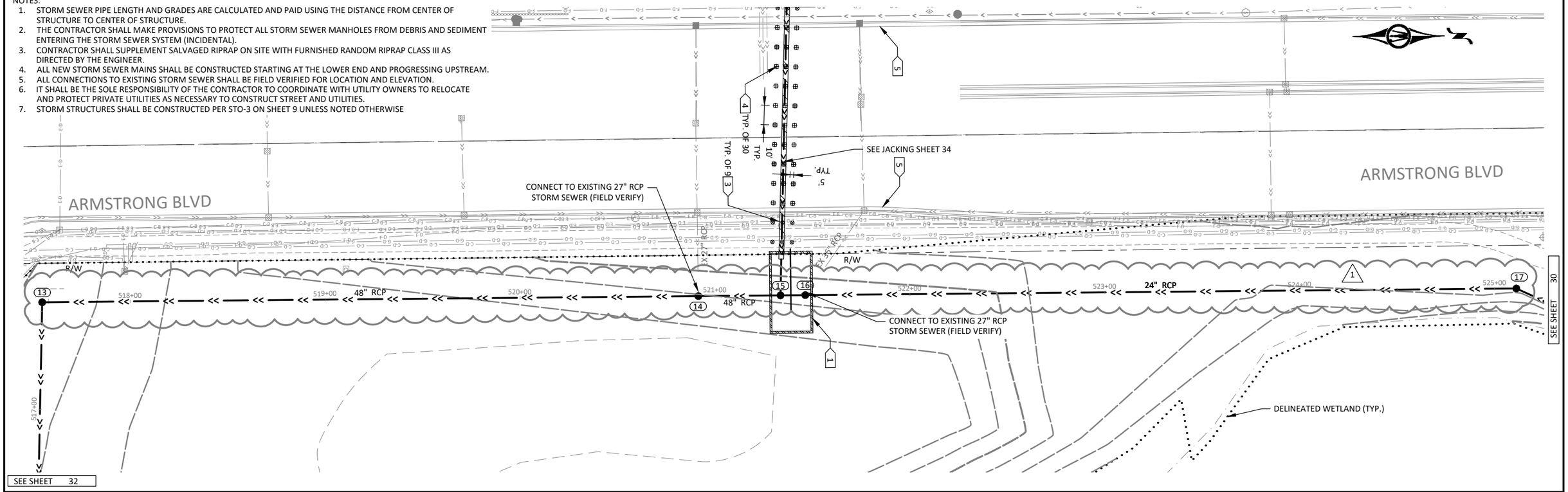
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
ARMSTRONG BLVD

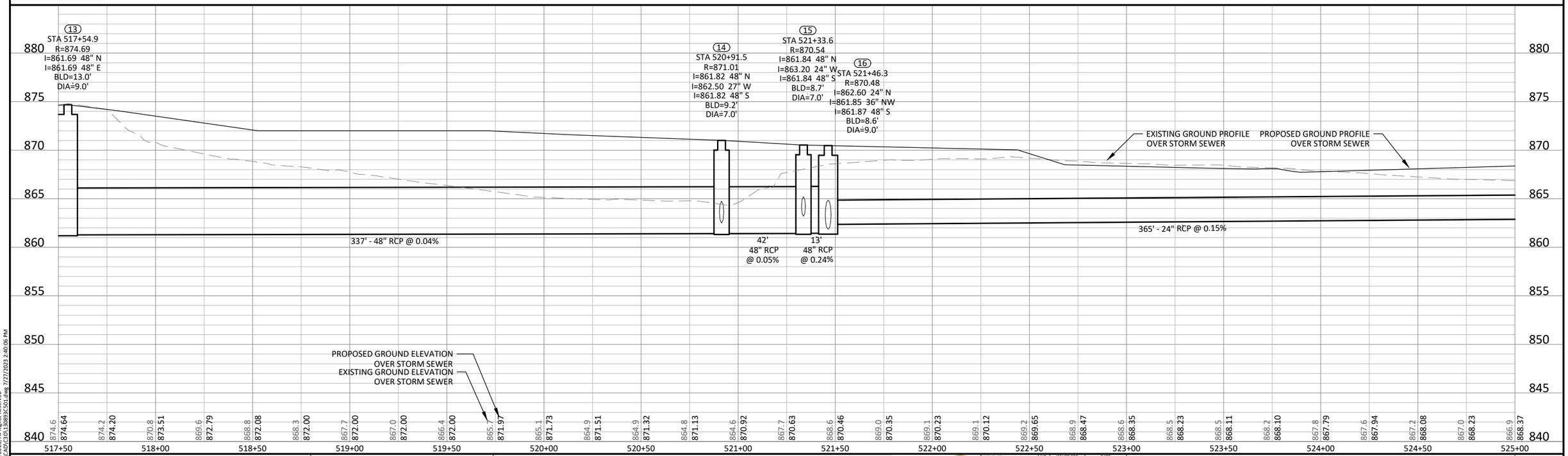
SHEET 30 OF 36

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NOTES:

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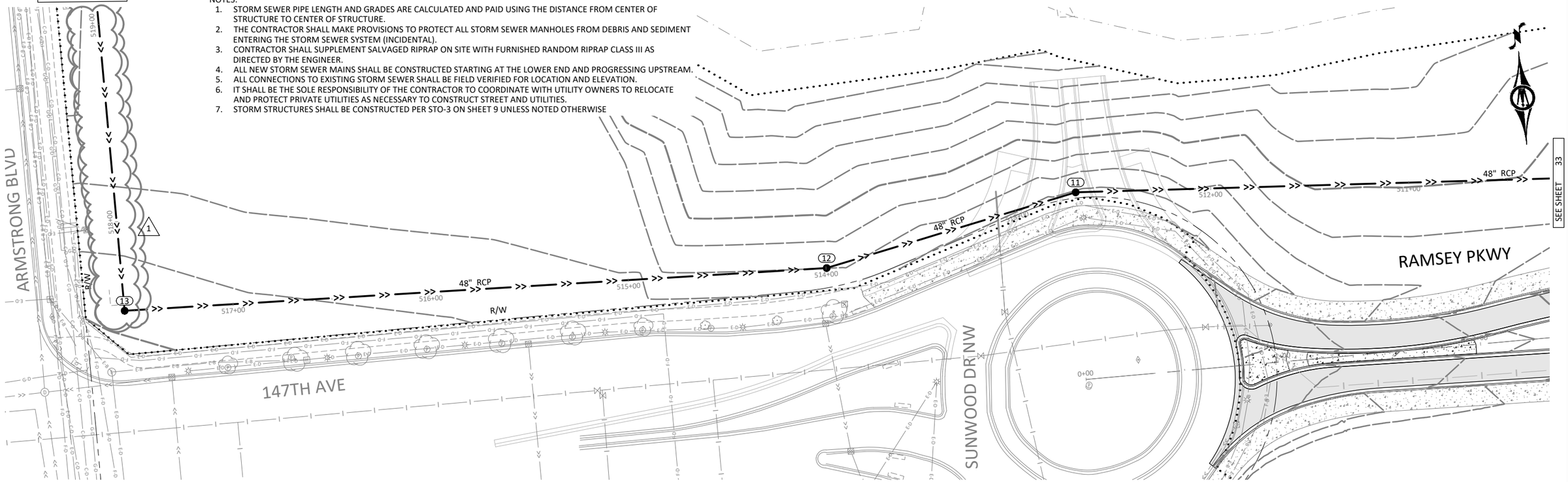
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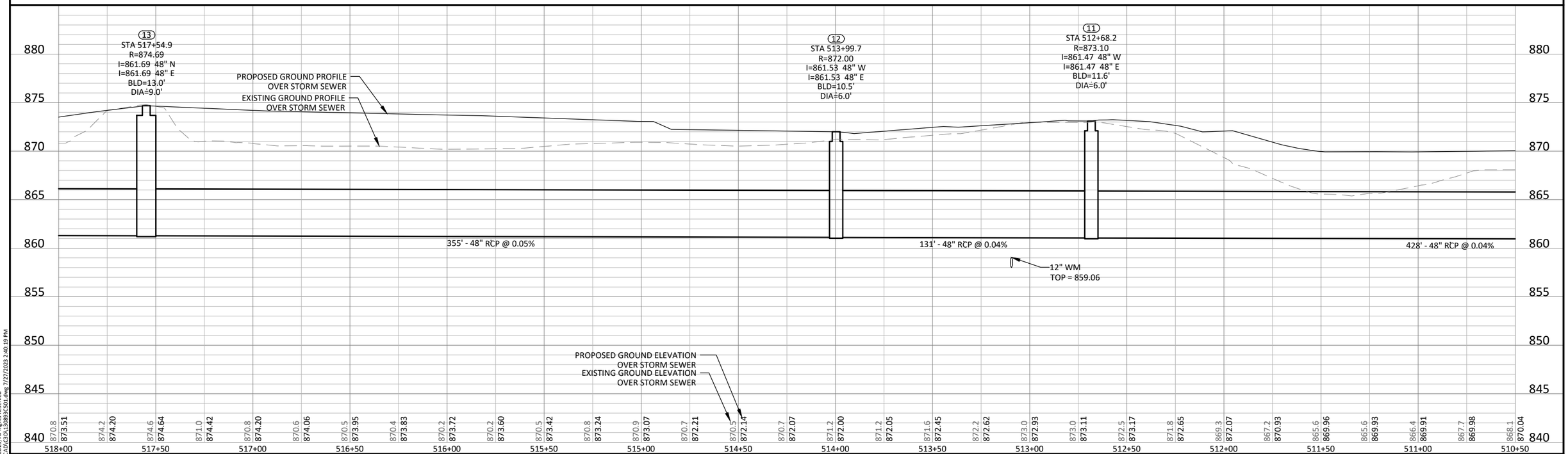
CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
ARMSTRONG BLVD

SHEET 31 OF 36

SEE SHEET 31

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City of RAMSEY

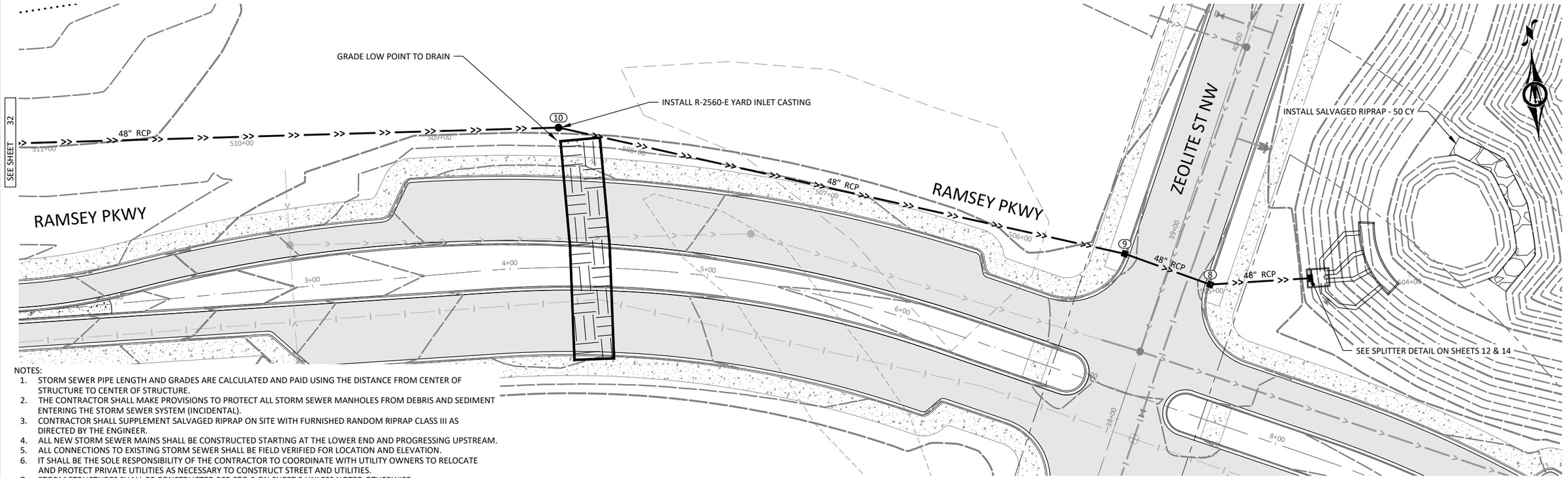
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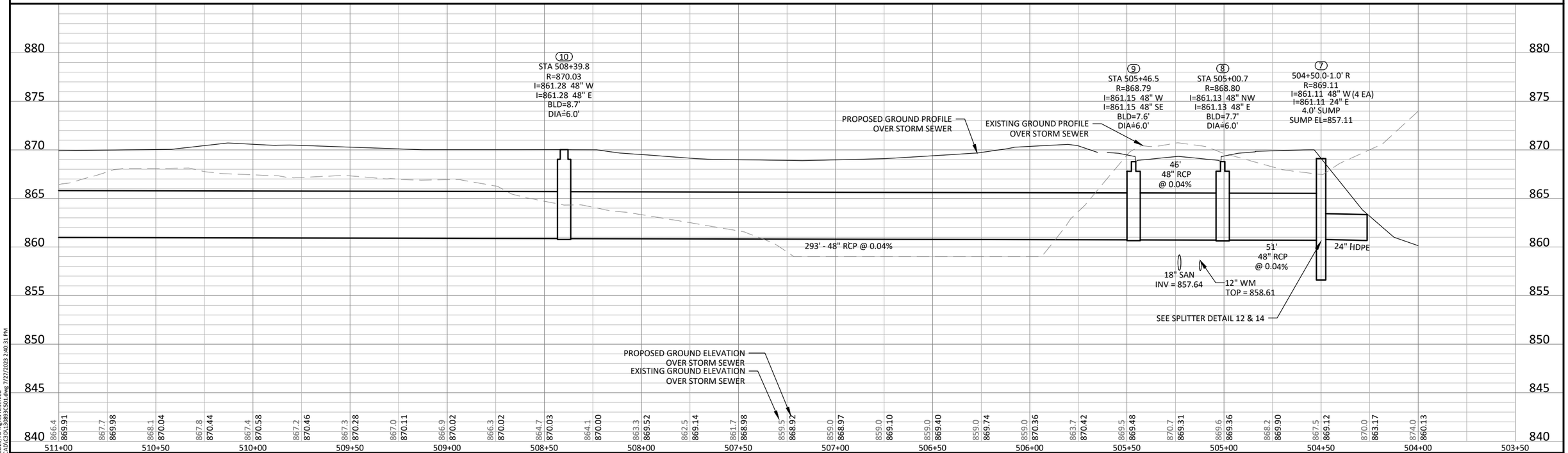
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City of RAMSEY

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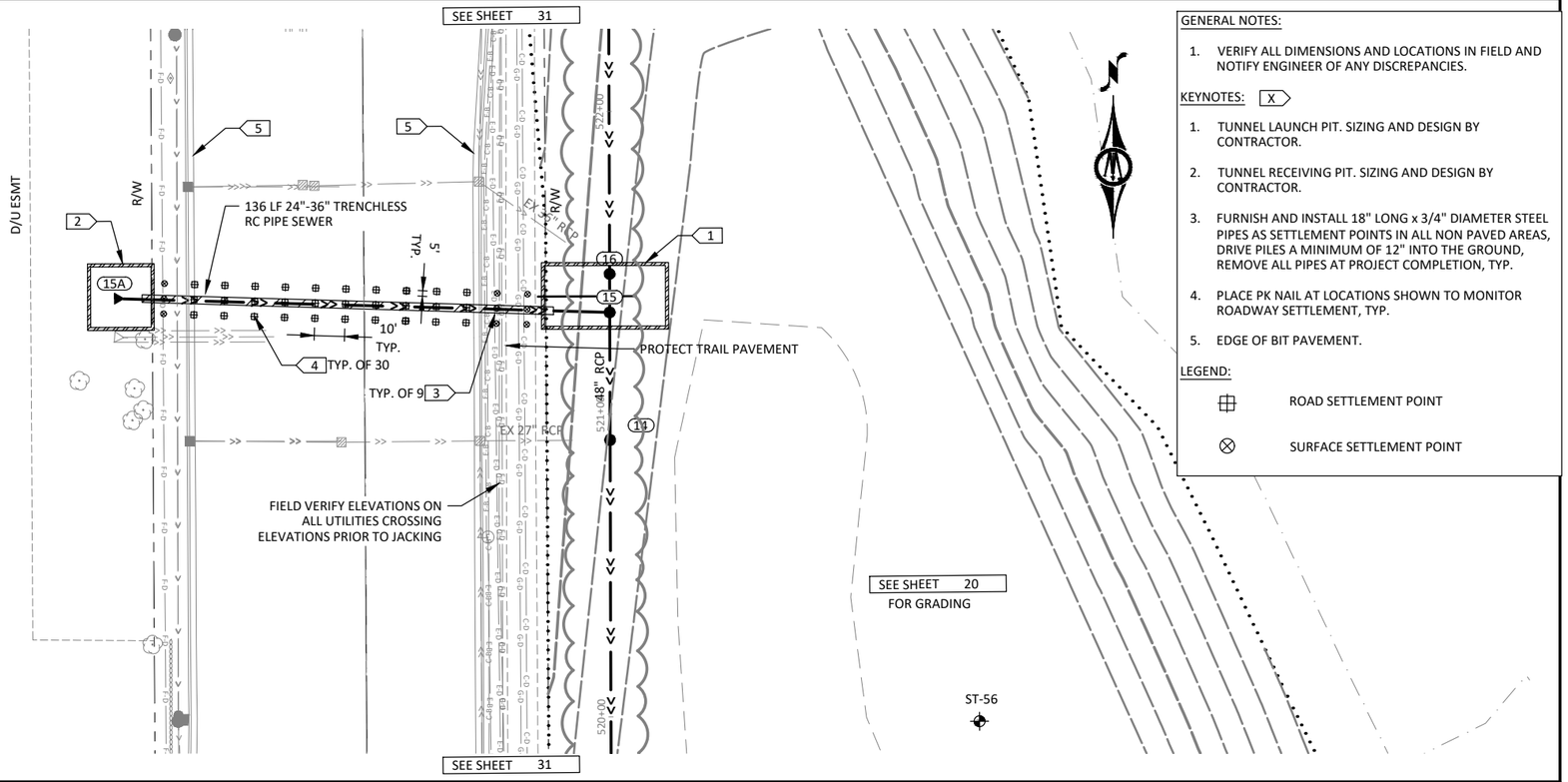
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
RAMSEY PKWY

SHEET 33 OF 36

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GENERAL NOTES:

1. VERIFY ALL DIMENSIONS AND LOCATIONS IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

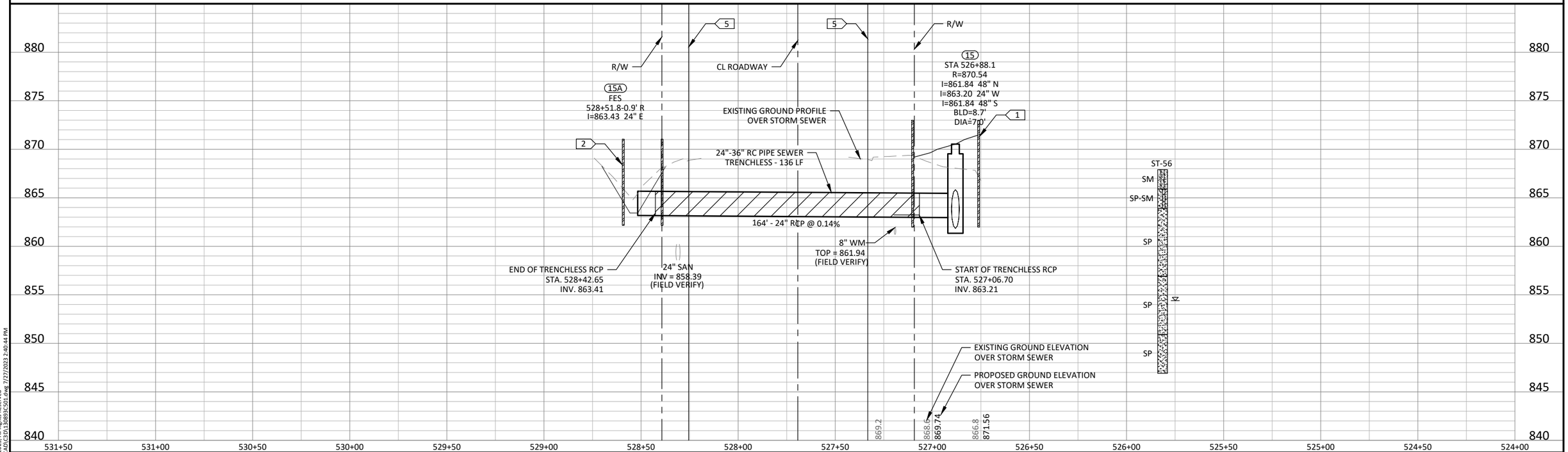
KEYNOTES: X

1. TUNNEL LAUNCH PIT. SIZING AND DESIGN BY CONTRACTOR.
2. TUNNEL RECEIVING PIT. SIZING AND DESIGN BY CONTRACTOR.
3. FURNISH AND INSTALL 18" LONG x 3/4" DIAMETER STEEL PIPES AS SETTLEMENT POINTS IN ALL NON PAVED AREAS, DRIVE PILES A MINIMUM OF 12" INTO THE GROUND, REMOVE ALL PIPES AT PROJECT COMPLETION, TYP.
4. PLACE PK NAIL AT LOCATIONS SHOWN TO MONITOR ROADWAY SETTLEMENT, TYP.
5. EDGE OF BIT PAVEMENT.

LEGEND:

⊞ ROAD SETTLEMENT POINT

⊗ SURFACE SETTLEMENT POINT



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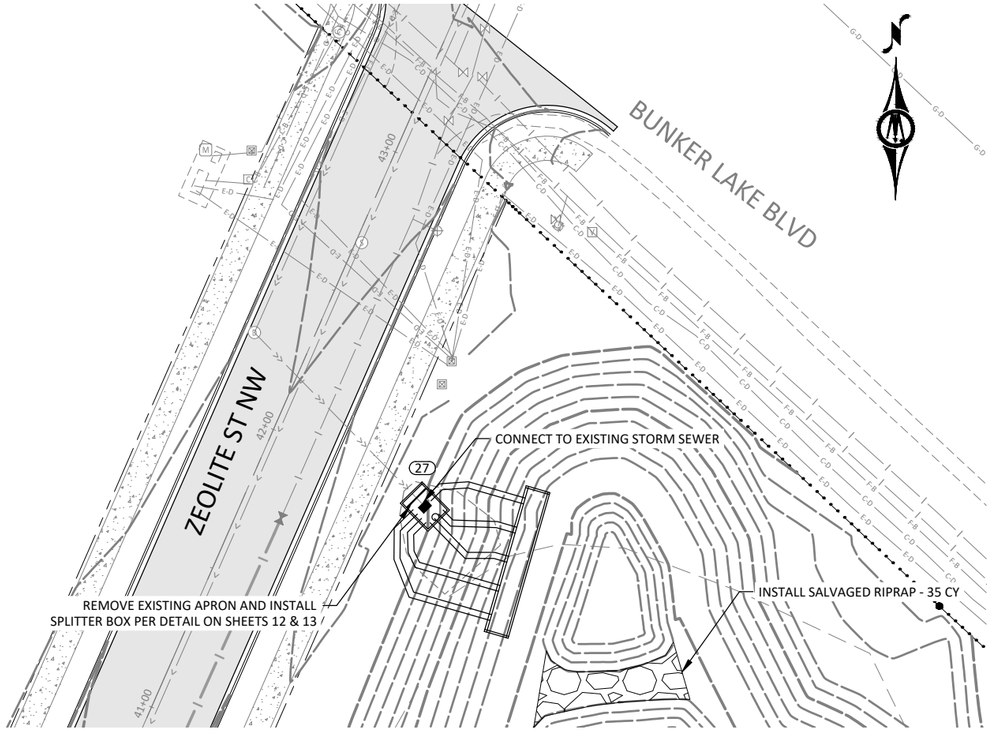
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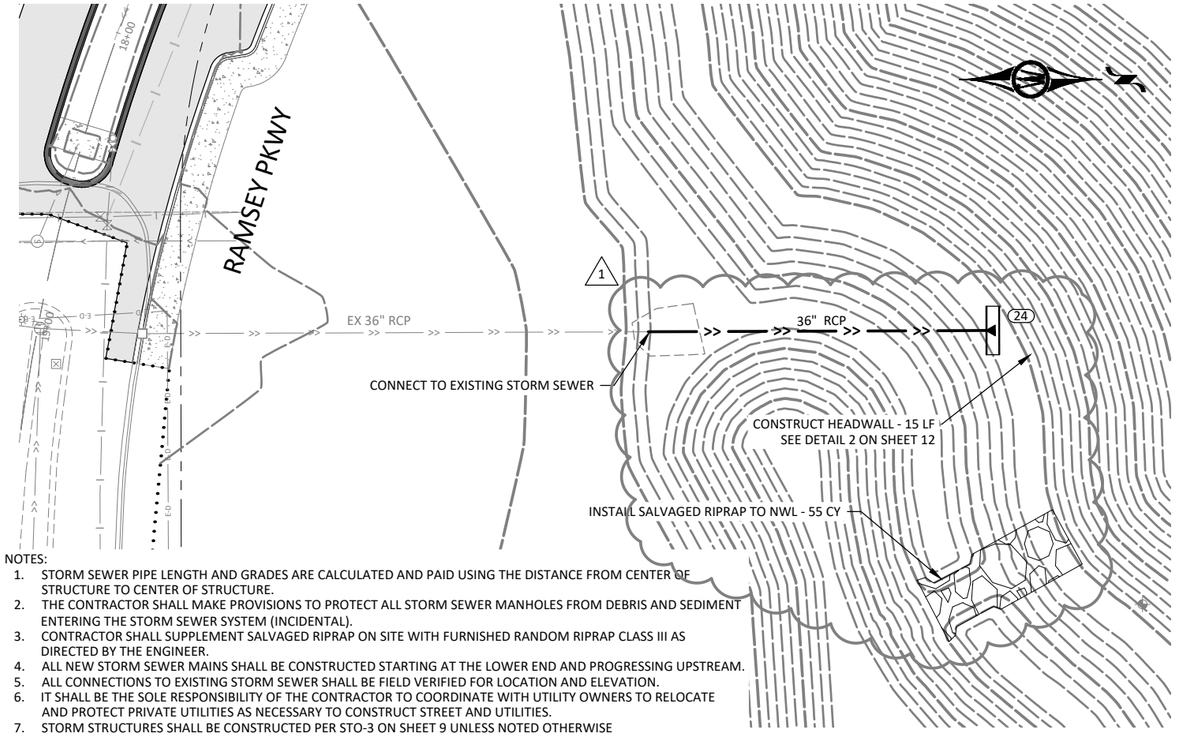
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
ARMSTRONG BLVD PIPE JACKING

SHEET 34 OF 36

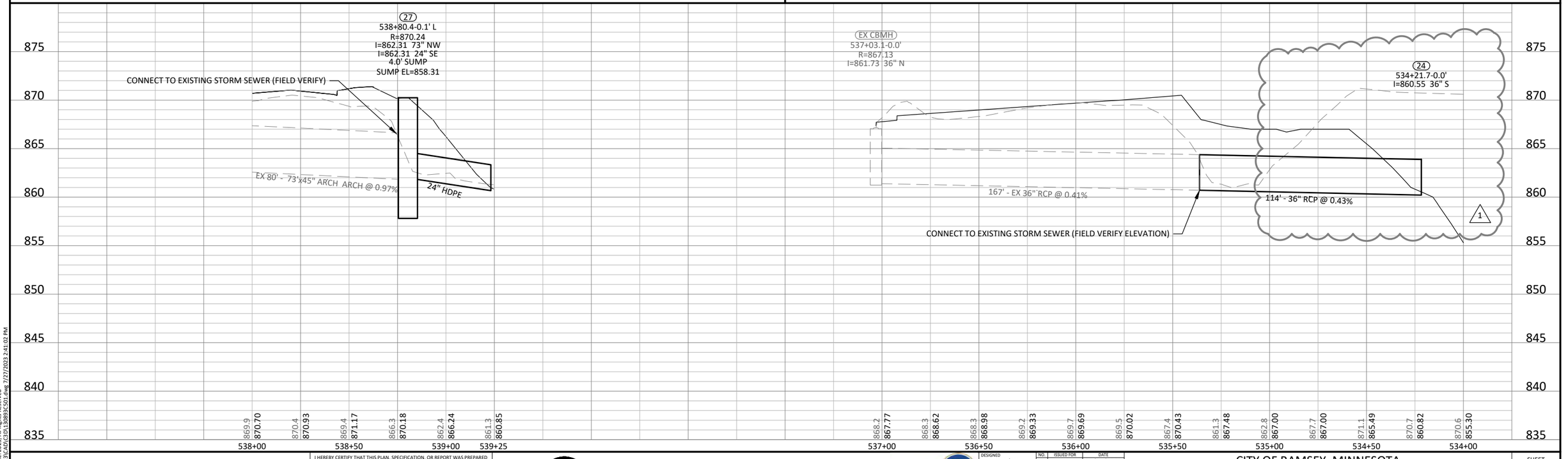
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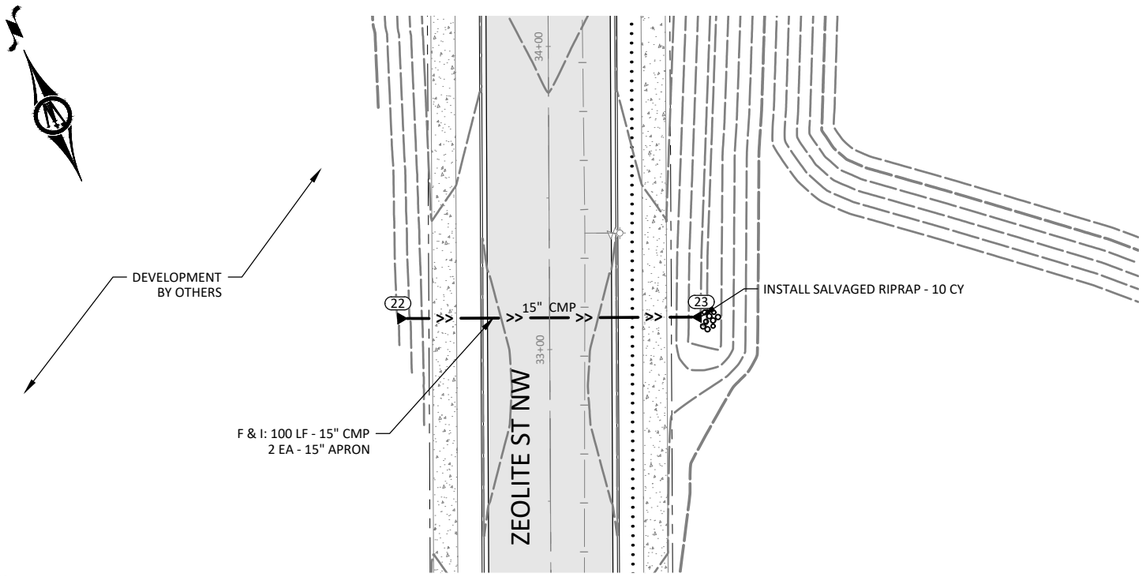
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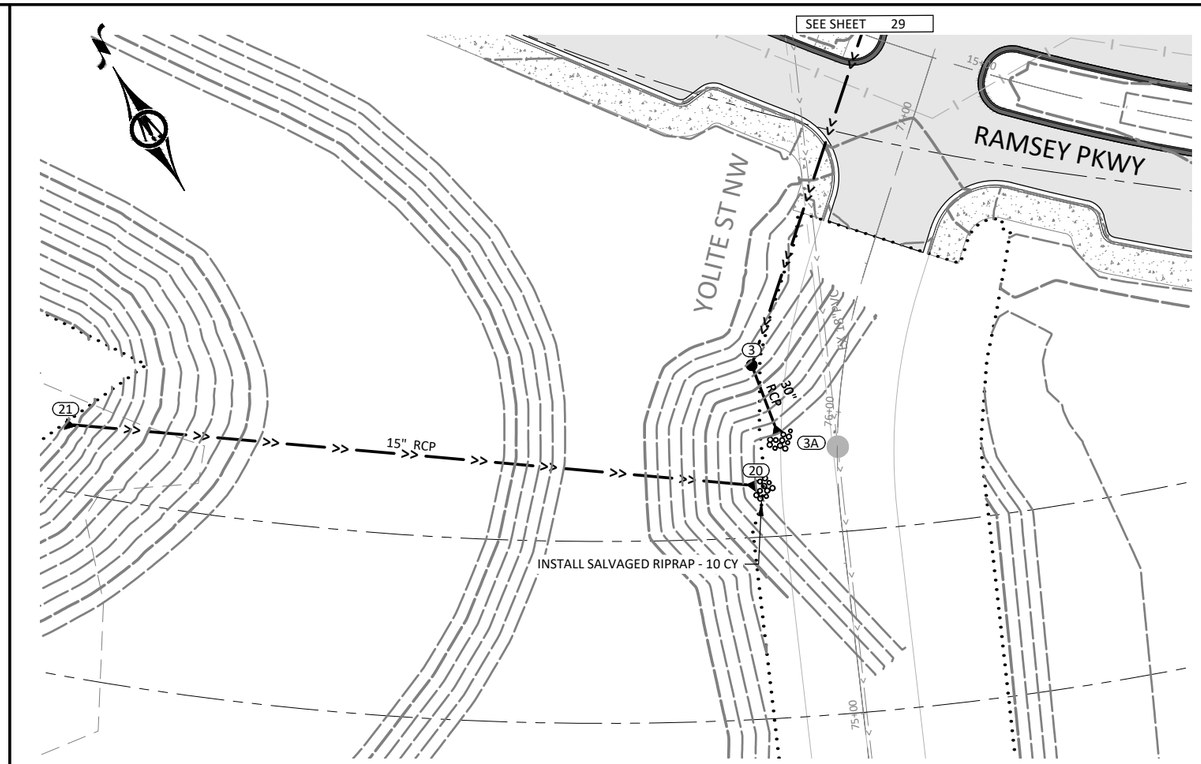
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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
ZEOLITE ST NORTH SPLITTER & PARCEL B PIPE EXTENSION

SHEET 35 OF 36

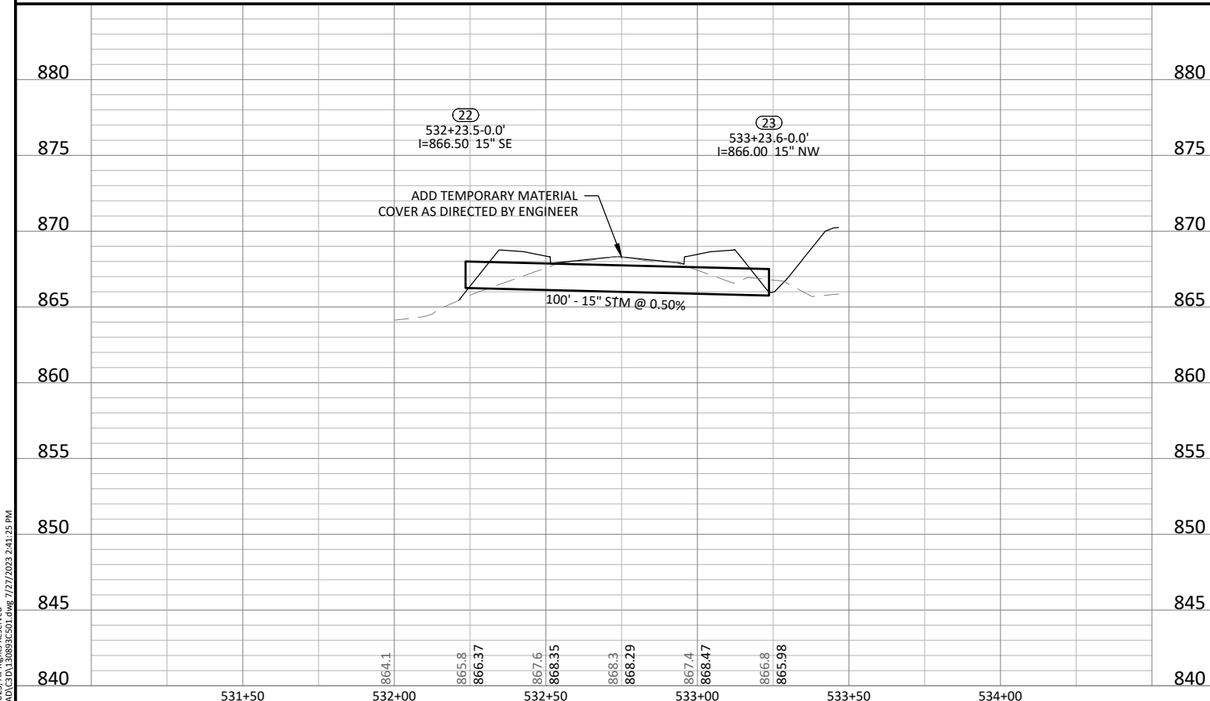
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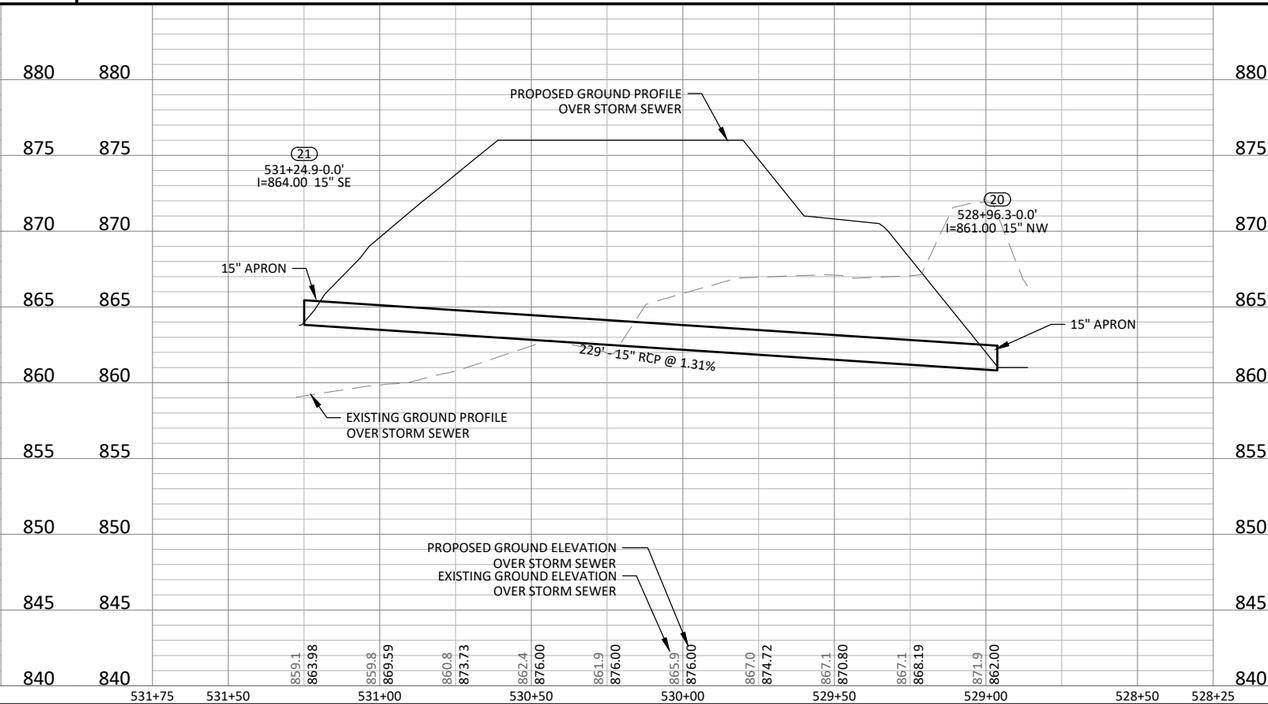




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CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
STORM SEWER PLAN & PROFILE
ZEOLITE ST & PARCEL D TEMPORARY CULVERTS

SHEET 36 OF 36

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Introduce Ordinance #23-14 - Zoning Code Update

Purpose/Background:

Every ten years, every municipality and county in the Twin Cities metropolitan region is required to update its Comprehensive Plan. After the Comprehensive Plans are reviewed by the Metropolitan Council and adopted by each city, they go into effect. Cities are required to update their regulations (generally the Zoning Code) to be in line with the Comprehensive Plan. Essentially, the Zoning Code is the toolbox used to implement the Comprehensive Plan.

The current Zoning Code has been updated for various issues and topics over the years, but has not had a major overhaul in decades, if ever. The existing Code is hard to navigate, has many inconsistent and undefined terms, has some burdensome regulations, while lacking other needed regulations. Behind the scenes, staff has had near-weekly meetings for several hours each discussing various aspects of the existing Code and what should be kept, deleted, modified, or rearranged in the proposed Code. These meetings centered around what has been working well, what has been problematic, and what the vision for the community is.

Over the past nine months, the Planning Commission has had several meetings discussing various topics and sections of the Zoning Code too. Feedback has been incorporated into the draft. Staff also met with the City Council at two work sessions--once for an overview of the process and some high-level questions and another time to gain clarity on home occupations. Also included in the review is the Department of Natural Resources for several of the overlay districts and their comments have been added to the draft.

The attached draft is color-coded to show where the language came from for transparency. Much of the language is retained from the existing Code and then arranged better. Several parts were consolidated and condensed. There is also a lot of new language in Code. These sections were found in other communities' Codes and some were crafted by staff. There are several portions that are proposed for deletion. The current draft has several parts shown in red only for transparency that staff did not propose to keep entire sections in some places. The final ordinance that will be presented to the Council will be in black type with all of those deleted portions removed.

Included in this work is a new Zoning Map. With most of the zoning districts changing in name, a City-wide rezoning is necessary. Most properties will not experience any negative impacts as dimensional standards will remain essentially the same or become slightly less restrictive. Some properties, mostly businesses, will experience use changes that will result in the property being considered "legal nonconforming." This designation allows a use to continue operations as-is, but it cannot expand or intensify.

Notification:

Public hearing notifications were provided in the May 26 and June 16 Anoka Union Herald Newspaper. The City's website has had a page devoted to the Zoning Code Update since spring 2023. Various social media blasts were posted on Facebook, Twitter, and Instagram. Three Ramsey Resident articles since Fall 2022 have discussed the Zoning Code Update project with the May/June issue noting the June public hearing date. An email was sent to all of the business emails on the Economic Development distribution list.

After the June 22 Planning Commission meeting was canceled due to lack of quorum, a Union Herald legal notice was placed and social media posts were created noting the July 27 public hearing.

Direct mailing is not required nor done due to the anticipated cost.

Time Frame/Observations/Alternatives:

Alternatives to consider:
1. Introduce Ordinance #23-14 as recommended by the Planning Commission.
2. Introduce Ordinance #23-14 with any modifications that the City Council sees fit.
3. Table the introduction of the Ordinance to discuss any topics further.
4. Deny Ordinance #23-14 keeping the existing regulations in place.

Funding Source:

This work has been done as a course of staff's normal duties. All work has been done in-house without the use of consultants.

Recommendation:

At its meeting on July 27, the Planning Commission unanimously (6-0) recommended approval of the Ordinance with some minor modifications. The modification regarding EIFS from an accent material to a primary business building material has been incorporated into the draft. The Commission requested the Council discuss the definition of "family" and proposed regulations for car dealers further:

Definition of "Family"

Currently, the Zoning Code identifies single-family dwellings in single-family zoning districts, but it does not define what a family is. The proposed Zoning Code includes a definition that is similar or the same as many other communities in the region: "*Family* means an individual; two or more persons related by blood, marriage, adoption, or foster care; or not more than four persons not related by blood, marriage, adoption, or foster care occupying a dwelling unit as an individual housekeeping organization." This definition is important to keep single-family homes from turning into rooming houses or small apartment buildings. It also acknowledges that people can have roommates, have live-in caregivers, be unmarried cohabitators, or have other reasonable living situations. The Commission received testimony from an investment property owner who has properties being rented to various groups of people that would not meet this definition.

It should also be noted that licensed residential facilities (i.e., group homes) and unlicensed residential facilities (i.e., sober homes) are proposed to be limited to six residents. These dwelling types have extra Building Code regulations that could require additional SAC/WAC payments, accessibility, and fire protection and, given these extra regulations from the State, typically limit residents to four or five to avoid the extra costs.

Car Dealers

Cleaning up the Highway 10 corridor was something that was brought up several times in discussing business districts. Staff has had feedback from other Ramsey businesses that the corridor looks bad due to many of the auto dealer properties. The most problematic ones are the multi-tenant dealership properties. They are consistently in violation of their conditional use permits and they are difficult to coordinate clean up with due to the several dealers involved. These small dealers are generally not invested in the community, turn over frequently, and are usually not the dealer's primary business. Regulations are proposed to make sure that a car dealer is making an investment in the property and running an accountable legitimate business. These regulations include having a minimum of two acres of buildable land, having a building with a minimum footprint of 10 percent of the property, and limiting the number of licenses to one per property.

Outcome/Action:

Motion to introduce Ordinance #23-12.

Roll Call Vote:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

Ordinance #23-14
Proposed Zoning Code
Proposed Zoning Map
Existing Zoning Map
Public Comments

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 08:26 AM
Form Started By: Todd Larson		Started On: 08/01/2023 08:55 AM
Final Approval Date: 08/03/2023		

ORDINANCE #23-14

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AMENDMENTS TO CHAPTER 117
AND CREATION OF CHAPTER 106
OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING CHAPTER 117 AND CREATING CHAPTER 106 FOR ZONING REGULATIONS

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CITY CODE CHAPTER 117

Part 1: The current City Code Chapter 117 Sections 117-2 through 117-365 (inclusive) and Section 117-428 through 117-431 (inclusive) are hereby repealed.

Part 2: Chapter 117 is hereby renamed "Subdivisions, Signs, Tree Preservation, Grading, and Drainage."

SECTION 3. CREATION OF CHAPTER 106 "ZONING CODE"

A new chapter, Chapter 106 is hereby established entitled "Zoning Code." Contents of the new chapter are found in Attachment A to this Ordinance.

SECTION 4. ADOPTION OF A ZONING MAP

Pursuant to Section 106-120 "Official Zoning Map," all properties within the City of Ramsey are rezoned from their respective districts identified in Chapter 117 to the newly-established districts in Chapter 106. The Official Zoning Map is found in Attachment B of this Ordinance.

SECTION 5. SUMMARY

The following official summary of Ordinance #23-14 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 #23-01 repeals portions of Chapter 117 pertaining to Zoning. In its place, a new chapter, Chapter 106, is created entitled "Zoning Code." This Zoning Code also includes rezoning all properties in the City of Ramsey from districts identified in Chapter 117 to the new districts established in the new Chapter 106.

SECTION 6. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

Green Text = Existing language verbatim.
Gold Text=Partially verbatim, paraphrased, or combined carried over paragraphs.
~~Red Text~~ = Text deleted from a carried over paragraph
Blue Text = New text
Purple Text = Text added based on Planning Commission Comments
Maroon Text = City Council input

100 Title

This chapter may be known, cited, and referred to as the "Ramsey Zoning Code" or "Zoning Code," except as referred to herein where it may be known as "this chapter."

101 Authority

This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, M.S. §§ 462.351 to 462.364, as amended from time to time.

102 Purpose

The following zoning provisions and the zoning map established hereby have been enacted in accordance with an adopted Comprehensive Plan of land use for the purpose of: promoting the health, safety, morals, comfort, convenience, prosperity, and general welfare of the residents of the city; dividing the city into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration, and use of buildings, structures, and land for specified uses; regulating the intensity of the use of land; regulating and determining the area of open spaces surrounding buildings in order to prevent the overcrowding of land and to ensure adequate light and air; protecting waterways and natural resources; establishing building lines and the location of buildings designed for specified industrial, commercial, residential and other uses within such areas and fixing standards to which buildings or structures shall conform therein; prohibiting uses, buildings, or structures incompatible with the character of the specified districts; preventing additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder; limiting congestion in the public streets by providing for off-street parking and loading and unloading of vehicles; providing for the gradual elimination of nonconforming uses of land, buildings and structures; and conserving the economic value of land and buildings throughout the city.

103 Coordination with other Codes

This chapter is intended to work in tandem with the adopted state Building Codes and state Fire Codes and any locally-adopted optional chapters as amended from time to time. It is also intended to work in tandem with the regulations set forth from the local watershed management organization. Nothing in this chapter is intended to preclude or supersede any requirements in those Codes or regulations.

104 Rules of Construction and Interpretation

(A) *Conflicting conditions.* Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions by another provision of this chapter or by other chapters of this Code, rule or regulation of the City, the provision which imposes the more restrictive condition, standard, or requirement shall prevail.

(B) *Language rules of construction.* The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:

(1) All measured distances expressed in feet shall be the nearest tenth of a foot. All distances unless otherwise specified shall be measured horizontally.

(2) The present tense includes the past and future tenses; and the future tense includes the present tense.
(3) The singular number includes the plural; and the plural number includes the singular.
(4) The words "shall" and "must" are mandatory and the words "should" and "may" are permissive.

105 Definitions

If a word or term defined in this chapter appears in the text, its meaning may be construed as set forth in the definition of the word or term as found this section, except where the context clearly indicates a different meaning. If a word is not defined herein, a term is defined by commonly used English language dictionaries.

Several definitions are identified by *(MRCCA)* and *(Shoreland)* representing the meanings used in their respective overlay district regulations.

Access path. An area designated to provide ingress and egress to public waters.

Accessory structure means any subordinate building located on the same lot as the principal building containing a use which is incidental to that of the principal building.

Accessory use means a use naturally and normally incidental to, subordinate to, and auxiliary to the principal permitted use of the premises.

Addition means a physical enlargement of an existing structure.

Adjacent. Having a boundary that physically touches or adjoins.

Adult use — body painting studio means an establishment or business which provides the service of applying paint or other substance, whether transparent or non-transparent, to or on the body of a patron when such body is wholly or partially nude in terms of specified anatomical areas.

Adult use — bookstore means a building or portion of a building used for the barter, rental or sale of items consisting of printed matter, pictures, slides, records, audio tape, videotape, or motion picture film or any other audio or visual media if such building or portion of a building is not open to the public generally but only to one or more classes of the public excluding any minor by reason of age or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

Adult use — cabaret means a building or portion of a building used for providing dancing or other live entertainment, if such building or portion of a building excludes minors by reason of age or if such dancing or other live entertainment is distinguished or characterized by an emphasis on the presentation, display, depiction or description of specified sexual activities or specified anatomical areas.

Adult use — companionship establishment means a companionship establishment which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — conversation/rap parlor means a conversation/rap parlor which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — health/sport club means a health/sport club which excludes minors by reason of age, or if such club is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — hotel or motel means adult hotel or motel means a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or

characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

Adult use — massage parlor, health club means a massage parlor or health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — mini-motion picture theater means a building or portion of a building with a capacity for less than 50 persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by reason of age, or if such material is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult use — modeling studio means an establishment whose major business is the provision, to customers, of figure models who are so provided with the intent of providing sexual stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.

Adult use — motion picture arcade means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled or operated still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

Adult use — motion picture theater means a building or portion of a building with a capacity of 50 or more persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by virtue of age or if such material is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult use — novelty business means a business which has as a principal activity the sale of devices which stimulate human genitals or devices which are designed for sexual stimulation.

Adult use — sauna means a sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult use — steam room/bathhouse facility means a building or portion of a building used for providing a steam bath or heat bathing room used for the purpose of pleasure, bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent if such building or portion of a building restricts minors by reason of age if the service provided by the steam room/bathhouse facility is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Adult uses includes adult bookstores, adult motion picture theaters, adult motion picture rental, adult mini-motion picture theaters, adult massage parlors, adult steam room/bathhouse/sauna facilities, adult companionship establishments, adult rap/conversation parlors, adult health/sport clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotels/motels, adult body painting studios, and other premises, enterprises, establishments, businesses or places open to some or all members of the public, at or in which there is an emphasis on the presentation, display, depiction or description of specified sexual activities or specified anatomical areas which are capable of being seen by members of the public.

(1) *Specified anatomical areas.*

a. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast below a point immediately above the top of the areola; and

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(2) *Specified sexual activities.* Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually oriented acts or conduct:

a. Anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty;

b. Clearly depicted human genitals in the state of sexual stimulation, arousal or tumescence;

c. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation;

d. Fondling or touching of nude human genitals, pubic region, buttocks, or female breast;

e. Situations involving a person, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding or other physical restraint of any such persons;

f. Erotic or lewd touching, fondling or other sexually oriented contact with an animal by a human being;

g. Human excretion, urination, menstruation, vaginal or anal irrigation.

Adult uses — accessory means a use, business, or establishment having ten percent of its stock in trade or floor area allocated to, or 20 percent of its gross receipts derived from movie rentals or magazine sales.

Adult uses — principal means a use, business, or establishment having more than ten percent of its stock in trade or floor area allocated to, or more than 20 percent of its gross receipts derived from, any adult use.

Agricultural use means the raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment currently used in support of agricultural production by the same farm entity in addition to the production for sale of livestock, dairy animals, dairy products, poultry or poultry products, fur bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, or bees and apiary products. Wetlands, pasture, and woodlands accompanying land in agricultural use shall be deemed to be in agricultural use.

Alternative design. Subdivision design methods such as conservation design, transfer of development density, or similar zoning and site design techniques that protect open space and natural areas.

Amortization means the establishment of a time schedule over which the cost of an investment is depreciated.

Animal Service Business means a business that provides veterinary care, grooming, training, and/or boarding to pets and animals.

Applicant means a person who is applying for a land use application approval as required by this chapter. The term "applicant" also means that person's agents, employees, and others acting under this person's direction.

Assisted Living, Memory Care, and Nursing Home Facilities means a state-licensed residential structure where varying levels of medical care are provided for its residents.

Attached (structures) means structures physically sharing foundations and walls.

Auto salvage. See *Vehicle wrecking yard.*

Barge fleeting. Temporarily parking and securing barges on the river, on or off channel, while tows are assembled or broken up.

Base flood elevation means the elevation of the "regional flood". The term "base flood elevation" is used in the flood insurance study.

Basement means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Berm means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

Best management practices (BMPs) means erosion and sediment control and water quality management practices that are the most effective and practicable means of controlling, preventing, and minimizing degradation of surface water, including construction-phasing, minimizing the length of time soil areas are exposed, prohibitions, and other management practices published by state or designated area-wide planning agencies. (Refer to the current versions of the Minnesota Pollution Control Agency's publications, "Protecting Water Quality in Urban Areas," and, "Storm-Water and Wetlands: Planning and Evaluation Guidelines for Addressing Potential Impacts of Urban Storm-Water and Snow-Melt Runoff on Wetlands," the United States Environmental Protection Agency's, "Stormwater Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices," and the state department of transportation's, "Erosion Control Design Manual" for suitable BMPs.)

Biological and ecological functions. The functions of vegetation in stabilizing soils and slopes, retaining and filtering runoff, providing habitat, and recharging groundwater.

Bluff (Shoreland) means a topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

(1) Part or all of the feature is located in a shoreland area;

(2) The slope rises at least 25 feet above the ordinary high water level of the water body;

(3) The grade of the slope from the toe of the bluff to a point 25 feet or more above ordinary high water level average 30 percent or greater; and

(4) The slope must drain toward the waterbody.

Figure 1. Illustration of Bluff (Shoreland)

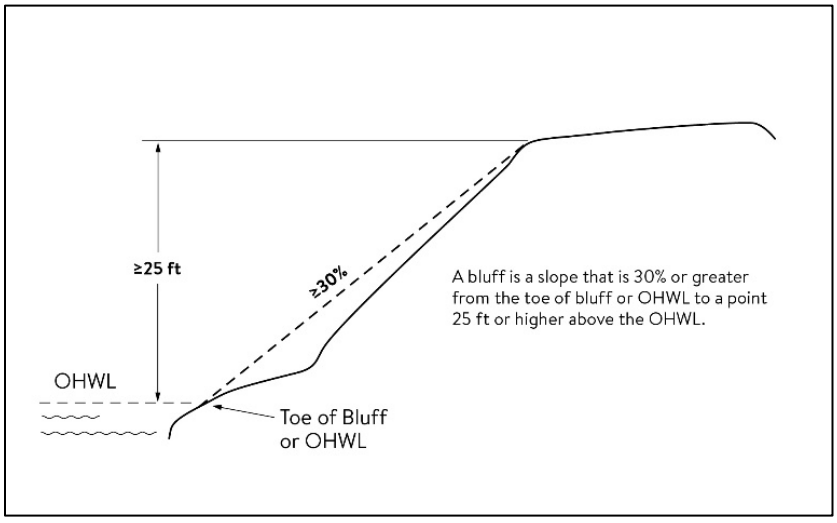
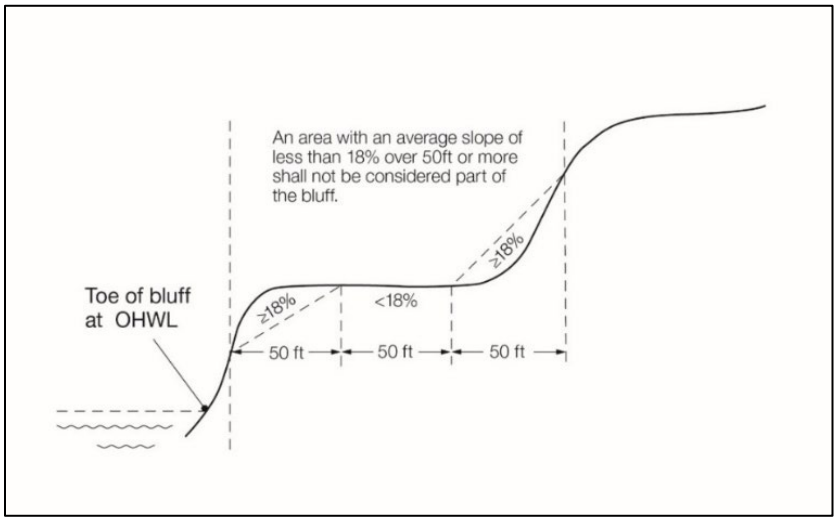


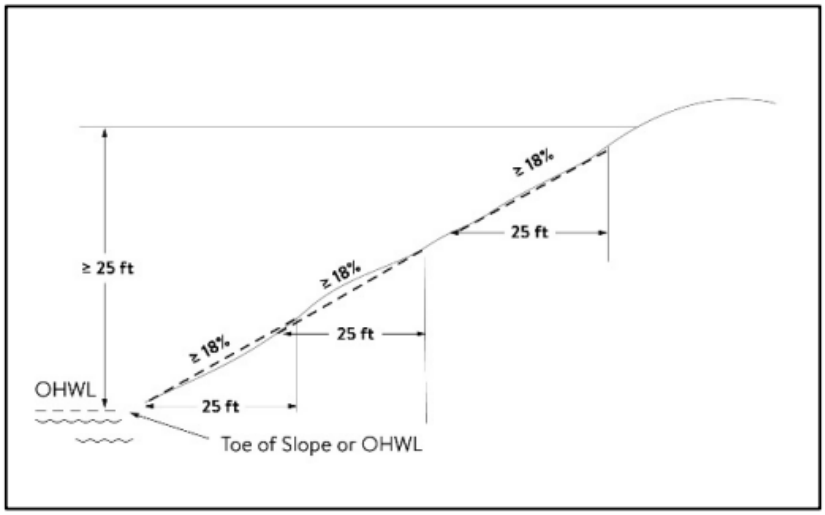
Figure 2. Exception to Bluff (Shoreland)



Bluff (MRCCA). A natural topographic feature having:

(A) A slope that rises at least 25 feet ~~and~~ where the grade of the slope averages 18 percent or greater, measured over a horizontal distance of 25 feet, from the toe of the slope to the top of the slope. Where the slope begins below the ordinary high water level, the ordinary high water level is the toe of the slope. See Figure 1; or

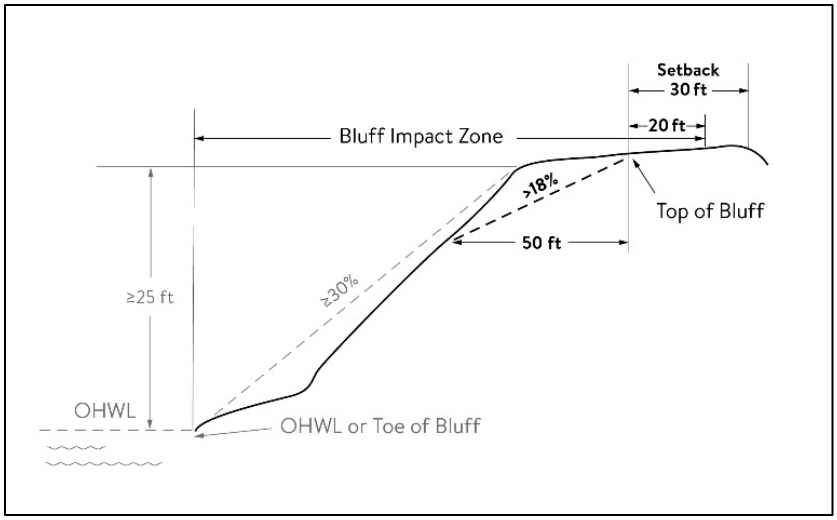
Figure 1. Bluff (MRCCA)



(B) A natural escarpment or cliff with a slope that rises at least ten feet above the ordinary high water level or toe of the slope, whichever is applicable, to the top of the slope, with a slope of 75 degrees or greater. See Figure 2.

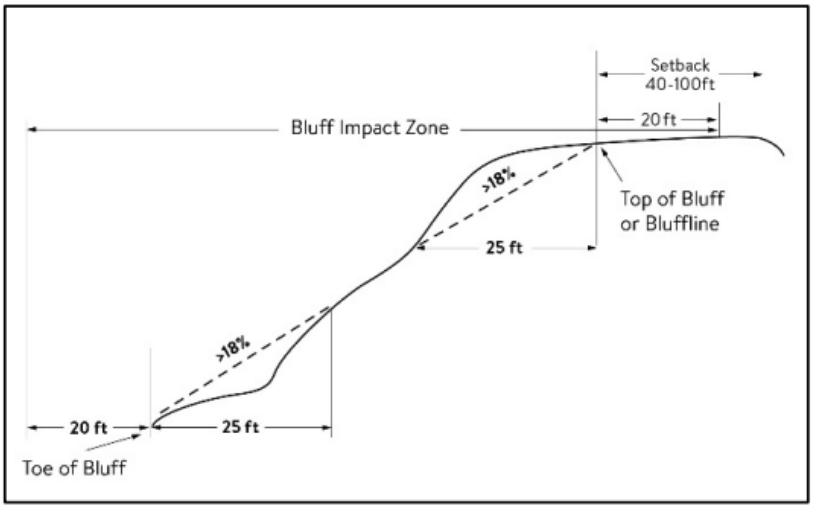
Bluff impact zone (Shoreland) means a bluff and land located within 20 feet from the top of a bluff.

Figure 1. Bluff Impact Zone and Top of Bluff (Shoreland)



Bluff impact zone (MRCCA) means A bluff and land located within 20 feet of the bluff. See Figure~~s~~ 1 ~~and 2.~~

Figure 1. Bluff Impact Zone, Bluffline, Toe of Bluff, and Top of Bluff (MRCCA)



Bluffline (MRCCA). A line delineating the top of the bluff. More than one bluffline may be encountered proceeding landward from the river. See Figure 1 – *Bluff impact zone (MRCCA)* ~~Figures 1 and 2.~~

Bluffline (Wild and Scenic) means:

(1) A line along the top of a slope connecting the points at which the slope of land becomes more than 13 percent. This applies to those slopes within the land use district which are beyond the setback provisions from the ordinary high water level; or

(2) The line which generally follows the river bank where the slope changes from steep (more than 12 percent) to less than 12 percent).

Bluff, toe of (MRCCA). A line along the bottom of a bluff, requiring field verification, such that the slope above the line exceeds 18 percent and the slope below the line is 18 percent or less, measured over a horizontal distance of 25 feet. See Figure 1 – *Bluff impact zone (MRCCA)* ~~Figures 1 and 2.~~

Bluff, top of (MRCCA). A line along the top of a bluff, requiring field verification, such that the slope below the line exceeds 18 percent and the slope above the line is 18 percent or less, measured over a horizontal distance of 25 feet. See Figure 1 – *Bluff impact zone (MRCCA)* ~~Figures 1 and 2.~~

Boathouse means a structure designed or used solely for the storage of boats or boating equipment.

Boulevard means that part of the property not covered by sidewalk or other paving, lying between the property line and the curb line of any street. In the absence of a curb, the curb line of a street shall be deemed to be the edge of that portion of the public right-of-way maintained and open to the use of the public for purposes of public travel.

Brewpub means a business operating as defined and regulated by Minn. Stats. Chapter 340A.

Buffer area means the outer area of a site where the site activity is screened, distanced, or muffled from adjacent land uses. At a minimum the buffer area must be consistent with the intent of Minn. Stats. § 473.823, subd. 3.

Buildable area. The area upon which structures may be placed on a lot or parcel of land and excludes areas needed to meet requirements for setback, rights-of-way, bluff impact zones, historic properties, wetlands, designated floodways, land below the ordinary high water level of public waters, and other unbuildable areas.

Building (MRCCA). A structure with two or more outside rigid walls and a fully secured roof and affixed to a permanent site.

Building means any structure, with the exception of enclosed trailers with or without axles or shipping containers, having a roof which may provide shelter, support, protection or enclosure of persons, animals or property of any kind.

Building height means a distance to be measured from the mean ground level to the highest point of a flat roof, or average height of the highest gable of a pitched or hip roof.

Carport means an automobile shelter open on two ~~one~~ or more sides and shall be considered an accessory structure.

Certificate of compliance. A document written after a compliance inspection, certifying that the development is in compliance with applicable requirements at the time of the inspection.

Certified arborist means any person holding a valid and current arborist certification as issued by the International Society of Arboriculture (ISA).

Certified forester means any person holding a valid and current forester certification as issued by the Society of American Foresters (SAF).

CFR means the Code of Federal Regulations.

Club means a business operating as defined and regulated by Minn. Stats. Chapter 340A.

Commercial recreation – indoor means private recreational facilities that are inside a building operated for profit and open to members and/or the general public including tennis and racquetball clubs, indoor swimming pools, video arcades (amusement centers), indoor batting cages, pool halls, and the like, excluding health and fitness clubs.

Commercial recreation – outdoor means private recreational facilities primarily occurring outside of a building operated for profit or not and open to members and/or the general public including golf courses and driving ranges, miniature golf, riding stables, skating rinks, outdoor swimming pools, archery or trapshooting ranges, batting cages, softball, baseball, volleyball, soccer, or football facilities, and the like.

Commissioner. The commissioner of the ~~Minnesota Department of Natural Resources.~~ applicable state agency.

Community Amenity Building means a structure or use that is accessory to a multi-family building, townhome association, or single-family homeowners' association that is intended for the enjoyment of its residents such as a swimming pool with or without restrooms, gazebo, clubhouse, or fitness facilities.

Comprehensive plan means a computation of goals, policy statements, standards, programs and maps for guiding the physical, social, and economic development, both public and private, as defined in Minn. Stats. § 462.352, and includes any part of such plan separately adopted and any amendment to such plan or parts thereof.

Conservation design. A pattern of subdivision that is characterized by grouping lots within a portion of a parcel, where the remaining portion of the parcel is permanently protected as open space.

Construction equipment trailer/field office means a mobile trailer or structure used for equipment storage or as a field office for contractors and subcontractors, which is not open to the general public.

Covenant means a contract between two individuals which constitutes a restriction of a particular use of land that is not enforced by the City, County, State, or Federal government.

Conventional subdivision. A pattern of subdivision that is characterized by lots that are spread regularly throughout a parcel in a lot and block design.

Data Center means a facility that houses information technology (IT) infrastructure for building, running, and delivering applications and services and for storing and managing the data associated with those applications and services.

Daycare Centers means a licensed business that provides supervision of and care for children, physically or mentally disabled adults, or the elderly for a portion of the day or night.

Deck. A horizontal, unenclosed, aboveground level structure open to the sky, with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site.

Density means a number expressing the ratio of dwelling units to an acre of land. *Net Density* deducts waterbodies and wetlands.

Detailing services means a business that provide comprehensive cleaning and reconditioning of both a vehicle's interior and exterior.

Developer. Having the meaning given under Minn. Stats. § 116G.03.

Development. Having the meaning given under Minn. Stats. § 116G.03.

Discharge means the conveyance, channeling, runoff, or drainage, of stormwater, including snowmelt, from a ~~construction~~ site.

Discretionary action. An action under this chapter related to land use that requires a public hearing by local ordinance or statute, such as preliminary plats, final subdivision plats, planned unit developments, conditional use permits, interim use permits, variances, appeals, and rezonings.

Distribution Facility means an establishment where shipments of tangible personal property are processed for delivery to customers.

Dock. Having the meaning given under Minnesota Rules, chapter 6115.

Driveway means an onsite prepared surface traffic lane, which shall be the traffic lane leading directly from a public street to the primary garage or a parking pad or lot on the subject parcel;

Dustless Surface consists of compacted bituminous millings or crushed rock. The crushed rock must all be similar in size with no fine particles. Aggregate material similar to state DOT class 5 is not considered dustless.

Dwelling, manufactured home, means a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification pursuant to Minn. Stats. §§ 327.31—327.36. The term "dwelling, manufactured home," does not include "recreational vehicle" as defined herein.

Dwelling, multiple-family, means a building designed with three or more dwelling units exclusively for occupancy by three or more families living independently of each other but sharing hallways and main entrances and exits.

Dwelling, senior living, means a building designed with three or more dwelling units exclusively for occupancy where at least one of the residents in each unit is aged 55 or greater living independently of each other but sharing hallways and main entrances and exits.

Dwelling, single-family detached, means a dwelling unit designed exclusively for occupancy by one family.

~~*Dwelling, townhouse,* means structures that are designed for single household habitation, but have outdoor areas and/or indoor centers that are commonly owned and maintained by a homeowners' association. Townhouses have a minimum of one individual entrance/exit per unit.~~

Dwelling, Townhomes (Attached) means structures housing two ~~three~~ or more dwelling units contiguous to each other only by the sharing of one or more common walls; such structures are of the back-to-back or row-house type as contrasted to multiple dwelling apartment structures.

Dwelling, Townhomes (Detached) means a dwelling unit not attached to another dwelling or structure and have outdoor areas and/or indoor centers that are commonly owned or maintained by a homeowners' association.

Dwelling, Two-family attached, means a structure designed exclusively for occupancy by two families having separate kitchen, bathroom, and living spaces.

Easement means a grant by a property owner for use of a strip of land by the public or any person for any specific purpose, or purposes of construction and maintaining utilities and/or roadways.

EIFS means Exterior Insulation and Finish System.

Electric power facilities. Equipment and associated facilities for generating electric power or devices for converting wind energy to electrical energy as identified and defined under Minn. Stats. § 216E.

Equal degree of encroachment means a method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

Equipment, commercial use, means a variety of heavy machines, either specifically designed or used for commercial purposes, which perform specific construction or demolition functions, such as hoisting, excavating, hauling, grading, paving, drilling, or pile driving, under power. Trailers, either enclosed or flatbed, 6×12 or smaller, are exempt unless they have a department of transportation certificate or number; trailers used for transport of recreational vehicles and not used for any commercial use are exempt.

A licensed, self-propelled vehicle which:

(1) Has a gross vehicle weight rating (GVWR) OF 10,001 pounds or more and contains print or logos which advertise a business; or

(2) Has external modifications to the structure or body, where external modifications are defined as both dealer and non-dealer modifications which result in pick-up trucks that do not have the traditional pick-up truck bed and side walls, and vans that have an expanded cargo area that is taller or wider than a passenger van, except those modified for use as either a recreational vehicle or to accommodate handicapped passengers and which are currently being utilized for this purpose. Motorized vehicles that have racks, storage boxes, or shells added to the traditional pick-up bed are exempt from this definition.

Equipment, private use, means any motorized or non-motorized apparatus whose primary use is for personal activities not related to generating revenue or profit.

Erosion means the wearing away of the ground surface as a result of the movement of wind, water and/or ice or any process that wears away the surface of the land by the action of water, wind, ice, or gravity. Erosion can be accelerated by the activities of people and nature.

Erosion and sediment practice specifications or practice means the management procedures, techniques, and methods to control soil erosion and sedimentation as officially adopted by either the city, county or local watershed group, whichever is more stringent.

Essential services. Underground or overhead gas, electrical, communications, steam, or water distribution, collection, supply, or disposal systems, including storm water. Essential services include poles, wires, mains, drains, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, navigational structures, aviation safety facilities or other similar equipment and accessories in conjunction with

the systems. Essential services does not include buildings, treatment works as defined in Minn. Stats. § 115.01, electric power facilities or transmission services.

Exterior solid fuel-fired heating device means an external device designed for solid fuel combustion so that usable heat is derived for the interior of a building, and includes solid fuel-fired stoves, fireplaces, solid fuel-fired cooking stoves, and combination fuel furnaces or boilers which burn solid fuel. Solid fuel-fired heating devices do not include natural gas-fired fireplace logs.

Family means an individual; two or more persons related by blood, marriage, adoption, or foster care; or not more than four persons not related by blood, marriage, adoption, or foster care occupying a dwelling unit as an individual housekeeping organization.

Farm means a tract of land used for agricultural uses which is under cultivation or is fenced and utilized as pasture.

Farm fence means an open type fence of posts and wire, which is permitted to accommodate agricultural activities and the raising of livestock and animals in certain zoning districts, and is not considered to be a structure with regard to floodplain regulations.

Farming means process of operating a farm for the growing and harvesting of crops which shall include those necessary accessory buildings, related to operating a farm, and the keeping of domestic farm animals. See also Agriculture.

Feedlot. Having the meaning given for animal feedlots under Minnesota Rules chapter 7020.

Fence means any partition, structure, wall or gate erected as a dividing marker, barrier or enclosure.

Fill means a deposit of earth material placed by artificial means so as to elevate the grade of a work site.

Fitness Center means a gym, health club, or exercise business and auxiliary uses customary to them such as locker rooms, swimming pools, and the like.

Flood means a temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

Flood frequency means the frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

Flood fringe means that portion of the floodplain outside of the floodway. The term "flood fringe" is synonymous with the term "floodway fringe" used in the flood insurance study for the city.

Floodplain. Having the meaning given the meaning given under Minnesota Rules chapter 6120.

Floodproofing means a combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

Floodway means the channel of the watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the regional flood.

Floor area means the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior faces of exterior walls or from the centerline of party walls.

Floor area ratio means the total floor area on a zoning lot divided by the total site area of the lot or parcel being developed.

Forest land conversion means the clear-cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

Forestry means the use and management, including logging, of a forest, woodland or plantation, and related research and educational activities, including the construction, alteration or maintenance of woodroads, skidways, landings, and fences.

Fully reconstructs. The reconstruction of an existing impervious surface that involves site grading and subsurface excavation so that soil is exposed. Mill and overlay and other resurfacing activities are not considered fully reconstructed.

Garage, primary residential, means a garage attached to the principal building or dwelling, or a detached garage where an attached garage does not exist, intended for the storage of vehicles and items accessory to the principal use of the property. Primary residential garages, attached or detached, shall be considered accessory structures.

Glare means direct light emitting from a luminaire that causes reduced vision or momentary blindness.

Ground source heat pump system (geothermal system) means a system that uses the relatively constant temperature of the earth or a body or water to provide heating in the winter and cooling in the summer. System components include open or closed loops of pipe, coils, or plates; fluid that absorbs and transfers heat; and a heat pump unit that processes heat for use or disperses heat for cooling; and an air distribution system.

Grade means the vertical rise or drop from any fixed horizontal line or point.

Grading means:

(1) Changing the natural or existing topography of land; or

(2) The placement, removal or movement of earth by use of mechanical equipment on a property.

Groundcover means turf grass or natural native landscaping.

Hard-surface trail. A trail surfaced in asphalt, crushed aggregate, or other hard surface, for multi-purpose use, as determined by local, regional, or state agency plans.

Hedge means a row of closely planted shrubs or low growing trees forming a fence or boundary.

Heliport means an area of land that is used or intended to be used for the landing and takeoff of helicopters, and includes its buildings and facilities.

Historic property. An archaeological site, standing structure, site, district, or other property that is:

1. Listed in the National Register of Historic Places or the state register of historic places or locally designated as a historic site under Minn. Stats. ch. 471;
2. Determined to meet the criteria for eligibility to the National Register of Historic Places or the State register of historic places as determined by the director of the Minnesota Historical Society; or
3. An unplatted cemetery that falls under the provisions of Minn. Stats. ch. 307, in consultation with the office of the state archaeologist.

Home Occupation means any occupation or profession engaged in by the occupant of a residential dwelling unit which is clearly incidental and secondary to the residential use of the premises, does not change the character of said premises, and satisfies the requirement of this Code.

Homeowners' association (HOA) means an organization comprising neighbors concerned with managing the common areas of a subdivision, governed by a board, that create a set of bylaws, in addition to city regulation, to govern themselves. These boards own and maintain commonly-held land within a townhouse or single-family development, and are responsible for private street maintenance, snow removal, landscaping, and/or building maintenance. Each homeowners' association varies in its scope and responsibilities. The homeowners' association is responsible for enforcing any covenants, conditions, and restrictions that apply to the property.

Horse boarding, commercial, means the housing or keeping of horses for profit. Horse boarding will be considered to be commercial when horse care is offered to the general public through any form of advertising.

Horse boarding, noncommercial, means the housing or keeping of horses for friends, neighbors, and relatives when the charge for such boarding is limited to the actual costs incurred and the person providing the service has not attempted to solicit business through any form of advertising.

Hotel means a building or group of detached, semi-detached or attached buildings containing guestrooms or units, each of which has a separate entrance directly from the outside of the building or corridor, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of transient guests.

Hydroponics (hydrophytic vegetation) means macrophytic (large enough to be observed by the naked eye) plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

Impervious surface. A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include rooftops, decks, sidewalks, patios, parking lots, storage areas, and driveways, including those with concrete, asphalt, or gravel surfaces.

Improvements means the construction or installation of public or private utilities, including but not limited to, potable water, sanitary sewer systems, storm sewers, roads and other thoroughfares, sidewalks, curbs and gutters, paving barricades, trees and other plantings, lighting, fuel or energy and the transmission thereof, transportation systems or facilities connected therewith and communication systems which are necessary, desirable or convenient in the maintenance of the health, safety and the general welfare.

Incinerator means any furnace or other device used in the process of burning solid waste, hazardous waste, medical waste or special waste for the purpose of reducing the volume of the waste by removing combustible material.

Intensive vegetation clearing. The removal of all or a majority of the trees or shrubs in a contiguous patch, strip, row, or block.

Interim use. A use having the meaning given under Minn. Stats. §§ 394 and 462.

Land alteration. An activity that exposes the soil or changes the topography, drainage, or cross section of the land, excluding gardening or similar minor soil disturbances.

Land disturbance activity means any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within this government's jurisdiction, including clearing and grubbing, grading, excavating, transporting and filling of land. Within the context of this rule, land disturbance activity does not mean:

(1) Minor land disturbance activities such as home gardens and an individual's home landscaping, repairs, and maintenance work.

(2) Construction, installation, and maintenance of electric, telephone, and cable television, utility lines or individual service connection to these utilities, which result in creating under 500 square feet of exposed soil.

(3) Tilling, planting, or harvesting of agricultural, horticultural, or silvicultural crops.

(4) Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles which result in creating under 500 square feet of exposed soil.

(5) Emergency work to protect life, limb, or property and emergency repairs, unless the land disturbing activity would have otherwise required an approved erosion and sediment control plan, except for the emergency. If such a plan would have been required, then the disturbed land area shall be shaped and stabilized in accordance with the city's requirements as soon as possible.

Landscape plan means the design and specifications for the placement of any live plant materials such as trees, shrubs, ground cover and grasses as well as humanmade structures such as walls, fences, and berms. This also includes the retention of existing vegetation for the purposes of enhancing property value and aesthetics, protecting the community's environment, and minimizing negative impacts on visual order of the community.

Landscaping means the use of natural plant materials including but not limited to, ground covers, shrubs, and trees (deciduous and evergreen). Landscaping also involves the placement, preservation, and maintenance of such plant materials and includes such elements as fences, walls, lighting, and earth mounding.

Licensed Residential Facilities means a state-licensed 24-hour supervised residential care facility housing up to six unrelated individuals.

Local government. Counties, cities, and townships.

~~*Local park agencies.* Intentionally deleted. Anoka County Parks is the implementing agency for Regional Parks within Ramsey.~~

Lot (MRCCA). Having the meaning given under Minnesota Rules chapter 6120.

Lot (Shoreland) means a parcel of land designated by plat, metes and bounds, registered land survey, auditors plot, or other accepted means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation.

Lot line means a property boundary line of any lot held in single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way.

Lot of record means any lot which individually, or as part of a subdivision, was a separate parcel of record on April 28, 1972.

Lot, depth of, means a mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

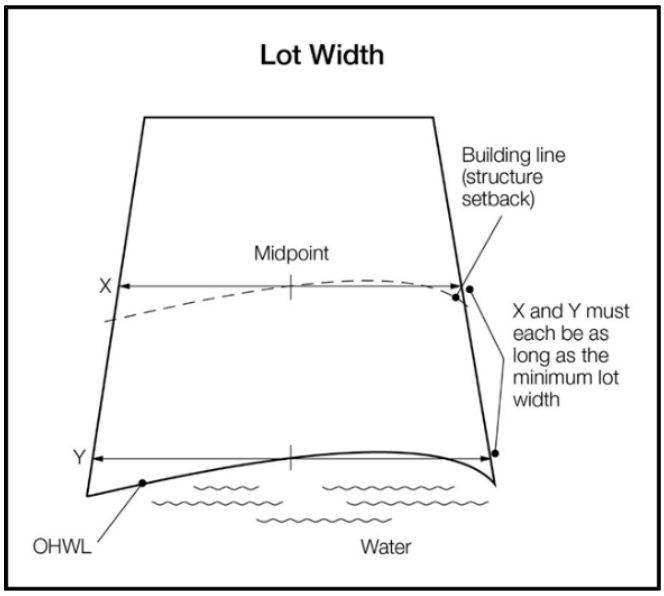
Lot, frontage, means the front of a lot shall be, for purposes of complying with this Code, that boundary abutting a public right-of-way having the least width.

Lot, interior, means a lot, other than a corner lot, including through lots.

Lot width means the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement.

Lot width (MRCCA and Shoreland). The shortest distance between lot lines measured at both the ordinary high water level and at the required structure setback from the ordinary high water level. See Figure 1.

Figure 1. Lot width (MRCCA and Shoreland)



Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor.

Marina. Having the meaning given under Minnesota Rules chapter 6115.

Manufacturing. the processing or assembly of raw materials or parts into finished goods through the use of tools, human labor, machinery, and chemical processing. This definition includes hydroponics.

Mississippi River Corridor Critical Area (MRCCA). The area within the River Corridor Boundary ~~(See section 117-148(b)(6)bs) (Definitions — River Corridor Boundary).~~

Mississippi River Corridor Critical Area (MRCCA) Plan. A chapter or other element in the City of Ramsey comprehensive plan.

Model home means a dwelling in a developing subdivision, located on a legal lot of record, that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision.

Mooring facility. Having the meaning given under Minnesota Rules chapter 6115.0170.

Motor fuel station means a place where gasoline is stored only in underground tanks, kerosene or motor oil and lubricants or grease, for operation of vehicles.

Motor vehicle, commercial use, means any self-propelled or towed vehicle used on a public road in to transport passengers or property when the vehicle has:

1. A weight of over 10,000 lbs;
2. The capacity to transport more than fifteen (15) passengers, including the driver; or
3. Used to transport hazardous materials in a quantity that requires placards under federal hazardous materials regulations.

Motor vehicle, private use, means any device which is designed to be self-propelled, and not deriving its power from overhead wires. This shall also include standard passenger automobiles, pickup trucks and vans displaying company logos and/or advertisements.

Motor Vehicle repair means general repair, rebuilding or reconditioning engines, motor vehicles or trailers, collision service, including body, frame or fender straightening or repair, overall painting or paint job, minor repairs, replacement of parts, and motor services.

Motor Vehicle Sales and Showrooms means a business that is licensed by the State of Minnesota as defined by Minn. Stats. 168.27, subd. 1(f) for new motor vehicle dealers, used motor vehicle dealers, motor vehicle brokers, wholesalers, auctioneers, lessors of new or used motor vehicles. This definition does not include scrap metal processors, used vehicle parts dealers, and salvage pools.

Native plant community. A plant community that has been identified as part of the Minnesota Biological Survey or biological survey issued or adopted by a local, state, or federal agency.

Natural area means an area that does not include noxious weeds that is purposely left to grow in a natural state and contains vegetation that can maintain itself in a stable condition.

Natural-surface trail. A trail composed of native soil and rock or compacted granular stone, primarily intended for hiking, equestrian, or mountain bike use, as determined by local, regional, or state agency plans.

Natural vegetation. Any combination of ground cover, understory, and tree canopy that, while it may have been altered by human activity, continues to stabilize soils, retain and filter runoff, provide habitat, and recharge groundwater.

Nonconforming use means any use of land established before the effective date of the ordinance from which this chapter is derived which does not conform to the use restrictions of a particular zoning district. This should not be confused with substandard dimensions of a conforming use.

Nonconforming use, illegal, means a building, structure, premises, or use which at the time of its establishment did not comply or conform with the applicable conditions or provisions of this Code which were in effect at such date, and which continues such noncompliance and nonconformance with the present Code.

Nonconforming use, legal, means a building, structure, premises, or use which at the time of its establishment was in compliance and conformance with the applicable conditions and provisions of this Code which were in effect at such date, but which does not now comply or conform to conditions and provisions of the current Code.

Nonconformity. Having the meaning given under Minn. Stats. § 394.22.

Noncomplying Sewage Treatment System has the same meaning as in Chapter 113.

Nonmetallic mining. Construction, reconstruction, repair, relocation, expansion, or removal of any facility for the extraction, stockpiling, storage, disposal, or reclamation of nonmetallic minerals such a

stone, sand, and gravel. Nonmetallic mining does not include ancillary facilities such as access roads, bridges, culverts, and water level control structures. For purposes of this subpart, "facility" includes all mine pits, quarries, stockpiles, basins, processing structures and equipment, and any structures that drain or divert public waters to allow mining.

Obstruction means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

Off-premise advertising signs. Those signs that direct attention to a product, service, business, or entertainment venue that is not exclusively related to the premises where the sign is located.

Off-street loading space means a space accessible from the street, alley or way, in a building or on the lot for the use of trucks while loading or unloading merchandise or materials. Such space shall be of such size as to accommodate one truck of the type typically used in the particular business and shall be exclusive of general public and employee parking spaces.

On site means any location within the boundaries of a site.

One hundred-year floodplain means lands inundated by the regional flood.

Open space means an area set aside for the preservation of natural open spaces to counteract the effects of urban congestion and monotony.

Open space recreation uses means recreation use particularly oriented to and utilizing the outdoor character of any area; including hiking and riding trails, primitive campsites, campgrounds, waysides, parks and recreational areas.

Operable motor vehicle means a vehicle that can be presented in a self-propelled condition within seven days of the city's request for such action.

Ordinary high water level (OHWL) ~~*(MRCCA).*~~ Having the meaning given under Minn. Stats. § 103G.005.

~~*Ordinary high water mark* means either of the following:~~

~~(1) The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high-water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.~~

~~(2) Generally the boundary elevation where the vegetation changes from predominately aquatic (where "aquatic" broadly means that the vegetation can survive moist conditions) to terrestrial. This elevation delineates the highest water level, which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. Water often reaches this elevation in spring. For rivers and steams the ordinary high water mark is usually the top of the bank. It is less well defined for lakes and wetlands. The definition in Minn. Stats. § 103G.005, subd. 14 provides that the "... "Ordinary high water level" means the boundary of water basins, watercourses, public waters, and public waters wetlands, and:~~

~~a. The ordinary high water level is an elevation delineating the highest water level that has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly the point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial;~~

~~b. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel; and~~

~~c. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool. The term "ordinary high water mark" is further defined in~~

~~Minn. Rules pt. 6120.2500, subpt. 11. Ordinary high water marks are determined by the state department of natural resources' area hydrologist.~~

Outdoor display means an area of land where goods are displayed and which are available for sale to the general public from inside a retail outlet or warehousing facility.

Outdoor sales means an outdoor area where goods are sold and displayed for sale and is freely accessible to the public.

Outdoor storage means the exterior storage of goods, inventory, materials, equipment, or other items which are not necessarily intended for sale nor accessible to the public.

Outlot means a parcel that is not a developable piece of property unless re-platted in accordance with city ordinances.

Owner means any person, firm or corporation, or any other legal entity, or a combination of any of them, having sufficient legal proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter.

Overlay district. A zoning district that is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Overlay districts are often used to protect historic features and natural resources such as shoreland or floodplain.

Parcel (MRCCA). Having the meaning given under Minn. Stats. § 116G.03.

Parcel means an individual lot or tract of land.

Park includes any city public spaces designated for recreation and/or conservation.

Patio. A constructed hard surface located at ground level with no railings and open to the sky.

Paved means a surface made of concrete, asphalt, pervious pavement, driveway quality pavers.

Permitted use means a use which may be lawfully established in a particular district, provided it conforms with all requirements, regulations, and performance standards (if any) of such districts.

Person means an individual, firm, partnership, association, corporation or organization of any kind.

Personal Services means a retail business that provides a service rather than a product for sale. Examples of such uses are barbershops, salons, massage studios, body art studios, and photography studios.

Personal use heliport means restricted to use by one person.

Pervious surface means a surface that permits the entry of water into the soil. Examples include lawns, planting beds and paving brick surfaces designed to infiltrate water into the underlying soils.

Picnic shelter. A roofed structure open on all sides, accessory to a recreational use.

Planned unit development. A method of land development that merges zoning and subdivision controls, allowing developers to plan and develop a large area as a single entity, characterized by a unified site design, a mix of structure types and land uses, and phasing of development over a number of years. Planned unit development includes any conversion of existing structures and land uses that utilize this method of development.

Plat. Having the meaning given under Minn. Stats. chs. 505 and 515B.

Port. A water transportation complex established and operated under the jurisdiction of a port authority according to Minn. Stats. ch. 458.

Post-Secondary Educational Facility means a private or public facility engaged in for-credit or skill and trade certifications of students post high-school age. Examples include, but are not limited to, beauty schools, business schools, and trade schools.

Primary conservation areas (MRCCA). Key resources and features, including shore impact zones, bluff impact zones, floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, and significant existing vegetative stands, tree canopies, and other resources identified in local government plans.

Primitive campsites means an area that consists of individual remote campsites accessible only by foot or water.

Principal use or structure means all uses or structures that are not accessory uses or structures.

Private facilities. Private roads, driveways, and parking areas, private water access and viewing facilities, decks and patios in setback areas, and private signs.

Professional engineer. An engineer licensed to practice in Minnesota.

Professional Services means a business that provides a service in an office setting rather than a product for sale, other than medical or dental services. Examples of such uses are law offices, engineering services, architectural services, and consulting services.

Property owner means the person owning such property as shown by the county auditor's plat of the City of Ramsey, Minnesota.

Protective covenants means contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of a given area.

Public facilities. Public utilities, public transportation facilities, and public recreational facilities.

Public recreation facilities. Recreational facilities provided by the state or a local government and dedicated to public use, including parks, scenic overlooks, observation platforms, trails, docks, fishing piers, picnic shelters, water access ramps, and other similar water-oriented public facilities used for recreation.

Public river corridor views. Views toward the river from public parkland, historic properties, and public overlooks, as well as views toward bluffs from the ordinary high water level of the opposite shore, as seen during the summer months and documented in the MRCCA plan/chapter of the comprehensive plan.

Public transportation facilities. All transportation facilities provided by federal, state, or local government and dedicated to public use, such as roadways, transit facilities, railroads, and bikeways.

Public utilities. Electric power facilities, essential services, and transmission services.

~~*Public waters.* Having the meaning given under Minn. Stats. § 103G.005.~~

Public waters means any public waters as defined in Minn. Stats. § 103G.005. However, no lake, pond or flowage of less than ten acres in size and no river or stream having a total drainage area less than two square miles shall be regulated for the purposes of these regulations.

Reach means a hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or manmade obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

Readily visible. Land and development that are easily seen from the ordinary high water level of the opposite shore during summer months.

Recreation field or building means an area of land, water, or any building in which amusement, recreation or athletic sports are provided for public or semi-public use, whether temporary or permanent, except a theater, whether provision is made for the accommodation of an assembly or not. A golf course, arena, baseball park, stadium, circus or gymnasium is a recreation field or building for the purpose of this Code.

Recreational vehicle means a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of subdivision III (floodplain overlay districts), the term recreational vehicle is synonymous with the term 'travel trailer/travel vehicle'.

Regional flood means a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. The term "regional flood" is synonymous with the term "base flood" used in the Flood Insurance Study.

Regulatory flood protection elevation means an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

Religious Institution means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Resource agency. A federal, state, regional, or local agency that engages in environmental, natural, or cultural resource protection or restoration activities, including planning, implementation, and monitoring.

Retaining wall. A vertical or nearly vertical structures constructed of mortar and rubble masonry, rock, or stone regardless of size, vertical timber pilings, horizontal timber planks with piling supports, sheet pilings, poured concrete, concrete blocks, or other durable materials.

Right-of-way means the area within the limits of a street, alley, pedestrian way, thoroughfare or easement.

River corridor boundary. The boundary approved and adopted by the Metropolitan Council under Minn. Stats. § 116G.06, as approved and adopted by the legislature in Minn. Stats. § 116G.15, and as legally described in the Sate Register, volume 43, pages 508 to 518.

River-dependent use. The use of land for commercial, industrial, or utility purposes, where access to and use of a public water feature is an integral part of the normal conduct of business and where the use is dependent on shoreline facilities.

Rock Riprap. Natural coarse rock placed or constructed to armor shorelines, streambeds, bridge abutments, pilings and other shoreline structures against scour, or water or ice erosion.

Sediment means the product of an erosion process; solid material both mineral and organic, that is in suspension, is being transported, or has been moved by water, air, or ice, and has come to rest on the earth's surface either above or below water level.

Sediment control means the methods employed to prevent sediment from leaving the development site. Sediment control practices include silt fences, sediment traps, earth dikes, drainage swales, check dams, subsurface drains, pipe slope drains, storm drain inlet protection, and temporary or permanent sedimentation basins.

Sedimentation means the process or action of depositing sediment caused by erosion.

Selective cutting means the removal of single scattered trees.

Selective vegetation removal. The removal of isolated individual trees or shrubs that are not in a contiguous patch, strip, row, or block and that does not substantially reduce the tree canopy or understory cover.

Setback means the minimum horizontal distance between a use and lot line or other distinguished area. Distances are to be measured from ground level except as provided hereinafter.

Setback (MRCCA). A separation distance measured horizontally.

Semi-public use means the use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

Sewage treatment system means:

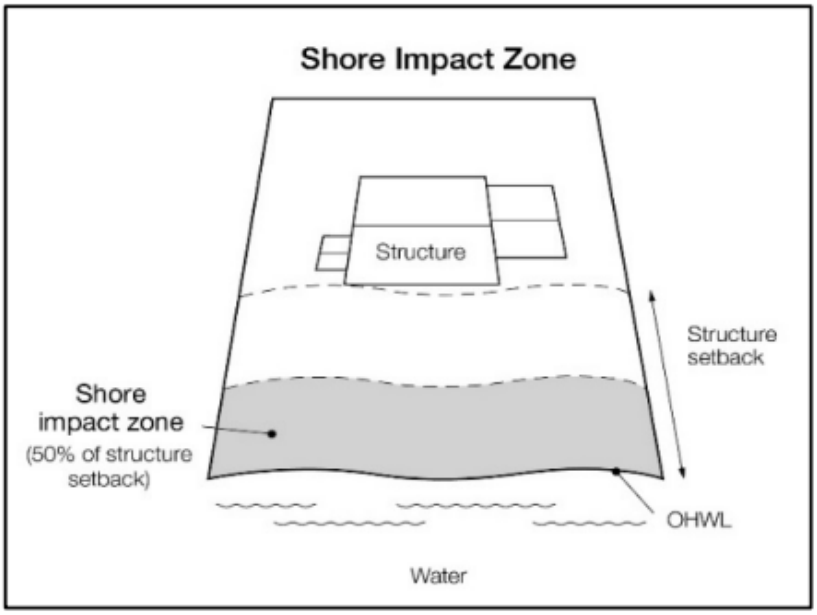
(1) Any system for the collection, treatment and dispersion of sewage including but not limited to septic tanks, soil absorption systems and drain fields; or

(2) Septic tank and soil absorption system or other individual or cluster type sewage treatment system as described and regulated in this chapter.

Shore impact zone (Shoreland) means land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback.

Shore impact zone (MRCCA). Land located between the ordinary high water level of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or, for agricultural use, 50 feet landward of the ordinary high water level. See Figure 1.

Figure 1. Shore Impact Zone (MRCCA)



Shoreland means the land within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the commissioner.

Shoreline facilities. Facilities that require a location adjoining public waters for ingress and egress, loading and unloading, and public water intake and outflow, such as barge facilities, port facilities, commodity loading and unloading equipment, watercraft lifts, marinas, short-term watercraft mooring facilities for patrons, and water access ramps. Structures that would be enhanced by a shoreline location, but do not require a location adjoining public waters as part of their function, are not shoreline facilities, such as restaurants, bait shops, and boat dealerships.

Significant historic site means any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minn. Stats. § 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

Slope means the degree of deviation of a surface from the horizontal, usually expressed in percent, degrees, or ratio.

Special purpose units of government. The University of Minnesota, the St. Paul Port Authority, watershed management organizations established under Minn. Stats. ch. 103B, watershed districts established under Minn. Stats. ch. 103D, and any other unit of government other than local government or a state or regional agency.

State or regional agency. The Metropolitan Airports Commission, Minnesota Historical Society, University of Minnesota, Department of Natural Resources, Department of Transportation, Metropolitan Council, and other state agencies.

Steep slope (MRCCA). A natural topographic feature with an average slope of 12 to 18 percent, measured over a horizontal distance equal to or greater than 50 feet, and any slopes greater than 18 percent that are not bluffs.

~~*Steep slope* (Shoreland) means land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this chapter. Where specific information is not available, steep slopes are lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, that are not bluffs.~~

Storm water management facilities. Facilities for the collection, conveyance, treatment, or disposal of storm water.

Story means that portion of a building including beneath the upper surface of a floor and upper surface of floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar, or unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story.

Street frontage means the proximity of a parcel of land to one or more streets. An interior lot has one street frontage and a corner lot has two such frontages.

Structure (MRCCA and Shoreland). A building, sign, or appurtenance thereto, except for aerial or underground utility lines, such as sewer, electric, telephone, or gas lines, and utility line towers, poles, and other supporting appurtenances.

Structure means either:

(1) Anything which is built, constructed or erected; an edifice or building of any kind; or any piece of work artificially built up and/or composed of parts joined together in some definite manner whether temporary or permanent in character, in eluding towers, poles and other supporting appurtenances.

(2) Anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures, earthen structures, roads, parking lots, and paved storage areas.

(3) Any building, sign, or appurtenance thereto, except aerial or underground utility lines, such as sewer, electrical, telephone, telegraph, or gas lines, including towers, poles, and other supporting appurtenances, and fences used to control livestock or delineate boundaries.

Structure, principal, means anything that houses or facilitates the principal use of a property.

Subdivision. Having the meaning given under Minn. Stats. § 462.352.

Substandard use (Wild and Scenic) means any use within the land use district existing prior to the date of enactment of the ordinance from which this chapter is derived which is permitted within the applicable land use district but does not meet the minimum lot area, length of water frontage, structure setbacks or other dimensional standards of this chapter.

Subsurface sewage treatment system. Having the meaning given under Minnesota Rules, part 7080.1100.

Surface water-oriented commercial use means the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

Temporary real estate office means a structure with or without a foundation or footings, used only as a temporary real estate office, which is open to the general public.

Topsoil means black dirt composed of unconsolidated material, largely undecomposed organic matter that is a suitable foundation for vegetative growth. The composition of topsoil should contain no more than 35 percent sand content.

Tow Yard. See Vehicle Wrecking Yard.

Transmission services.

(A) Electric power lines, cables, pipelines, or conduits that are:

(1) Used to transport power between two points, as identified and defined under Minn. Stats. § 216E.01, subd. 4; or

(2) For mains or pipelines for gas, liquids, or solids in suspension, used to transport gas, liquids, or solids in suspension between two points; and

(B) Telecommunication lines, cables, pipelines, or conduits.

Treeline. The more or less continuous line formed by the tops of trees in a wooded area when viewed from a particular point. The treeline is determined during all seasons as if under full foliage.

Truck Terminal. means a building, structure or land where trucks and/or tractor trailers are rented, leased, or stored, or are dispatched for hire as common carriers.

Twin Cities Metropolitan area. The area over which the Metropolitan Council has jurisdiction according to Minn. Stats. § 473.121, subd. 2.

Unlicensed Supportive Living Facility means a residential dwelling that is not licensed as a Licensed Residential Facility that provides congregate and supportive living environment for no more than six unrelated individuals classified under the Americans with Disabilities Act (ADA).

Use, principal, means the purpose or activity for which the land or building thereon is designated, arranged, or intended, or for which it is occupied, utilized or maintained, and shall include the performance of such activity as defined by the performance standards of this chapter.

Variance. Having the meaning given under Minn. Stats. § 394.22.

Vegetation means the sum total of plant life in some area; or a plant community with distinguishable characteristics.

Vehicle wrecking yard means any place where vehicles not in running condition and/or not licensed, or parts thereof, are stored in the open or any land used for wrecking or storing of such motor vehicles or parts thereof, and including any commercial salvaging and scavenging of any other goods, articles or merchandise.

Water access ramp. A boat ramp, carry-down site, boarding dock, and approach road, or other access that allows launching and removal of a boat, canoe, or other watercraft with or without a vehicle and trailer.

Water body means a body of water (lake, pond) in a depression of land or expanded part of a river, or an enclosed basin that holds water and is surrounded by land.

Water-oriented accessory structure or facility (Shoreland) means a small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

Water-oriented accessory structure (MRCCA). A small building or other improvement, except stairways, fences, docks, and retaining walls, that, because of the relationship of its use to public waters, needs to be located closer to public waters than the normal structure setback. Examples include gazebos, screen houses, fish houses, pump houses, and detached decks and patios.

Water quality impact zone. Land within the shore impact zone or within 50 feet of the boundary of a public water, wetland, or natural drainage way, whichever is greater.

Wetland. Having the meaning given under Minn. Stats. § 103G.005.

Wharf. Having the meaning given under Minnesota Rules, part 6115.0170.

Wholesale Sales means sales of products to a business or person who will resell the articles in the regular course of business or incorporate the article into another product that will be sold.

Wind energy conversion system (WECS) means any device such as a wind charger, wind mill, or wind turbine and associated facilities that converts wind energy to electrical energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, or other component used in the system.

Yard means an open space on the lot which is unoccupied and unobstructed from its lowest level to the sky. A yard extends along a lot line at right angles to such lot line to a depth or width specified in the yard regulations for the zoning district in which such lot is located.

Yard, front, means that area extending along the full length of a front lot line between side lot lines and to the depth required in the yard regulations for the district in which it is located. In the case of a corner lot abutting one or more major roads, both yards shall be considered front yards. A major road is any road that is of a collector designation or greater.

Yard, rear, means a yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.

Yard, side, means a yard between the side line of the lot and the nearest line of the principal building and extending from the front line of the structure to the rear property line.

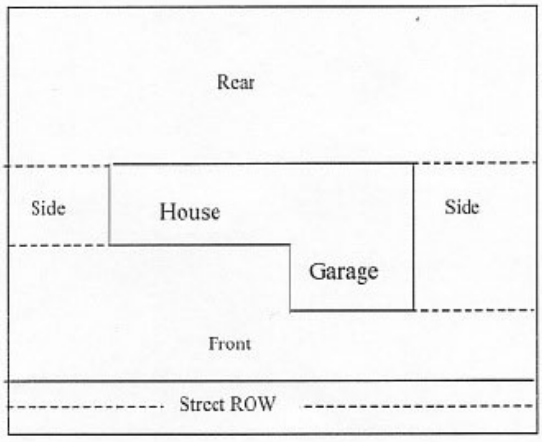


Figure 1. Attached Garage

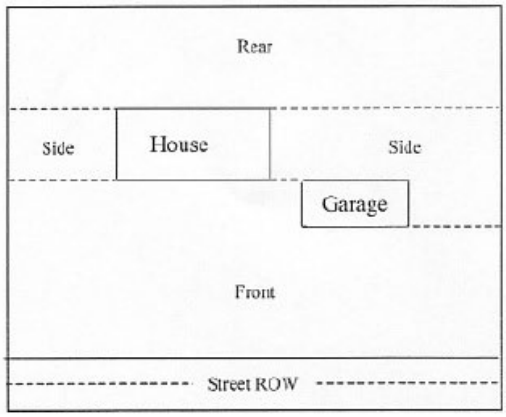


Figure 2. Detached Garage in Front

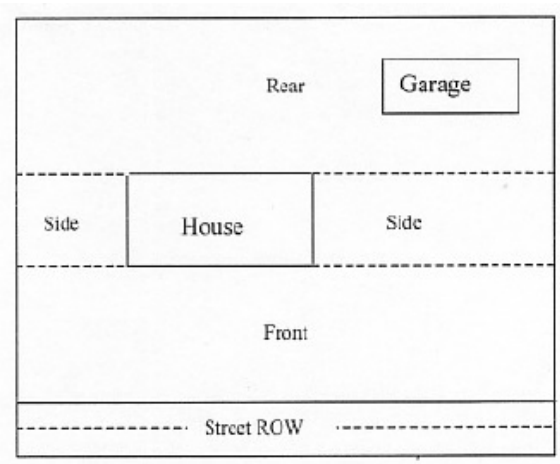


Figure 3. Detached Garage in Rear

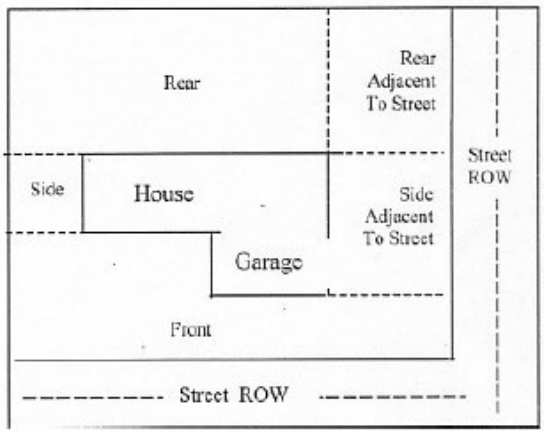


Figure 4. Corner Lot

Zoning administrator means the community development department.
Zoning district means an area within the limits of the city for which the regulations and requirements governing use are uniform.
Zoning district, overlay, means a zoning district containing regulations superimposed upon other zoning district regulations and may supersede the underlying zoning district if more restrictive than the underlying zoning district regulations.
Zoning district, underlying, means all zoning districts except overlay zoning districts.
Zoning map means the map incorporated into this chapter as a part thereof, designating the zoning districts.
Zoning Code means the zoning ordinance of the city, as amended from time to time by the City.

106 Applicability and Compliance

From and after the effective date of the ordinance from which this chapter is derived, the use of all land and every building or portion of a building erected, altered in height and area, added to, or relocated, and every use within a building, or use accessory thereto, in the city shall be in conformity with the provisions of this chapter and after the lawful issuance of all required permits.

110 Administration

Sections 111-140 establish the administration and enforcement powers of this chapter.

111 Zoning Administrator

The zoning administrator shall:
(A) Administer and enforce the provisions of this chapter in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use which does not conform to this chapter;
(B) Maintain the official zoning map;
(C) Maintain a permanent file of all zoning applications as public records.

120 Official Zoning Map

(A) The boundaries of the zoning districts ~~and development areas~~ and overlay districts are delineated on the official zoning map, which is adopted by reference and declared to be a part of this chapter.

Such map shall be on permanent file and available for public inspection in City Hall. It shall be the responsibility of the zoning administrator to maintain and keep the map up to date and to revise or update the map with each amendment thereto within 30 days after official publication of the ordinance adopting the amendment.

(B) District and development area boundaries shown within the lines of roads, streams, and transportation rights-of-way shall be deemed to follow the centerlines. The vacation of roads shall not affect the location of such district or development area boundaries. When the zoning administrator cannot definitely determine the location of a district or development area boundary by such centerlines, by the scale or dimensions stated on the zoning map, or by the fact that it clearly coincides with a property line, the zoning administrator shall interpret the location of the district or development area boundary with reference to the scale of the zoning map and the purposes set forth in all relevant provisions of this Code. When a district or development area boundary line divides a lot of record into two or more districts or into both development areas, any portion of the lot within 50 feet of such division may be used for any use of either district or development area as approved by the Planning Commission or as appealed by the City Council. The Metropolitan Urban Service Area (MUSA) boundary line as shown in the Comprehensive Plan, however, defines the limits of sewered areas. Any area outside of the MUSA boundary shall not be served with sewer.

130 Enforcement

(A) Any violation of this chapter may be enjoined by the council through proper legal channels. Each day a violation is permitted to exist shall constitute a separate offense.

(B) In case any building, structure, or land is proposed to be erected, reconstructed, altered, converted, maintained or used in violation of this chapter, the council, in addition to other remedies, may institute in the name of the city any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, or land, or to prevent, in or about such premises, any act, conduct, business, or use constituting a violation, as prescribed in Chapter 2.

(C) Violation of any provision of this chapter is considered a misdemeanor.

(D) Appeals are provided in the same manner as prescribed in Chapter 2.

140 Non-Conformities

(A) *Intent.* It is the purpose of this section to provide for the regulation of nonconforming buildings, structures, site improvements, and uses and to specify those requirements, circumstances, and conditions under which nonconforming buildings, structures, and uses will be operated and maintained. This chapter establishes separate districts, each of which is an appropriate area for the location of uses that are allowed in that district. It is necessary and consistent with the establishment of these districts that nonconforming buildings, structures, site improvements, and uses not be allowed to continue without restriction. Furthermore, it is the intent of this section that all nonconforming uses shall be eventually brought into conformity or terminated.

(B) *Regulations.*

(1) Whenever a lawful nonconforming use of a structure or land or occupancy is discontinued for a continuous period of one year, any future use of said structure or lands shall be made to conform with the provisions of this chapter.

(2) Notwithstanding any other provisions of this chapter, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless it is a nonconforming use that is destroyed by fire or other peril to the extent of greater than 50 percent of its market value, and no building permit has been applied for within 180 days of

when the property is damaged. In this case, the city may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property. Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.

(C) Creation of nonconformities by public action

(1) Where there exists as of the date of adoption of this section a conforming land use, lot of record, sign, structure, and/or site improvement and a subsequent taking by a governmental body occurs under eminent domain or negotiated sale which renders such land use, lot of record, structure, or site improvement in violation of one or more provisions of this chapter, such land use, lot of record, sign, structure or site improvements becomes a legal non-conformity and may be used thereafter only in accordance with the provisions of this section.

(2) The Planning Commission may consider government taking as a practical difficulty used with a request for a variance to a setback regulation for pre-existing buildings, parking lots, and/or signs.

(D) Lots of Record. Any lot of record existing at the effective date of the ordinance from which this chapter is derived may be used for the erection of a dwelling conforming to the use regulations of the district in which it is located, even though its area is less than the minimum requirements of this chapter. This provision shall not apply to lots with widths below the district minimum, meaning that all lots of record must meet district lot width minimums to qualify.

(E) Expansion of a non-conforming principal structure, deck, or parking lot by way of setbacks is permitted provided the improvement does not increase the level of nonconformity. This provision does not apply in the Shoreland Overlay or Wild and Scenic River Overlay.

(F) Additional standards for nonconformities within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

200 Land Development Applications and Procedures

Sections 200-299 are established to define the procedures and processes for applications for development, redevelopment, and changes in use of property in Ramsey. All procedures must be in conformance with applicable provisions of State Law.

201 Processing Costs

(A) *Costs.* All costs incurred by the City in processing an application for a land use application shall be paid by the applicant. The processing costs shall include but not be limited to:

(1) Professional consulting services as directed by the zoning administrator, the Planning Commission and/or City Council;

(2) Copying charges;

(3) City staff involvement;

(4) Public hearing publications and posting of a sign on the property;

(5) Written notice to adjacent property owners;

(6) Recording charges; and/or

(7) Any other cost necessary to process the applicant's request.

(B) *Fee and escrow.* A set fee and a set minimum escrow established by ~~ordinance~~ an annual fee schedule shall be paid to the city at the time the land use application is made.

(C) *Special assessment of processing costs.* An applicant may request that processing costs exceeding the amount established by ~~ordinance~~ annual fee schedule be specially assessed against the applicant's property provided that the property owner accepts the assessment to the subject property and waives any right of assessment appeal.

(D) *Additional deposits before submittal.* If the zoning administrator determines that costs in addition to the set escrow will likely be incurred by the city, then an additional sum as determined by the

zoning administrator shall be deposited with the City before the application is considered officially submitted.

(E) *Additional deposits after submittal* If at any point during the processing of a ~~zoning or~~ land use application, the actual or estimated processing costs exceed the amount on escrow, the applicant shall have ten days to supply an additional escrow in an amount equal to or greater than the estimated processing costs. Failure to provide additional funds into a deficit account can result in assessing the costs to the property subject to the application.

(F) *Refund of unused deposits.* Any portion of those funds deposited in escrow but not expended or encumbered shall be returned to the applicant after final action on the application. Under no circumstance shall an escrow be considered an interest bearing account.

202 Required Sureties and Financial Guarantees

Upon approval of a land use application or administrative site plan review where a new building and/or site improvements are being constructed or reconstructed, the City shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

(A) The security shall be in the amount equal to 125 percent the applicant's estimated costs of labor and materials for the proposed improvements or development.

(B) The city shall hold the security until completion of the proposed improvements or development and a certificate of occupancy indicating compliance with the provisions of the land use application and this chapter has been issued by the building official. A maintenance period of ~~no more than~~ two years for landscaping improvements may be collected as established by the annual fee schedule.

(D) Failure to comply with the conditions of the land use application approvals and the provisions of this chapter shall result in forfeiture of the security.

(E) *Landscape escrow for single-family lots*. A landscape escrow, in an amount to be determined by the annual fee schedule ~~building official~~, shall be deposited for all required landscaping, including topsoil, sod, and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, established groundcover ~~sod (or seeding where permitted by this Chapter),~~ and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy.

203 Development Agreements

Whenever a performance guaranty is imposed by the city, the applicant shall be required to enter into a development agreement with the city. This agreement is to provide authorization to the city to utilize the posted security and complete stipulated work should the applicant fail to meet the terms and conditions of the development. Said agreement shall hold harmless the City for completion of the work and address other matters as may be determined by the City Attorney. The development agreement shall be approved by the City Council.

210 Land Use Applications

The following land use application types are required and are described further in this chapter:

(A) Variances

(B) Site Plan Review

(C) Conditional Use Permits and Amendments

(D) Interim Use Permits

(E) Zoning Text Amendments

(F) Zoning Map Amendments
(G) Comprehensive Plan Amendments
(H) Home Occupation Permits (Level II)
(I) Easement Vacations
(J) Encroachment Agreements

211 General information provided in an application form

All requests for land use approvals required within this chapter shall be filed with the City on an official application form and must be submitted to the zoning administrator by deadlines set forth in an adopted calendar. Failure to submit a completed form is grounds for rejection of an application. The following information is required on all land use application forms:

(A) The applicant's name, business name, address, telephone number, and email address.
(B) The property owner's name, business name, address, telephone number, and email address.
(C) Signatures of the applicant and property owner consenting to the application.
(D) The address and/or legal description of the subject site.
(E) The land use application type(s) being sought.
(F) A written narrative explaining the request.
(G) The applicant's and/or owner's designated representative's business name, address, telephone number, and email address.
(H) Consent from the homeowner's association or architectural review board, if applicable.

212 Information provided on plans

The information required for all land use application types generally consists of the following items, as applicable to the application, and shall be submitted when applicable or requested by the zoning administrator. Plans must be prepared in a standard engineering or architectural scale and be prepared by a licensed surveyor, architect, and/or civil engineer, as applicable. All plans, with the exception of architectural renderings, shall be in black, greyscale, and white.

(A) *Existing Conditions.*
  (1) Affected parcel(s) legal description, dimensions, and area.
  (2) Location of all existing significant trees, type, diameter, and which trees will be removed.
  (3) Location of all existing structures on the site.
  ~~(4) Location of all adjacent buildings located within 150 feet of the exterior boundaries of the property in question.~~
  (5) Existing elevation contours at two-foot intervals extending 100 feet outside of the property boundary.
  (6) Floodplain and wetland boundaries.
(B) *Proposed Site Plan*.
  (1) Location of all ~~buildings on parcels including both~~ existing and proposed structures.
  (2) Location and dimensions of vehicular circulation, curb cuts, driveways, drive aisles, and number of existing and proposed parking spaces.
  (3) Calculations of parking space requirements.
  (4) Site plan details such as trash enclosures, etc.
  (5) Setbacks of all buildings, parking areas, and driveways from all property lines.
  (6) Snow storage locations.
(C) *Proposed Architectural Plans.*
  (1) Color architectural elevations with type and materials used in all exterior surfaces.
  (2) Location and type of all proposed wall-mounted lights.
  (3) Dimensions of proposed and existing structures.
  (4) "Typical" floor plan and "typical" room plan.

(5) Preliminary Architectural Code Analysis.
(6) Screening plan of HVAC and other mechanical units.

(D) *Grading plan.*
(1) Proposed grading elevation contours at two-foot intervals and spot elevations extending 100 feet outside of the property boundary.
(2) Drainage configuration.
(3) Storm sewer catch basins, invert elevations, and storage areas.
(4) Proposed road profile.
(5) Storm water calculations.
(6) Floodplain and wetland boundaries.

(E) *Tree Preservation Plan*
(1) Location of all existing significant trees.
(2) Other information from the tree preservation requirements in Section 350.

(F) *Landscape plan.*
(1) Location, type, and diameter of all proposed plantings including requirement calculations.
(2) Location and material used for all screening devices.

(G) *Preliminary Utility Plan.*
(1) Sanitary sewer and water plan ~~with estimated use per day~~.
(2) Existing sanitary sewer and water mains, service lines, and fire hydrants in adjacent rights-of-way.
(3) Proposed fire hydrants.
(4) If outside of the MUSA, locations of proposed wells and septic systems with soil logs.

(H) *Lighting Plan.*
(1) Cut sheets of the proposed light fixtures.
(2) Photometrics of all wall-mounted and freestanding lights showing light levels across parking lots, driveways, and pedestrian areas, and along all property lines.

(I) Other plans and studies may be necessary due to the nature of the application determined by the zoning administrator such as an environmental review, noise analysis, or traffic analysis.

213 Application Submittal Dates

The Planning Commission shall adopt a calendar annually that specifies applicant submittal dates and Planning Commission meeting dates in conformance with state law.

214 Public Hearings

(A) The following land use application types require a public hearing:
(1) Variances
(2) Site Plan Review
(3) Conditional Use Permits and Amendments
(4) Interim Use Permits
(5) Zoning Text Amendments
(6) Zoning Map Amendments
(7) Comprehensive Plan Amendments
(8) Home Occupation Permits (Type II)
(9) Easement Vacations

(B) Public hearing notices must be provided to surrounding property owners, as measured from property lines, as noted in each of the subsections below.

(C) A sign may be posted on the property constituting the application notifying the public of a proposed land use application.

(D) When an applicant proposes any construction or alteration that would exceed a height of 200 feet above ground level at the site then the zoning administrator shall notify the Mn/DOT commissioner at least 30 days in advance.

(E) Notification of a Land Use Application in the Shoreland Overlay District, Scenic River Protection Overlay, or Mississippi River Corridor Critical Area Overlay shall be provided to the Minnesota Department of Natural Resources.

(F) The Planning Commission shall conduct the public hearing, report its findings, and make recommendations to the Council, except in the case of a variance which is described further in this chapter where the Planning Commission has approval authority. Easement vacation public hearings are conducted at a regular City Council meeting.

215 Re-submitting denied applications.

No application which has been denied wholly or in part may be resubmitted for at least one year from the date of its denial, unless substantial changes have been made which warrant reconsideration, as determined by the zoning administrator.

216 Expiration of approved applications

An approval resolution for variances, site plans, conditional use permits and amendments, and home occupations are valid for one year from the date of approval at which time the use must be in operation or have a valid current building permit. The City Council may grant an extension of up to two years based on reasonable extenuating circumstances before the initial expiration date.

220 Variances

(A) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.

(B) Public hearing notice mailing distance is 350 feet.

(C) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Code. "Practical difficulties," as used in connection with the granting of a variance, means:

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

(3) The variance, if granted, will not alter the essential character of the locality.

(4) Economic considerations alone do not constitute practical difficulties.

(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems and

(6) Public takings of property due to condemnation.

(7) Variances shall be granted for earth sheltered construction as defined in M.S. 216C.06, subdivision 14, when in harmony with this chapter.

(D) The Planning Commission may not permit as a variance any use that is not allowed under the Zoning Code for property in the district where the affected person's land is located.

(E) The Planning Commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

(F) The Planning Commission shall serve as the ~~board~~ final decision making authority. However, any action of the ~~board~~ Planning Commission may be appealed to the Council by any affected person if notice of such an appeal is received by the zoning administrator within ten days of the final action of the ~~board~~ Planning Commission.

(G) The variance is approved by resolution.

(H) Recording of variance. A certified copy of a variance resolution shall be recorded with the Anoka County recorder or registrar of titles for record. The variance resolution shall include the legal description of the property included. No building permit shall be issued until after recording is made.

(I) Additional standards for variances within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

225 Site Plan Review

(A) Site Plan Review Applications Requiring Formal Planning Commission and City Council Review. Absent a requirement for a conditional use permit, the following uses require a formal site plan review application:

(1) Developments of multiple-family dwellings (three or more attached units), townhomes, and manufactured home parks;

(2) Commercial and industrial principal and accessory uses when adjacent to a residential use;

(3) All proposed developments within the Floodplain, Scenic Rivers, and Environmental Protection and Critical Rivers Overlay Districts;

(4) Religious institutions;

(5) Principal uses within the PI, P, and CL districts; and

(6) Principal uses within the PUD, COR.

(B) A conditional use permit application review shall satisfy the site plan review procedural requirements for conditional uses.

(C) Public hearing notice mailing distance is 350 feet.

(D) The site plan review is approved by resolution.

(E) Conditions of approval. The City Council may attach reasonable conditions or modifications to the site improvements or building architectural design to mitigate any adverse effects of the site. Conditions related directly to the use are not permitted.

226 Administrative Site Plan Review

(A) Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process in Section 225 and rather be reviewed as part of the standard building permit review process.

(B) Expansion, modification, or installation of site improvements for a permitted business or industrial use where no building permit is otherwise required shall require an administrative site plan review.

(C) Expansion or modification of site improvements and/or for buildings for uses listed in Section 225(A) of less than 100 percent (footprint) shall be reviewed administratively.

(D) Expansion or modifications of site improvements and/or for buildings for conditional uses as described in Section 230 of less than 10 percent (footprint) shall be reviewed as an administrative site plan review.

230 Conditional Use Permits

Certain types of uses are classified as conditional uses under this chapter to which reasonable conditions may be attached. The conditions may be based on operation of the use, site improvements, and screening in order to mitigate any impacts to surrounding properties or the public rights-of-way. Conditional uses shall be approved by the City Council by a showing by the applicant that the standards and criteria stated in this chapter will be satisfied. The standards and criteria shall include both general requirements for all conditional uses, and insofar as practicable, requirements specific to each designated conditional use. If the use proposed is new construction, the conditional use permit process shall also be considered a site plan review.

(A) *Duration of conditional use permits.* A conditional use permit shall remain in effect as long as the conditions agreed upon are observed and the permit holder is in compliance with all other regulations or standards of this chapter. A conditional use permit shall become null and void one year after the final action of the council if not initiated or utilized, or if the use is discontinued for a continuous 12-month period, unless a petition for an extension of time in which to complete or utilize the use that has been granted by the council. The city shall notify the CUP holder of these time restrictions at time of issuance. Extension shall be requested in writing and filed with the city at least 30 days before the expiration of the original conditional use permit. The request for extension shall state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. Such petition shall be presented to the planning commission for a recommendation to the council and acted upon by the council.

(B) Public hearing notification mailing distance is 350 feet.

(C) The Conditional Use Permit is adopted by resolution.

(D) Recording of permit. A certified copy of any conditional use permit shall be recorded with the Anoka County recorder or registrar of titles for record. The conditional use permit shall include the legal description of the property.

(E) *Amended conditional use permits.* An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include requests for substantial changes in conditions or expansions of use, and as otherwise described in this chapter. Expansion or modifications of site improvements and/or for buildings for conditional uses of less than 10 percent (footprint) shall be reviewed as an administrative site plan review.

(F) *Revocation of conditional use permits.* In the event that violations of any conditions set forth in the conditional use permit occur, the council shall have the authority to revoke the conditional use permit. The following procedure shall be used to consider the revocation of a conditional use permit.

(1) The parcel owner shall be notified of the possible violations of the conditional use permit and given 30 days to correct the violation and submit a written response to the notice.

(2) If the violations are not corrected in the 30-day time frame, a public hearing conducted by the city council shall be scheduled.

(3) At the public hearing for the purpose of revoking a conditional use permit the council shall consider the written response of the parcel owner and evidence of the violation. With a majority vote the City Council shall take one of the following actions:

a. Revocation of the conditional use permit by resolution adopt findings of fact and conclusions that support revocation of the conditional use permit;

b. Finding no violation exists by motion; or

c. Directing compliance measures and timelines to correct the violation.

(4) *Exigent circumstances.* If the City finds that exigent circumstances exist requiring immediate permit revocation, the Zoning Administrator may revoke the permit and provide a post-revocation hearing before the City Council not more than 15 days after holder's receipt of written notice of the hearing. Following such hearing, the City Council may sustain or rescind the revocation, or may impose such other and further discipline as it deems appropriate.

(G) The conditions contained in a valid conditional use permit for an existing use that has become permitted due to a change in the zoning district or zoning text will remain in effect only as to any conditions related to site improvements.

(H) Additional standards for conditional use permits within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

235 Interim Use Permit

The purposes and intents of allowing interim uses are: To allow a use for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the Comprehensive Plan; and to allow a use that is presently acceptable but that, with anticipated development will not be acceptable in the future.

(A) Public hearing notification mailing distance is 350 feet.

(B) *Standards of issuance.*

(1) Every interim use permit issued shall terminate upon a date or event that can be identified with certainty, with the maximum duration of five years from the date of approval~~, unless otherwise approved by the council.~~

(2) In the final six months of each approved term, the applicant may request an extension to the permit of up to five years. An application for the extension is the same process as requesting an initial interim use permit.

(3) The council may attach such conditions to the interim use permit as it deems necessary in order to carry out the intent and purpose of this chapter and protect the public health, safety and welfare. These conditions may include a financial surety in an amount sufficient to remove the interim use and interim structures and/or site improvements upon expiration of the interim use permit.

(4) Interim Use Permits for home occupations have modified standards set forth in Section 236.

(5) Interim Use Permits for personal use heliports have modified standards set forth in Section 340.

(C) *Termination.* An interim use permit shall terminate upon the occurrence of any of the following events; whichever first occurs:

(1) The date stated in the permit;

(2) A violation of conditions and subsequent revocation of the permit; or

(3) Revocation resulting from a cessation of the interim use for 30 consecutive days.

(4) Change of ownership of the property.

(5) Change of business entity or tenant occupying the property.

(6) The extension of sanitary sewer and water services to the site for uses approved specifically without municipal services.

(D) The Interim Use Permit is adopted by Resolution.

(E) The property owner must sign an agreement understanding the limitations and conditions of the interim use.

236 Home Occupation Permits

A Home Occupation Permit has the following procedural requirements:

(A) *Term*. A home occupation permit shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. The permit shall run with the applicant, not the property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (C) of this section.

(B) *Inspections*. The Zoning Administrator, shall have the right, upon reasonable request, to enter and inspect the premises covered by said interim use permit for safety and compliance purposes, or code enforcement complaints.

(C) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of these provisions*.

(1) Should an interim use permit holder move to a new location, the existing permit shall be automatically terminated. If the interim use permit holder should desire to continue the home occupation in a new location, written notice to that effect shall be given to the city administrator or their designee, and the council may authorize continuation of that permit with a public hearing for the neighboring properties of the proposed new location.

(2) In the case of a death of the interim use permit holder, should a surviving spouse or child, residing at the same address or receiving title to the property, desire to continue the home occupation, written notice to that effect shall be given to the city administrator or their designee. The permit shall be automatically renewed subject to the same terms.

(3) An interim use permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the city administrator or their designee. All such revocation hearings, publication, and notice requirements shall be the same as for interim use permits in accordance with City Code.

(4) Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain an interim use permit as required herein. The business may continue pending final determination of the application. Should the city administrator, their designee, or council deny the application for an interim use permit the use shall immediately cease at such residential premises.

(D) *Revocation*. An interim use permit for a home occupation may be revoked if the property owner is found to be in violation of the conditions listed in the interim use permit or is in violation of any other requirements set forth by the Ramsey City Code or Minnesota State Statute.

(E) *Termination*. Home occupations approved with an interim use permit may be terminated pursuant to the procedure established in Section 235(D).

(F) Appeals. Any violation appeal or dispute shall be processed in accordance with Chapter 2 of City Code.

(G) Public hearing notification mailing distance for a type-II permit is 350 feet.

240 Zoning Text Amendment

Purpose. The City Council may adopt amendments to this Zoning Code ~~ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines~~. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The City Council may amend this chapter as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Public hearing notification mailing distance is 350 feet if the amendment is related to a particular property.

(B) The zoning text amendment is adopted by ordinance.

245 Zoning Map Amendment

Purpose. The City Council may adopt amendments to the Zoning Map in relation both to land uses within a particular district or to the location of the district lines. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The Council may amend ~~this chapter~~ the Zoning Map as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Conditional Map Amendment. An amendment on particular properties in conjunction with a specific proposed development may be described by a proposed plat name instead of the existing legal description to safeguard a property's zoning in the event the proposed plat does not get recorded or the project expires.

(B) Public hearing notification mailing distance is 350 feet.

(C) The zoning map amendment is adopted by ordinance.

(D) Planned Unit Developments are created through this process and the adopted ordinance shall list the development standards and uses for that development.

250 Comprehensive Plan Amendments

Purpose. The City Council may adopt amendments to the Comprehensive Plan ~~ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines~~. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The City Council may amend this chapter as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Public hearing notification mailing distance is 350 feet if the amendment is related to a particular property.

(B) The Comprehensive Plan amendment is adopted by ordinance.

260 Easement Vacations

Pursuant to Section 12.6 of the City Charter, the procedure for application to vacate a public utility, drainage, roadway, access, or other form of easement shall be as follows:

(A) The applicant shall petition the Zoning Administrator on the easement to be vacated including a legal description and survey exhibit.

(B) *Public Hearing Notification Requirement:* property owners within 350 feet and all utility companies operating within Ramsey.

(C) The City Council shall hold a public hearing and make a final determination by resolution.

(D) The approval resolution shall be recorded with the Anoka County Recorder's office or Registrar of Titles.

261 Encroachment Agreements

An encroachment agreement is necessary when a structure or site improvement, other than a fence, utility infrastructure, parking lot, or driveway is proposed to be constructed in an easement or right-of-way and vacating the easement or right-of-way is not desired or practical.

(A) A thirty-day notification must be provided to all utility companies operating within Ramsey.

(B) Administrative approval. The Zoning Administrator may approve an encroachment agreement administratively for encroachments that have received variances.

(C) The City Council will review all other encroachment requests and, if deemed reasonable at its sole discretion, approval is adopted by resolution authorizing the encroachment agreement.

(D) All encroachment agreements must be recorded against the property with the Anoka County Recorder's office.

(E) The zoning administrator will have the ability to abate the structure or site improvement removal as set forth in Chapter 2 in the event the structure is not removed according to the terms of the agreement.

300 General Performance Standards

The following sections set forth standards for uses or structures applicable in all zoning districts.

301 One Principal Building per Lot

Every building erected after the adoption of this chapter from which this chapter is derived shall be located on a lot, as defined herein and in no case shall there be more than one ~~main~~ principal building on any one lot, except as may otherwise be provided herein.

302 Structures on Outlots

No structures shall be constructed or erected on an outlot other than signs or fences.

303 Easements

No private buildings (principal or accessory), temporary or permanent structures, or uses may be located in, on, or over any public drainage and/or utility easements, except fences, driveways, parking lots, or easily-movable structures that do not impede the flow of water and do not have permanent foundations as described elsewhere in this chapter and as determined by the City Engineer; and public or quasi-public utilities or facilities regulated by City Franchise or other provisions of the City Code. The items constructed within an easement are subject to removal at the property owner's expense in the event work on the utilities in the easement is needed.

304 Adequate Public Infrastructure

All developments must provide adequate infrastructure suitable for the anticipated traffic, pedestrian circulation, and utility needs of the use. The City is authorized to require any necessary upgrades of adjacent and area public roadways and utilities directly related and proportional to a proposed development. Examples of such improvements are, but not limited to, construction or striping of turn lanes, installing or upgrading utilities, installing sidewalks, and/or installing street lights. All such expenses are the responsibility of the property owner of the proposed development.

305 Sanitary Sewer and Water Connections

(A) All new principal structures within the Metropolitan Urban Services Area (MUSA) as designated on the current Comprehensive Plan must be connected to municipal sanitary sewer and water.

(B) For an undeveloped parcel within an urbanized zoning district that is not directly serviced by municipal sanitary sewer and water, reasonable efforts must be made to extend sanitary sewer and/or water mains to the site prior to constructing a principal structure. This may be accomplished by developer utility construction or by an assessment agreement. If it is not reasonably feasible to extend sanitary sewer and/or water mains, a building permit may be issued with private systems.

(C) In areas of the city outside of the current Metropolitan Urban Services Area (MUSA) where municipal water mains are located, the owner of a property directly adjacent may petition the City Council for a water connection in the event an existing well becomes inoperable or contaminated. In no case shall the property be considered for rezoning to an urbanized district.

306 Small Utility Services

All buildings constructed after the adoption date of this chapter shall be served by undergrounded utilities (natural gas, electric, cable, telephone, etc.) extending from the public right-of-way to the building.

307 Construction trailer/Field Office

Construction trailers and field offices may only be placed and used in conjunction with an active building, utility, or grading permit onsite. The construction trailer/field office must be removed within two weeks of the building obtaining a certificate of occupancy or the grading and utility work completed.

310 Lighting

The purpose of this section is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

(A) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.

(B) Architectural lighting, including LED or neon banding, must be mounted on the building or canopy. Architectural lighting directed upward onto the building façade is permitted provided no glare or light pollution are produced. LED banding must use colored tube shielding for a continuous appearance.

(C) Free-standing and wall-mounted luminaire regulations:

(1) Height maximums, including the base and support structure, are limited as follows:

a. Farther than 200 feet from any property zoned residential: 30 feet.

b. Within 200 feet of any property zoned residential: 15 feet.

(2) Cut-off angles must be equal to or less than 90 degrees.

(3) Ballfield, stadium, or outdoor recreation lighting is exempt from the height and cut-off angle requirements in this section though the design shall constitute the absolute minimum height necessary to light the area and must provide shielding to reduce off-field light spill.

(D) Lighting intensity must adhere to the following table:

Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)			
Use	Minimum Intensity	Maximum Intensity	Maximum Intensity at Property Line
Parking areas for non-residential uses	1	15	0.5
Parking areas for multi-family residential uses	1	15	0.5
Private pedestrian walkways for non-residential and multi-family residential uses	5	20	0.5
Building entrances and exits	5	20	0.5
Exterior storage areas	0.5	15	0.5
Vehicle sales lots	1	20	0.5
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.			

(E) Exterior lighting must be operational when a business is open or employees are on site.

(F) Glare. All lighting must be arranged so as not to produce glare. All properties must be in compliance with the following:

(1) All light sources must be controlled and equipped with lenses, louvers, shields, or prismatic control devices designed to prevent off-site views of the light source.

(2) No flickering or flashing lights except those associated with public safety activities may be permitted.

(3) Light sources that are integrated into a canopy must be designed to be recessed and flush with the ceiling of the canopy, and equipped with a flat lens surface.

(4) Residential single-family and townhome uses may have wall-mounted lighting with exposed light sources provided glare is not produced from off-site views.

(G) Compliance. Any new lighting installed after the effective date of this chapter must be in compliance with the requirements of this chapter. Any lighting in existence before the effective date of this chapter that does not comply with its requirements may be considered legally

nonconforming and may be allowed to continue in compliance with Section 140. Lighting may be required to be upgraded, wholly or in part, due to a request for a site plan review, conditional use permit, interim use permit, variance, or plat.

(H) Seasonal decorative lighting and landscape lighting are not regulated by this section.

320 Driveways and Curb Cuts

The owners of a corner lot may elect to access the principal building on either street that the lot abuts. In cases of ~~through~~ lots with more than one street frontage, the city shall determine which street the building fronts and accesses. In cases where one of the streets is a county, state or MSA street, the lot shall access on the other street. Where any such election is manifestly contrary to the established character or welfare of the neighborhood, the ~~permit~~ request shall be referred to the ~~board of appeals~~ City Council for approval or disapproval.

322 Vision Clearance Triangle

A vision clearance triangle shall be established at each intersection corner in order to provide adequate site distance. The vision triangle shall be formed by creating a third leg that connects the ends of two legs that are in line with the face of the existing curbs. On streets which have a stop condition the length of the leg shall be 25 feet from the nearest face of the curb on the cross street being approached and shall be 50 feet for streets without stop conditions. The vision triangle shall also apply at alleys and at commercial driveways with the leg distance of 25 feet. The vision triangle shall be three dimensional and shall extend from 30 inches to nine feet above the top of curb. Where the wording herein refers to horizontal measurement from the face of curb and no curb exists, the edge of pavement shall be used instead. Where the wording herein refers to vertical measurement from top of curb and no curb exists, the measurement shall begin six inches above the pavement. The vision clearance triangle shall contain no fence, structure, earth bank hedge, planting, wall or other sight obstruction. The following are exempted: utility poles, fire hydrants, traffic signals and signs, trees trimmed to the trunk, and plant species of open growth habit that are not planted in the form of a hedge and which are planted and trimmed as to leave an unobstructed view in all seasons. There shall be no parking allowed along the curbs within the vision triangle. Construction of new buildings or new additions to existing buildings that extend into the vision triangle shall not be permitted. Existing buildings shall not be considered an obstruction under the terms of this division. The city engineer may waive this provision where the natural contour of the ground is such that there can be no cross visibility at the intersection. Landscaping with the vision clearance triangle that is in existence prior to the date of adoption of the ordinance from which this division is derived shall be viewed on a case-by-case basis to determine whether these landscaping elements are in compliance with this division. The public works committee shall render the final decision on such determinations.

323 Traffic Regulatory Signs

Standard regularity stop signs are required at all driveway exits to public streets, except for single-family, two-family, and townhome residential driveways. Other signs may be required as part of the Site Plan Review process.

325 Pedestrian Connections

(A) Walkways. All business, industrial, multi-family residential, and public/quasi-public structures on parcels abutting sidewalks or multi-use trails in the public right-of-way shall provide a pedestrian connection between the sidewalk or trail and the main entrance to the building. The walkway shall be as direct as possible minimizing driveway and parking lot crossings.

(B) Bicycle Rack. All non-residential uses shall provide a bicycle rack near the main entrance to the building.

326 Outdoor Dining Areas/Patios

Outdoor dining areas and patios accessory to restaurants/brew pubs, brewery taprooms, and distillery cocktail rooms have the following standards:

(A) The seating must be located on the same parcel as the principal use.

(B) The outdoor seating area shall be defined with the use of landscaping, temporary fencing, or other means that contains the tables and chairs for the use.

(C) Patrons shall access the outdoor seating area through the main entrance or host station.

(D) All exterior sound equipment shall be shut off at 10:00 p.m.

330 Alternative Energy Systems

Purpose and intent. The purpose and intent of this section is to establish standards and procedures by which the installation and operation of alternative energy systems shall be governed within the city. The city finds that it is in the public interest to encourage alternative energy systems that have a positive impact on energy production and conservation while not having an adverse impact on the community.

331 Wind energy conversion systems (WECS).

The following standards are intended to facilitate the provisions for WECS to the residents and businesses of the city; minimize adverse visual effects of wind towers, turbines, and generators through careful design and site selection standards; and avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements.

(A) *Location.* ~~WECS units shall be allowed by conditional use if listed as a conditional use in the underlying zoning district. Furthermore,~~ WECS units shall not be allowed in the Critical River, Wild and Scenic River, and Shoreland Overlay Districts, except for micro-scale WECS provided that it does not violate the maximum structure height of the overlay district.

(B) *Bulk standards.*

(1) *General requirements.* No part of the WECS, equipment, guyed wires, blades, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) *Setback.* All small scale WECS and medium scale WECS units shall maintain a minimum setback of 1.5 times the height of the tower. In addition, WECS units in any residential district must maintain a minimum setback of 1,000 feet from any principal dwelling unit on adjacent parcels. Setbacks shall be measured from the center of the WECS tower to the nearest property line.

(3) *Height.* Height for any WECS shall be: ~~restricted by the definition of the WECS as listed in City Code section 117-1, definitions.~~

a. *WECS, small-scale.* A WECS with a height no greater than 50 feet tall, including the blade.

b. *WECS, medium-scale.* A WECS with a height between ~~101~~ 50 feet and 199 feet tall, including the blade.

c. *WECS, utility-scale.* A WECS with a height of 200 feet or greater, including the blade.

~~d. The city council may increase the height of a small-scale WECS up to an overall height of 100 feet if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying WECS impractical.~~

e. A micro-scale WECS is limited to 25 feet taller than the structure to which it is mounted and can be no taller than the maximum building height of the underlying zoning district.

~~A variance, processed in accordance with section 117-53 (Variance procedures) is required for any micro-scale WECS proposed to be taller than these restrictions.~~

(4) *Blade clearance.* Any WECS blade shall maintain a minimum ground clearance of 30 feet.

(5) *Restricted climbing apparatus.* Any WECS tower shall be designed to have removable climbing apparatuses a minimum of 25 feet from the ground. All climbing apparatus within 25 feet of the ground must be removed when not being serviced.

(6) *Site location in residential districts.* A WECS may only be located in the rear yard in the residential districts. ~~The city council may approve a WECS in the front yard if the applicant is able to demonstrate setbacks would be unable to be met in the rear yard.~~

(C) *Design standards.* A proposed or modified WECS shall meet the following minimum design standards.

(1) *Tower design.* Any WECS shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, or location availability is better suited with an alternate design.

(2) *Architectural design.* Any WECS shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

a. Architectural design standards are subject to final city council approval.

b. The city council may deny a WECS if it determines the design standards are incompatible with the surrounding area.

(D) *Co-location requirements.* Whenever possible, the city encourages co-location of wireless telecommunication facilities on a WECS.

(E) *WECS Lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(F) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(G) *Accessory utility buildings.* All utility buildings and structures accessory to a WECS shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(H) *Abandoned or unused WECS or portions of a WECS.* ~~Abandoned or unused WECS or portions of a WECS shall be removed as follows:~~

~~a.~~ All abandoned or unused WECS and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

~~b. The replacement of portions of a WECS previously removed requires the issuance of a new conditional use permit.~~

332 Solar energy systems

In all districts, solar energy systems shall be permitted as an accessory use in accordance with the standards in this section.

(A) *Exemptions.* Passive or building-integrated solar energy systems are exempt from the requirements of this section and shall be regulated as any other building element.

(B) *Standards.*

(1) Wall-Mounted or Roof-Mounted Systems

a. Building-mounted solar energy systems ~~shall comply with all building setbacks in the applicable zoning district and~~ shall not extend beyond the perimeter of the building on which the system is mounted unless the mounting system has been explicitly engineered to safely extend beyond the edge.

b. Building-mounted solar energy systems shall be included ~~comply~~ with the maximum allowable building height for the applicable zoning district.

(2) Ground-Mounted Systems

a. Ground-mounted solar energy systems shall be located on any property such that the distance to the closest property boundary is at least equal to the height of the solar energy system at its maximum designed tilt.

b. In residential districts, front, side, and rear yard setbacks for ground-mounted solar energy systems shall be in accordance with accessory building setbacks.

c. In business districts, Ground-mounted solar energy systems may be permitted in any yard.

~~d. The height of ground-mounted solar energy systems at maximum designed tilt shall not exceed the distance from the nearest property boundary or the maximum allowable building height for the applicable zoning district, whichever is more restrictive.~~

~~f. In residential districts, the height of ground-mounted solar energy systems shall be in accordance with accessory building height limitations outlined in City Code section 117-349(d)(6).~~

d. *Glare.* The panels of ground mounted solar energy systems shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

e. Solar canopies over parking lots, loading areas, or outdoor storage areas are permitted to have the same setbacks as the parking lot, loading area, or outdoor storage area below.

~~d. *Easements.* Solar energy systems shall not encroach on public drainage, utility, roadway or trail easements.~~

(C) *Feeder lines.* The electrical collection system shall be placed underground within the interior of each property. The collection system may be placed overhead near substations or points of interconnection to the electric grid.

~~f. *Aesthetics.* All solar energy systems shall be designed to blend into the architecture of the building and to minimize glare toward vehicular traffic and adjacent properties to the extent possible without impacting the performance of the system.~~

(D) *Abandonment.* If a solar energy system remains non-functional or inoperative for a continuous period of one year, ~~the system shall be deemed to be abandoned and shall constitute a public nuisance.~~ the owner shall remove the abandoned system at their expense ~~after obtaining a demolition permit~~.

~~h. *Permits.* A permit(s) shall be obtained for any solar energy system in accordance with Minnesota State Building Code prior to installation.~~

~~1. Prior to the issuance of a permit for a ground mounted solar energy system in a residential district or on a property abutting a residential district, the permit applicant must provide an analysis demonstrating that the ground mounted system will not impact aesthetics of adjacent residential properties due to glare.~~

333 Ground source heat pump systems/Geothermal Systems

In all districts, ground source heat pump systems shall be permitted as an accessory use in accordance with the standards in this section.

(A) *System requirements.* Only closed loop ground source heat pump systems utilizing heat transfer fluids are permitted. Open loop ground source heat pump systems are not permitted.

(B) *Setbacks.*

(1) All components of ground source heat pump systems including pumps, borings, and loops shall be set back at least five feet from any property boundary.

(2) Above ground equipment associated with the ground source heat pump system shall meet all required accessory structure setbacks for the applicable zoning district.

(3) The loop field of a ground source heat pump system shall be no closer than five feet from the water main line.

~~(3) *Easements.* Ground source heat pump systems shall not encroach on any public drainage, utility, roadway or trail easement.~~

(C) *Abandonment.* If the ground source heat pump system remains non-functional or inoperative for a continuous period of one year, the ~~system shall be deemed to be abandoned and shall constitute a public nuisance. The~~ owner shall remove the abandoned system at their expense~~, after a demolition permit has been obtained, in accordance with applicable codes.~~

~~(5) Permits. A permit(s) shall be obtained for any ground source heat pump system in accordance with Minnesota State Building Code prior to installation.~~

334 Exterior Solid Fuel-Fired Heating Devices

(A) Exterior solid fuel-fired heating devices shall be located at least 75 feet from any property line and shall not be located in the front yard.

(B) The following materials shall not be used or burned in exterior solid fuel-fired heating devices: grass, leaves, oils, rubber, plastics, tires, railroad ties, construction debris, and painted or chemically treated materials such as treated lumber, composite shingles, tar paper, insulation composition board, sheetrock, wiring, paint, and hazardous and industrial solid waste.

335 Incinerators

Notwithstanding anything to the contrary in this chapter, no burning of solid waste, hazardous waste, medical waste, or special waste by use of an incinerator or hazardous waste incinerator shall be allowed within the city either as a permitted use or conditional use.

336 Electric Vehicle (EV) Charging Stations

(A) A property owner may install EV charging stations in a parking space in a parking lot or structure available to the public for free or for a fee.

(B) Parking spaces used for EV charging may be signed as restricted for electric vehicles.

(C) Parking spaces used for EV charging will count towards the overall required number of spaces listed elsewhere in this chapter.

340 Personal Use Heliports

(A) *General rule.* The use of any lot or outlot within the city for helicopter take-offs or landings, either on a regular, temporary, or occasional basis, shall require ~~a conditional~~ an interim use permit ~~(permit). Said permit shall be processed and enforced~~ in accordance with section 235.

(B) *Exceptions.* Operation of helicopters at unlicensed heliports shall be permitted under the following circumstances:

(1) Emergency landings;

(2) Landings or takeoffs of an aircraft of a governmental agency operating in its official capacity; or

(3) Landings or takeoffs which the city is pre-empted from regulating.

(C) *Heliport permits.*

(1) The interim use permit for a personal use heliport may be issued if the city council makes the following findings:

~~a. Noise levels comply with Minn. Rules ch. 7030.~~

b. That the aircraft operator is licensed to the extent required by FAA.

c. The use heliport is licensed by Mn/DOT office of aeronautics.

d. In the event the applicant for the permit does not own the property on which the heliport is proposed to be sited, the applicant must provide the city with evidence of written permission from the property owner to land or takeoff~~; for lands owned by the city, the written permission of the city council shall be required.~~

e. That persons or property will not be unduly endangered as a result of the landings or takeoffs. Among the factors to be considered are the location and size of the proposed landing/takeoff site, surrounding land uses and structures (such as buildings, power poles, signs, or fences), existing terrain and foliage, numbers of persons expected to be at or about the site, and flight paths to or from the site.

(2) If granted, the terms of the permit shall include but not be limited to the following items:

Requirement	Zoning Districts		
	Residential	Business	Industrial
Minimum lot size	3 acres	None	None
Minimum altitude over structures and people	500	500	500
Permitted takeoff/landing hours	8:00 a.m. — sunset	7:00 a.m. — sunset	24 hours a day
Frequency restriction on landings and takeoffs	2~~1~~/6 hours	2~~1~~/4 hours	None

(3) Liability insurance and liability indemnification. The permit holder shall secure and maintain insurance from an insurance company acceptable to the city and authorized to write casualty insurance in the State of Minnesota which will protect the permit holder, its agents and employees and the city from claims for bodily injury, death or property damage which may arise from the operations on the subject property. The permit holder shall file a certificate of insurance or a certified copy of the insurance policy with the city. Such insurance policy shall contain a clause providing that it shall not be cancelled by the insurance company without 30 days' written notice to the city of intention to cancel. The following coverage shall be provided in amounts not less than those specified for public liability, general liability, personal injury and property damage:

a. Injury or death of one person: $1,000,000.00.

b. Injury to more than one person in a single accident: $1,000,000.00.

c. Property damage: $1,000,000.00.

d. Total aggregate liability for all items: $1,000,000.00.

(4) The heliport will have adequate marking and signage to alert users of the property as to the location of the heliport and to delineate a safe distance from the heliport during helicopter operations.

(D) *Term of ~~conditional~~ interim use permit for personal use heliport.* ~~Conditional~~ Interim use permits for personal use heliports shall be temporary in nature and shall be granted to a designated person who either resides on the property or has written permission from the property owner to utilize the

property for a heliport. Permits are not transferable from person to person or from address to address.

(E) *Termination of permit.* A permit shall terminate upon the occurrence of any of the following events, whichever occurs first:

(1) The expiration date stated in the permit, ~~if any;~~

~~(2) A violation of conditions and subsequent revocation of permit in accordance with procedures provided for in section 117-51 for revocation of conditional use permits; or~~

(3) Unless otherwise specified by the city council at the time it is authorized, a permit shall expire without further notice to the permittee if:

a. The use is not initiated within 12 months of the date of city council approval; or

b. The permit is discontinued for a continuous 12-month period; unless a written request for an extension of time has been received and approved by the city council prior to the expiration of the original permit.

350 Tree Preservation

Sections 350 through 354 pertain to tree preservation within the City of Ramsey.

351 Tree Preservation Purpose and Intent

(A) *Purpose.* The city council finds it is in the best interest of the city to protect, preserve, and enhance the natural environment by encouraging a resourceful and prudent approach to development and alteration of wooded areas. The city council also recognizes that some amount of tree loss is an inevitable consequence of the development process. The tree preservation regulations herein attempt to maintain a balance between one's rights to develop property with the needs and desires of the community to protect the natural environment. ~~The purpose of this division is to enhance the community and its citizenry, and not to be punitive or to cause hardship to any individual, private or public company.~~

(B) *Intent and Objectives*. The intent of this section is to ~~provide~~ support the preservation and protection of significant trees, or stands of trees, to promote the orderly development of such areas and minimize public and private losses. The following regulations address ~~relating to~~ the removal of trees associated with new development. The city council finds that the following objectives are important to achieve the purpose and intent of this division ~~in achieving these goals~~:

(1) To continue to seek recognition as a Tree City U.S.A. and to take all reasonable steps to promote planting and conservation of trees throughout the city;

~~(2) To promote good design in new areas and provide sensitive and compatible infill development in existing commercial areas;~~

~~(3) To control epidemic tree diseases and insect infestations which threaten the health of trees in the community;~~

~~(4) To provide regulations that ensure the placement of trees along the street right-of-way for the purpose of protecting against excessive noise, heat, and glare, and to enhance the attractiveness and value of property;~~

~~(5) To ensure that landscaping is an integral part of development, not an afterthought;~~

~~(6) To foster and support community forest programs and encourage good tree management; and~~

(2) To maintain and preserve the many benefits that trees provide including, but not limited to, the following:

a. *Character and aesthetics.*

1. Trees help buffer different or conflicting land uses ~~for the~~ by establishing visual screening and buffering noise, glare and heat abatement ~~in transitional zones~~;

2. Trees conserve and enhance the city's quality of life and ecological and aesthetic environment, especially its valuable and rural atmosphere; and
3. Trees provide important psychological benefits to the ~~persons~~ people within the city and neighborhoods.

b. *Wildlife habitat.* Trees are essential to maintain wildlife habitat within the city.

c. *Energy conservation.* Trees assist in the moderation of climate by providing shade, windbreaks, and the cooling of air; thereby reducing the requirements for air conditioning and heating and the subsequent utilization of energy resources.

d. *Improved Air and water quality.*
1. Trees aid in the filtering of stormwater as it passes through the soil to the groundwater;
2. Trees maintain permeable land areas essential to surface water management and aquifer recharge; and
3. Trees aid in the purification of the air through the removal of carbon dioxide, the generation of oxygen, and the precipitation of dust and other airborne pollutants.

e. *Socioeconomic.*
1. Trees enhance property values; and
2. Trees protect and preserve the unique identity and environment of the city and aid in the development of the economic base attracted to the city by such factors.

f. *Erosion and flood control.*
1. Trees aid in the stabilization of soil by the prevention of erosion and sedimentation; and
2. Trees reduce stormwater runoff and the costs associated therewith and aid in the replenishment of groundwater supplies.

g. Privacy and buffering. Preservation of existing trees helps maintain privacy and establishes a buffer between conflicting uses or varying residential densities.

~~(c) Creation of the Ramsey Tree Book. The intent is to provide a set of landscape design and maintenance principles that promote the use of appropriate plant materials, which do not require special attention and which require little supplemental water to grow properly.~~

~~(1) The Ramsey Tree Book will be available for reference and guidelines regarding principles for tree preservation in the city. The book is to be offered, upon request, to the citizens of the city as well as the development community and other interested parties. Copies will be available at city hall.~~

~~(2) The Ramsey Tree Book will also include lists of desirable and undesirable trees, shrubs, and natural vegetation for the city. The Ramsey Tree Book shall maintain an extensive list of recommended vegetation for planting. The intent is to maintain diversity in the total tree population within the city. The list of recommended species shall be updated periodically to reflect new developments or species that will affect the population of the community forest.~~

(C) *Administration.*

(1) The city shall administer and enforce the provisions of this division. The city is authorized to cause inspections on a scheduled basis when reason exists to believe that a violation of this division has been or is being committed.

(2) When the city determines a violation has occurred, the city's written evaluation of the deficiencies shall be considered prima facie evidence in any subsequent litigation

352 Landmark trees.

A landmark tree shall be any tree, public or private, that has been designated as such by the city council, after public hearing and due notice to the owner of the tree. The criteria of such designation shall include, but not necessarily be limited to, notable historical interest and value to the city because of its location or historical association with the community.

353 Public trees.

(A) *Authority.* The city shall have the right, but does not have the obligation, to plant, prune, maintain and remove trees, plants and shrubs within the public right-of-way of all streets, alleys, ~~avenues, lanes,~~ squares, parks, and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such ~~public grounds~~ areas.

(B) *Removal of public trees.* No trees, brush, vines, shrubs and/or ground cover are to be removed by anyone, including adjacent landowners or agents of any landowner, from any city-owned land, greenways or access corridors from greenways without the written permission of the city.

(C) *Storage upon public land.* No person shall deposit, place, store, or maintain upon any public ~~place~~ land of the ~~municipality~~ city any stone, brick, sand, concrete, vehicles, equipment, toxins, animals, tree carving, or other materials which may impede the free passage of water, air, or fertilizer to the roots of any tree growing therein, except by written ~~permit~~ permission of the city.

~~(d) Signage. It shall be unlawful for any person, firm, or public utility to attach any sign, advertisement, political endorsement or notice to any public tree.~~

(D) *Operation of equipment.*

(1) All maintenance equipment, implements, machines and tools shall be used or operated in such a manner as not to damage or destroy any tree, shrub or plant in any public right-of-way or park.

(2) During the erection, repair, alteration or removal of any building, house or structure, in the city, any person, firm, or corporation in charge of such work shall protect any tree in any public place within the city in the vicinity of such building or structure with sufficient guards or protectors to prevent injury to such tree.

(E) *Notifying adjacent property owners of maintenance work.* An attempt ~~may~~ shall be made to inform adjacent property owners of maintenance work on trees and landscaping along boulevards, city property, and easements. This notification will be left with direct and adjacent property owners. Suitable precautions shall be taken to protect and warn the public that spraying is being done to public trees. Spraying will be done only if following an integrated pest management plan as exemplified under such topic within the state department of agriculture and be completed by a Minnesota Department of Agriculture licensed pesticide applicator.

~~(G) Adjacent landowners' limited responsibility. Trees planted along city property lines will be watered by those property owners adjacent to said trees. No one other than city employees or their designee may trim, prune, or remove public trees~~

354 Private trees in new development areas.

(A) *Requirements for a tree preservation plan.* Prior to any development, ~~land clearing, filling, or any other land alteration,~~ as described in subsection (B) of this section, a tree preservation plan shall be submitted to and approved by the city. ~~The developer shall be required to erect suitable protective barriers around all trees to be preserved and these protective structures, where required, shall remain until such time as they are authorized to be removed by the city or issuance of a final certificate of occupancy.~~

(B) *Tree preservation plan.* A tree preservation plan shall be submitted with preliminary plats and/or site plans, drawn to the same scale as the other preliminary plat or site plan submittals. ~~The submitted tree preservation plan must include a buffer, if required, and landscape plan for the project.~~

(1) Residential and commercial development plans shall be designed to preserve native ~~natural~~ vegetation areas as much as possible. Streets, parcels, structures and parking areas shall be laid out to minimize the destruction of wooded areas or outstanding tree specimens. ~~Developers of land are encouraged to designate wooded areas as park reserves.~~

(2) The city may require either the clustering of dwellings or alternate locations of dwellings to preserve significant trees during the plat approval process.

(3) There shall be no movement, clearing, or storage of equipment within a designated tree protection zone nor shall any construction materials, debris, or soil/fill be stored or deposited within a designated tree protection zone. ~~The owner, developer, or agent shall not permit the placement of construction materials, debris, soil deposits, or fill; nor cause or permit disposal of waste materials such as paints, oils, solvents, asphalt, concrete, mortar or any other harmful material within the dripline of any protected tree area.~~

(C) *Plan specifications content.* The content of all tree preservation plans submitted shall be prepared and signed by a licensed surveyor or forester not more than two (2) years prior to submission to the city and shall~~, for purposes of city staff review,~~ include the following:

(1) The name(s), contact information (telephone number and email), and address(es) of applicant(s), property owner(s), developer(s), and/or builder(s);

(2) Delineation of all buildings, structures, and impervious surfaces situated thereon or proposed to be built thereon;

(3) Delineation of all areas located within a 100-year floodplain;

(4) Location, diameter, species, and condition of all significant trees on site in both graphic and tabular form. For the purposes of this division, significant trees shall include:

a. All species of oak that have a DBH of four inches or greater;

b. All coniferous species that have a DBH of four inches or greater; and

c. All other trees that have a DBH of eight inches or more;

(5) Identification of which significant trees are to be (1) preserved, (2) removed; and (3) exempt from the removal calculation per subsection (f) (3) of this section. This shall be in both graphic and tabular form;

(6) Tabulation of total significant tree inches on site;

(7) Calculation of total inches being removed on site excluding exempt significant tree inches;

(8) Calculation of total exempt significant tree inches and indication of why each significant tree is exempt;

(9) Calculation of removed significant tree inches (excluding exempt tree inches) divided by the total significant tree inches on site (excluding exempt tree inches);

(10) Proposed locations and details of tree protection fencing to be installed around trees being preserved;

~~(2) A tree survey overlay on the grading plan, which locates all significant trees within the developable areas of the site, identifying both diameter and species. Dead or diseased trees shall be included in the survey. All tree surveys for subdivisions involving the construction of roads or drainage conveyances shall be performed by an International Society of Arboriculture Certified Arborist or a Society of American Foresters Certified Forester. For the purposes of this division, significant trees shall include:~~

~~a. All species of oak that have a DBH of four inches or greater;~~

~~b. All evergreen species that have a DBH of four inches or greater; and~~

~~c. All other trees that have a DBH of eight inches or more;~~

~~(3) Existing soil conditions throughout the parcel; and~~

~~(4) Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed tree removal operations, extending for a~~

~~distance of at least 50 feet beyond the limits of such areas. Indicated elevations may be based on United States Geological Survey data.~~

(D) *Tree ~~preservation barriers~~ protection measures.*

~~(1) All tree protection areas are recommended to be designated as such with "Tree Save Area" signs posted in addition to the required protective fencing. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.~~

(1) Before any construction or grading takes place, snow fencing (polyethylene laminate safety netting) or erosion control fencing shall be placed at the dripline of significant trees ~~around the borders of woodlots at the dripline of large trees~~ to be preserved. ~~Signs shall be placed along this fence line prohibiting grading beyond the fence line.~~

~~(3) These fences will be orange polyethylene laminar safety fencing or of woven polyethylene fabric (silt fencing).~~

~~(4) Passive forms of tree protection may be utilized to delineate tree save areas outside of the MUSA line with approval of the city. These areas must be completely surrounded with continuous rope or flagging (heavy mil — minimum four inches wide). "Keep Out" or "Tree Save" signage must accompany all passive tree protection methods.~~

(2) No construction shall begin until this work has been completed, inspected, and accepted by the city.–The tree protection measures shall not be removed until the land disturbance and construction activities are complete.

(3) Silt barriers or similarly effective erosion control barriers shall be required in any area where erosion or siltation may cause damage to protected trees.

~~(7) All protective tree fencing, staking or continuous ribbon and all erosion control barriers must be installed prior to and maintained throughout the land disturbance and construction process, and should not be removed until acceptable vegetation is established.~~

~~(c) Critical root zone. The root system within the dripline is generally considered to be the critical root zone. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained.~~

~~(1) The tree protection area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.~~

(4) Wherein authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such root under advice from the city.

(5) All open trenching is prohibited. Utility installation within the dripline of protected trees, during construction or thereafter, can only occur using trenchless methods.

(6) The mowing, clearing, and grubbing of brush located within or under the dripline of protected trees may be allowed, provided such mowing, clearing, or grubbing is accomplished by hand or by mowers. The use of heavy equipment for this purpose shall not be allowed.

(E) *Removal threshold.*

(1) Within residential developments, ~~at least~~ no more than ~~40~~ 60 percent of the inches of existing significant tree DBH shall be ~~retained on site~~ removed.

(2) Within business and employment developments, ~~at least~~ no more than ~~30~~ 70 percent of the inches of existing significant tree DBH shall be ~~retained on site~~ removed.

(3) Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets as defined herein, or that are considered invasive species, are considered exempt from the removal threshold calculation.

(F) Reforestation/restitution requirement. If a development exceeds the removal threshold specified in (E) above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof.

(1) For every one significant tree inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (~~diameter~~ caliper) of new trees or provide the city with $125.00 in restitution.

~~(2) Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets, or that are considered invasive species, are exempt from the removal threshold calculation.~~

(G) Reforestation/restitution plan.

(1) If the total number of significant tree inches to be removed exceeds the removal threshold, the developer shall provide a reforestation plan ~~(can be included as part of landscaping plan, but must clearly identify those trees that are intended to satisfy the reforestation requirement)~~, or a calculation of restitution, or a combination thereof.

(2) A reforestation plan shall be prepared by a registered landscape architect or forester and shall comply with the following criteria:

a. The plan shall indicate the location and diameter (or height if coniferous; for each three (3) feet in height is equivalent to one (1) caliper inch) of all reforestation trees to be planted. This can be included on the landscape plan, but the reforestation calculation, trees, and inches, must be specified.

b. Size at the time of planting shall comply with the planting standards outlined in ~~the respective zoning~~ the applicable landscape standards for the respective zoning district.

c. No more than 25 percent of the reforestation trees ~~to be planted~~ shall be from any one species.

d. ~~Reforestation~~ Replacement trees ~~included~~ in the reforestation plan may count toward the trees required by the city's landscaping regulations. ~~base landscaping requirements trees required for landscaping purposes within the applicable zoning district.~~

e. Restitution, if applicable, shall be paid in cash to the city prior to the release of the final plat mylars for recording~~, or prior to approval of a minor subdivision,~~ or, if a plat was not required, prior to the issuance of a building permit subject to site plan review. Any restitution paid shall be deposited in the community reforestation fund and be used for reforestation efforts within the city.

(H) *Protection from disease and pestilence.* All clearing in oak stands shall be performed prior to April 15 or after July 15 of each season. Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat that identifies what precautionary steps will be taken to protect the trees from oak wilt.

(I) *Encroachment.* If encroachment into a tree preservation area occurs that causes irreparable damage to a tree(s), the tree preservation plan shall be revised to compensate for the loss. Under no circumstance shall the developer be relieved of responsibility for compliance with the provisions of this division, nor shall planned revision activities prevent the city from instituting action for violation of this division.

~~(j) Planting requirements. All trees chosen shall be from the acceptable/preferred list (or have approval of the city) and native and/or adaptable to this region and climate as described in the Ramsey Tree Book. The quantity of the required plantings shall be in accordance with the performance standards established for the respective zoning district.~~

~~(1) Size of trees at planting. For all required plantings, deciduous trees shall be a minimum of one-inch caliper at time of planting and all evergreen trees shall be a minimum of five feet in height at time of planting. Specifications shall be determined by the American Nurseryman's Standards.~~

~~(2) Type of tree stock. For all required plantings, trees shall be free of insects, diseases, or mechanical injuries and have straight trunk and a form characteristic of the species.~~

(3) Spacing at time of planting. The spacing of new trees must be compatible with spatial site limitations and with the responsible consideration toward species size when mature as outlined in the Ramsey Tree Book.

(4) Planting standards. As outlined in the Ramsey Tree Book.

(5) Planting standard: Soil amendment. As outlined in the Ramsey Tree Book.

(6) Planting standards: Mulch. As outlined in the Ramsey Tree Book.

(7) Planting distance along rural section streets. Shall be at the right-of-way unless approved by the city.

(8) Planting distance from hydrants. Trees shall be planted a minimum of ten feet from hydrants.

(9) Vision clearance (sight triangle). Tree plantings should not be within the vision clearance triangle as defined in section 117-348

(10) Planting distance from utilities. Trees shall be planted a minimum of two feet from any joint utility trench whenever practicable.

Sec. 117-328. Hazardous and/or nuisance trees.

The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life or property, or harbor insects or disease which constitute a potential threat to other trees within the city. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal to the property owner.

(1) Notice to take action. An order for a "Notice to Take Action" will be issued upon determination by the city, or its designee, that maintenance work requiring the pruning, preservation, or removal of trees or plants upon private property when such action is necessary to ensure public safety and/or to prevent the spread of disease or insects to public trees and places.

a. Such notice shall describe the kind of tree, shrub, or other plant or plant part which has been declared to be a public nuisance; its location on the property; and the reason for declaring it a nuisance.

b. Proper disposal procedures of wood, bark and debris from said nuisance shall be detailed in said notice. These disposal procedures shall be followed within the time provided in the notice.

c. The notice of violation shall state the specific violation and indicate whether immediate enforcement will be sought or if 30 days will be allowed to correct and remove the violation.

d. If the owner of the property to whom an order has been issued fails or refuses to take remedial action in accordance with and within the time specified in an order, the city or its designate shall cause the remedial action so ordered to be performed at the expense of the owner. Appeals shall be in accordance with section 117-55.

(2) Disease- or pest-infested trees. Any tree located within the city, which is determined by a certified arborist to be afflicted with any dangerous or infectious insect infestation or plant disease, may be declared a public nuisance. This shall include trees and shrubs harboring injurious insects or pathogens that may cause significant potential danger to the community forest.

a. The city or its designate may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is infected with Oak Wilt or Dutch Elm Disease.

b. An evaluation of "imminent danger" means that the hazard to the public is immediate. If the property owner cannot be contacted or refuses to remove the hazard, the city will initiate action immediately.

c. An evaluation of "potentially dangerous" means that a hazard to the public will exist in the near future. The property owner will be notified and should remove the future hazard as soon as possible.

Requirements of this division may be waived by the city for a project in which at least 75 percent of the land has already received a permit initiating clearing or grading activities prior to the effective date of the ordinance from which this division is derived.

(1) The provisions of this division are not intended to prohibit agriculture, silviculture, horticulture, or nursery operations within the city.

(2) The provisions of this division are intended to prevent the spread of disease or infestation of trees within the city. Authorization may be obtained to remove certain trees to prevent the transmission of disease or infestation and to alleviate potentially hazardous trees that may cause injury to persons or property.

370 Communications Towers

(A) *Purpose.* In order to accommodate the communication needs of residents and business while protecting the public health, safety, and general welfare of the community, the council finds that these regulations are necessary in order to:

(1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the city;

(2) Minimize adverse visual effects of towers through careful design and siting standards;

(3) Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

(4) Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

(B) *Towers in residential zoning districts.* Construction of towers to support commercial antennas that conform to all applicable provisions of this Code may be allowed only the following locations:

(1) Parcels within the Tower Overlay District as shown on the official zoning map.

(2) All ~~church~~ religious institution, government, school, utility, and institutional sites

(3) If the proposed tower is to be located within a residential district, documentation must be included in the application that demonstrates that the tower cannot be reasonably located within a commercial, industrial, or public/quasi-public zoning district.

(C) *Towers in COR and Mississippi River Corridor Critical Area Overlay Zoning Districts.* Construction of towers to support commercial antennas shall not be allowed in Town Center and Critical River Overlay Zoning Districts, except that antennas may be attached to existing structures provided the antenna does not extend more than 20 feet above the highest point of the structure or tower.

~~(D) *Towers in the H-1 Highway 10 Business District.* Construction of towers to support commercial antennas shall not be allowed in the H-1 Highway 10 Business District. Antennas may not be constructed on existing structures in the H-1 District.~~

(E) *Collocation requirements.* All commercial wireless telecommunication towers erected, constructed, or located within the city shall comply with the following requirements:

(1) A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the city council finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one-mile search radius of the proposed tower due to one or more of the following reasons:

a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional

engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

b. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference cannot be prevented at a reasonable cost.

c. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a professional engineer.

d. In spite of its best efforts, within 60 days, the applicant was unable to obtain approval to collocate on an existing or approved tower or building.

e. Other reasons that make it impractical to locate the planned telecommunications equipment upon an existing or approved tower or building.

(2) Shared use of existing communications towers shall be preferred to the construction of a new tower. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users.

(G) *Tower construction requirements.* All towers erected, constructed, or located within the city, and all wiring therefor, shall comply with the requirements set forth in chapter 105.

(H) *Tower and antenna design requirements.* Proposed or modified towers and antennas shall meet the following design requirements:

(1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Tower architectural standards are subject to final city council approval.

(2) Commercial wireless telecommunication service towers shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, location availability, or the number of potential collocations warrants this consideration.

(3) All towers must be designed so that the tower site and setbacks will contain guyed wires, debris, and the tower in the event of a collapse, except towers of monopole design.

(I) *Tower bulk standards.* Towers shall conform with each of the following requirements:

(1) No part of any communication antenna or tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) In business and industrial zoning districts, towers shall meet the setbacks of the underlying zoning district with the exception of industrial zoning districts, where towers may encroach into the side or rear setback area, provided that the side or rear property line abuts another nonresidential zoned property and the tower does not encroach upon any easements. When adjacent to a residential district, the tower must meet the setback equal to the height of the tower plus ten feet or the setbacks of the underlying zoning district, whichever is greater.

(3) Towers constructed within the Tower Overlay and Public/Quasi-Public Zoning Districts shall maintain a minimum setback equal to the height of the tower plus ten feet from any lot line.

(4) Towers shall not be located between a principal structure and a public street, with the following exceptions:

a. In business zoning district, towers may be placed within a side yard abutting right-of way.

b. On sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street.

(5) The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

(6) A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

(7) The height of a communication tower shall not exceed:

a. 100 feet in residential districts.

b. 199 feet in business districts, with no additional height allowances granted.

(8) Multi-user towers may exceed the height requirements as stated in this section by up to an additional 20 feet provided that two additional users, as stated in subsection (7) of this section, have collocated their antennas on the monopole structure. ~~A tower extension requires an amended conditional use permit.~~

(9) The city council may increase the height of a tower if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying tower impractical.

(J) *Tower lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(K) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(L) *Accessory utility buildings.* All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(M) *Abandoned or unused towers or portions of towers.* Abandoned or unused towers or portions of towers shall be removed as follows:

(1) All abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

(2) Unused portions of towers above a manufactured connection shall be removed within 12 months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new conditional use permit.

(N) *Antennas on roofs, walls and existing towers.*

(1) The placement of wireless telecommunication antennas on roofs, walls, and existing towers, utility poles and structures is permitted in any district, regardless of parcel size, provided the antenna does not extend more than 20 feet above the highest point of the structure or tower. The placement of wireless telecommunications antennas on roofs, walls, and existing towers or structures may be approved by the city engineer, provided the antennas meet the requirements of this Code, after submittal of a final site and building plan as specified by chapter 105, Buildings and Building Regulations, and a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept

the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

(2) The replacement of an existing light pole or lighting standard in order to accommodate the placement of an antenna thereon shall be approved by issuance of a building permit based upon administrative review.

(O) *Interference with public safety telecommunications.* No new or existing telecommunications service shall interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the city at least ten calendar days in advance of such changes and allow the city to monitor interference levels during the testing process.

(P) *Additional submittal requirements.* In addition to the information required elsewhere in this Code, development applications for towers shall include the following supplemental information:

(1) A report from a qualified and licensed professional engineer which:

a. Describes the tower height and design including a cross section and elevation;

b. Documents the height above grade for all potential mounting positions for collocated antennas and the minimum separation distances between antennas;

c. Describes the tower's capacity, including the number and type of antennas that it can accommodate; and

d. Includes other information necessary to evaluate the request.

(2) For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and ~~his~~ successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

(3) Before the issuance of a building permit, the following supplemental information shall be submitted:

a. Affirmation that the proposed tower will comply with any applicable regulations administered by the Federal Aviation Administration; and

b. A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical (but not radio frequency) standards.

(Q) *Antennas designed for private reception of television and radio signals.* Private antennas designed for reception of television and reception and transmission of radio signals, including antennas (less than 60 feet in height if free standing and 15 feet in height if roof mounted) used for amateur or recreational purposes, provided they are not located in a front yard and do not infringe upon requirements of the Federal Aviation Administration, shall be exempt from the provisions of this section. Antennas that are intended to be 60 feet or more in height if free standing and 15 feet or more in height if roof-mounted shall require a conditional use permit from the city.

(R) *Existing antennas and towers.* Antennas and towers in existence as of July 14, 1997, which do not conform to or comply with this section ~~are subject to the following provisions:~~

~~(1) Towers~~ may continue in use for the purpose now used and as now existing but may not be replaced or materially altered without complying in all respects with this section.

400 Residential Districts

410 Residential Districts Established and Purpose

The following residential districts (UR, RR, R-1A, R-1B, R-1C, R-2, and R-3) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called “residential districts.” For zoning districts expected to be served by municipal sanitary

sewer and water (R-1A, R-1B, R-1C, R-2, and R-3), these districts are herein collectively called "urbanized districts."

411 UR – Urban Reserve District

(A) *Purpose*. The intent of this district is to preserve areas where municipal urban services are planned, as shown on the approved Comprehensive Plan, but not yet available or when significant infrastructure is planned, but not yet funded and constructed. The large minimum lot area will retain these lands in their natural state or as agricultural uses until sanitary sewer, water, streets, and other public infrastructure is available and new development occurs. This will allow orderly development to occur. The purpose of this district is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, and services.

(B) Application – This district shall be applied to properties within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is not currently available. The City Council shall consider the Comprehensive Plan's Staging Plan when rezoning property to one of the urbanized districts.

412 RR – Rural Residential District

(A) *Purpose*. The intent of this district is to accommodate single-family dwelling units outside of the Metropolitan Urban Service Area at a maximum gross density of one unit per 2.5 acres. All lots located within the rural residential district are intended be served with individual septic systems and wells.

(B) Application – This district shall be applied to properties outside the MUSA as shown on the current Comprehensive Plan guided Rural Developing where municipal sanitary sewer and water infrastructure is not planned.

413 R-1A –Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate single-family dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

414 R-1B—Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate single-family dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

415 R-1C—Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate detached residential dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low Density or Medium Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

415 R-2—Medium Density Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate detached and attached dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low or Medium Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

416 R-3—High Density Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate a variety of residential dwelling unit types on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided High Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

420 Uses

The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and temporary uses for the residential zoning districts. The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the purpose of each residential zoning district, the overall purpose of this chapter, and the Comprehensive Plan. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

421 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	UR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Agriculture	P	P	NP	NP	NP	NP	NP	
Assisted Living, Memory Care, and Nursing Home Facilities	NP	NP	NP	NP	NP	P	P	
Dwellings: Multiple-Family, Senior Living, etc.	NP	NP	NP	NP	NP	P	P	
Dwellings: Single-Family Detached	P	P	P	P	P	P	P	
Dwellings: Townhomes (attached)	NP	NP	NP	NP	NP	P	P	
Dwellings: Townhomes (detached), villas, cottage homes, etc.	NP	NP	NP	NP	P	P	P	
Dwellings: Two-Family Attached	NP	NP	NP	NP	NP	P	P	
Governmental or Public Facility or Utility	P	P	P	P	P	P	P	
Licensed Residential Facilities	P	P	P	P	P	P	P	425
Religious Institutions	P	P	P	P	P	P	P	425

422 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section. All accessory uses must be accompanied by a primary use on a parcel. No accessory building shall be constructed on any lot prior to the time of construction of the principal building.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	UR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Accessory Dwelling Units (ADU), Attached	P	P	P	NP	NP	P	P	425
Accessory Dwelling Units (ADU), Detached	P	P	P	NP	NP	NP	NP	425
Accessory Structures, garages, carports, sheds, etc.	P	P	P	P	P	P	P	
Commercial Dog Kennels	C	C	NP	NP	NP	NP	NP	Ch. 10
Commercial retail garden centers or greenhouses	C	C	NP	NP	NP	NP	NP	
Commercial Horse Boarding	C	C	NP	NP	NP	NP	NP	
Communications Towers or equipment	C	C	NP	NP	NP	NP	P	370
Community Amenity Buildings	P	P	P	P	P	P	P	
Decks and Patios	P	P	P	P	P	P	P	
Ground source heat pump systems	P	P	P	P	P	P	P	333
Home Occupations (Level I)	P	P	P	P	P	P	P	425
Home Occupations (Level II)	P	P	P	NP	NP	NP	NP	425
Leasing Offices, Management Offices	NP	NP	NP	NP	P	P	P	
Licensed Home Daycare	P	P	P	P	P	P	P	
Parking Lots/Structured Parking	NP	NP	NP	NP	NP	P	P	
Personal Use Heliports	P	P	NP	NP	NP	NP	NP	340
Private Recreation Equipment	P	P	P	P	P	P	P	
Solar Energy Systems	P	P	P	P	P	P	P	332
Swimming Pools, Sport Courts, Tennis, etc.	P	P	P	P	P	P	P	
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	P	NP	NP	NP	NP	NP	331
~~Two-Story Accessory Building~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	

423 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established primary use listed in Section 421. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 425.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	UR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (section)
Construction Trailers/Field Offices	P	P	P	P	P	P	P	307
Model Homes	NP	P	P	P	P	P	P	425
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	NP	NP	NP	P	P	
Game Fair *August*	NP	C	NP	NP	NP	NP	NP	
Temporary Portable Storage Containers *30-days*	P	P	P	P	P	P	P	425
Temporary Real Estate Offices	NP	NP	P	P	P	P	P	425

Temporary Heath Care Dwellings	NP	NP	NP	NP	NP	NP	NP	426

425 Performance Standards

Some permitted and conditional uses listed in Section 421, 422, and 423 are further regulated based on the standards below.

(A) Accessory dwelling units (ADU). When permitted, attached and detached accessory dwelling units have the following requirements:

(1) Number. No more than one ADU shall be allowed per one existing single-family residential property.

(2) Owner occupancy. The principal dwelling or the ADU must be owner-occupied.

(3) Accessory buildings. The ADU must comply with all other accessory building requirements set forth in this section.

(4) Architecture. The exterior finish of the ADU must match that of the principal structure.

(5) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space. If in the Shoreland Overlay, the maximum site of a detached ADU cannot exceed 700 square feet.

(6) Home occupations. The ADU cannot be used for any portion of a Level-II home occupation.

(7) Setbacks. The detached ADU setbacks must meet the setback requirements for a principal dwelling ~~in the R-1 residential zoning district.~~

(8) Minimum lot size. Detached ADU's are allowed on properties with a minimum of one acre in size. See Section 943 for additional lot area standards within Shoreland Overlay.

(9) Attached ADU's are allowed on properties with a minimum of 80-foot lot width.

(10) Height. The detached ADU may not exceed a height of 22 feet, or the height of the principal structure, whichever is less. ADUs in the Shoreland Overlay District are limited to 15 feet in height.

(11) Address. The ADU must retain the same address as the principal structure.

(12) Parking. Additional parking for the ADU is not required if off-street parking requirements for the principal structure are met.

(12) ~~Regulations. An accessory dwelling unit must comply with all other city, local, regional, state, and federal regulations.~~

(13) Utilities. Accessory dwelling units must share utilities with the principal structure.

(14) Foundation. Accessory dwelling units must have a permanent foundation.

(15) ~~Certificate of occupancy. Accessory dwelling units must have a certificate of occupancy and a building permit.~~

(15) Ownership. Accessory dwelling units may not be sold separately from the primary residence, and cannot be created with a new tax parcel.

~~(16) Garage conversion. ADU's are permitted above existing lawful detached garages. A conditional use permit (CUP) is required for the conversion of a lawful, nonconforming garage to an ADU. Exterior finish updates and additional landscaping or screening may be required from the city as a condition.~~

(17) In multi-family, assisted living, memory care, or nursing home structures, ADUs as one-bedroom guest suites are permitted at the rate of one ADU per 50 apartment units and shall not count towards density calculations.

(B) Home Occupations. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods within the city, and in order to guarantee all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of said home

occupation uses. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.

(1) *Intent*. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.

(2) *Use table*. The following use table lists allowed and prohibited uses for home-based businesses.

Allowed Uses	*Prohibited Uses*
Artists and musicians	Ammunition manufacturing
Bed and breakfast establishments	Automotive repair, maintenance, body shops, operations involving internal combustion engines
Beauticians or barber shops	Dance studios
Crafts	Dispatch or transportation centers (individuals or materials)
Dressmaking, tailoring, sewing, or alterations	Escort or sexually oriented businesses
Firearm sales and repair	Flea markets
Food preparation under the Cottage Food exemption	Impound yards or salvage yards
Home offices	Motor vehicle sales or vehicle storage
Instructional classes with no more than four pupils	Palm-reading, or fortune-telling
Manufacturing and welding	Restaurants, bars, breweries
Photography studio	Retail sales (in-person)
Retail sales (online or mail delivery)	Sales or storage yards
Uses determined by the Zoning Administrator to be similar in character to the allowed business uses and comply with all general provisions	Storage of motor vehicles, or tow yards
	Tanning salons
	Tattoo parlors
	Trash haulers
	Uses involving hazardous materials or activities
	Uses that adversely affect governmental facilities or infrastructure
	Uses that adversely affect environmental features
	Uses determined by the Zoning Administrator that do not meet the intent of a home occupation

(3) General provisions.

a. *Permit*. A home occupation will not be required to obtain a Home Occupation Permit if it:

1. Is an allowed business use as outlined in subsection (2);
2. Meets all general provisions outlined in subsection (3); and
3. Does not meet the criteria necessitating a Home Occupation Permit outlined in subsection (4).

b. *Ownership.* Home occupation operations are restricted to the property where the owner of the home occupation resides and has title or holds rental lease.

c. *Number.* No more than one business is allowed per residential property.

d. *Employees*. One employee that is not a resident of the dwelling is allowed.

e. *Principal structure*. All business operations must be internal to the dwelling, and entrance to the home occupation shall be gained from within the principal structure. No home occupation activity shall be allowed within a detached accessory building or garage without a Home Occupation Permit.

f. *Size*. The area of the home occupation cannot exceed the allowable square footage amounts for the applicable lot size established the table in Section 450.

g. *Parking space reserved*. At least 400 square feet of indoor garage/parking space reserved for personal vehicles or equipment, in either attached or detached garage space.

h. *Signage*. A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the dwelling or accessory building where the home occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

i. *Exterior*. There shall be no other exterior evidence of the existence of a home occupation, including outdoor storage of materials or commercial vehicles.

j. *Vehicles and on-site parking*. One passenger vehicle associated with the business is allowed. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway(s) and/or parking pads on the site of the home occupation.

k. *Deliveries*. The occupation cannot be serviced by deliveries from vehicles with a gross vehicle weight exceeding 20,000 pounds.

l. *Nuisance prevention*. The business must not create noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other adverse influences shall be permitted that will in any way have an objectionable effect upon adjacent or nearby property. In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these regulations, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.

m. *Non-conforming uses*. Any existing home occupation that is discontinued for a period of more than thirty days, or is in violation of the provisions, under which it was initially established, shall be brought into conformity with the provisions of this Ordinance.

(4) Standards for home occupations that require a home occupation permit.

a. *Allowed Use*. The home occupation must be an allowed use from the list in subsection (2).

b. *Employees*. A maximum of two non-resident employees is allowed.

c. *Vehicle*. Outside parking of two commercial vehicles used for business transportation.

d. *Accessory Structure*. Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

(C) Licensed Residential Facilities – Licensed residential facilities are limited to six residents per dwelling unit. This requirement applies to unlicensed supportive living facilities.

(D) Model Homes, Temporary Real Estate Offices, and Construction Trailers/Field Offices. This section allows for the provision of model homes, temporary real estate offices, and temporary construction trailers/field offices in new residential subdivisions or development without adversely affecting the

character of surrounding residential neighborhoods and properties or creating a general nuisance. As these uses represent a unique temporary commercial use, special consideration must be given to the peculiar problems associated with them and special standards must be applied to ensure reasonable compatibility with their surrounding environment. All model homes, temporary real estate offices, and construction trailers/field offices must comply with the following special requirements:

(1) Temporary parking facilities shall be provided for model homes, temporary real estate offices, and construction trailers/field offices. At least four parking spaces must be provided. The overall design, drainage, and surfacing of the temporary parking facility shall be subject to the approval of the zoning administrator.

(2) The model home or temporary real estate office are permitted only until all the other lots in the subdivision have active building permits. Construction trailers/field offices are permitted until all buildings within the project have a certificate of occupancy.

(3) The applicant for a model home may be required to submit a cash bond to guarantee the conversion of the model home to living space in a timely manner if alterations to the site have occurred such as the provision of paved parking, removal of lighting, and similar uses. Such conversion includes, but is not limited to, the provision of landscaping, turf restoration and the removal of parking lots, signage, and lighting.

(4) At no time may a model home, temporary real estate office, or construction trailer/field office be used as ~~a residence~~ living quarters.

(E) Multiple Family Dwellings. Multiple family dwelling buildings intended for general occupancy (excluding Senior Living) shall have the following requirements:

(1) Unit types. All buildings shall have a mix of three or more different unit types. In no case shall a building be comprised of more than 60 percent one-bedroom units and no more than 20 percent efficiency or studio units.

(2) Controlled access entry systems are required for all multiple family dwelling buildings including accesses between enclosed parking and the rest of the building.

(F) Patios and Decks

(1) Side and rear setbacks – 5 feet.

(2) Front setback – 10 feet less than the front yard setback for principal structures in each zoning district.

(G) Principal structures within the Urban Reserve District constructed after the adoption date of this chapter:

(1) All principal structures shall be orientated in such a way where access can be modified from an existing arterial or collector roadway to a new local street anticipated with any future subdivision on the property.

(2) All structures shall be designed for eventual connection to City services.

(H) Religious Institutions.

(1) In any residential district, a religious institution must be located along an arterial roadway or at the intersection of two collector roadways as defined by the Existing Functional Classification map in the Comprehensive Plan. Vehicular access to the site must be from either the collector or arterial roadway or a designated frontage road.

(2) Dwelling Units. Dwelling units are allowed as an accessory use as a residence for clergy, staff, or mission of the institution.

(I) *Temporary portable storage containers.*

(1) One temporary portable storage container is allowed per dwelling unit for a maximum of 30 consecutive days in a calendar year, unless in conjunction with an active building permit.

(2) The storage container must be located on the driveway of the dwelling unit it is serving. An alternate location may be approved by the Zoning Administrator.

426 Temporary Health Care Dwellings

Pursuant to authority granted by Minn. Stats. § 462.3593, subd. 9, the City of Ramsey opts-out of the requirements of Minn. Stats. § 462.3593, which defines and regulates temporary family health care dwellings.

430 Bulk Standards

(A) Minimum and maximum dimensional standards for lots and the principal structures for each of the residential districts are established in the following table:

	UR	RR	R-1A	R-1B	R-1C	R-2	R-3
Lot Standards							
Lot Area	20 acres	2.5 acres	10,000 sqft	6,500 sqft	5,000 sqft	4,350 sqft or equivalent	10,000 sqft
Minimum Lot Width	300 feet	200 feet/ 100 feet on cul-de-sac	75 feet	65 feet	50 feet	N/A	100 feet
Minimum Lot Depth	200 feet	200 feet	100 feet	90 feet	80 feet	N/A	200 feet
Minimum Lot Frontage on a Public Street	60 feet	60 feet	45 feet	45 feet	35 feet	N/A	80 feet
Principal Structures							
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	40 feet	60 feet
Minimum Principal Structure Footprint	720 sqft	720 sqft	720 sqft	720 sqft	720 sqft	N/A	N/A
Maximum Principal Structure Footprint	5 percent	10 percent	35 percent	35 percent	35 percent	35 percent	50 percent
Maximum Impervious Coverage	10 percent	20 percent	40 percent	40 percent	50 percent	50 percent	60 percent
Front Setback	25 feet	40 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Side Setback (interior)	5 feet	10 feet	5 feet	5 feet	5 feet	30 feet (edge of development)	25 feet
Side Setback (to right-of-way)	25 feet	40 feet	20 feet	20 feet	20 feet	20 feet	25 feet
Rear Setback	40 feet	40 feet	20 feet	20 feet	20 feet	10 feet	10 feet
Setbacks from arterial roadways	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
Setback from wetlands	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet

(B) Maximum Setback – All principal structures on lots zoned R-1A, R-1B, and R-1C shall be constructed no greater than 10 feet more than the minimum setback for the respective districts, except where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

~~(C) Flag Lots – The use of flag lots is limited to the RR district and should be kept to a minimum where there is no other reasonable way to subdivide property. If so created, the portion of the property containing the driveway shall be no less than 20 feet in width. Minimum lot area shall be calculated excluding the portion of the property containing the driveway.~~

(C) For lots in the R-2 district created for attached or detached townhomes, the lot area equivalent shall be calculated as an average of the areas of the privately-owned lots and any association-maintained common areas.

(D) Accessibility ramps are exempt from the front yard setback requirements of each district.

(E) Density/Use Transitioning and Buffering – Add 35 feet to the minimum lot depth or width and to the principal structure setback (side or rear) to accommodate screening requirements found in Section 475 when:

(1) Adjacent to an RR-, B-, or I-zoned property; or

(2) When an R-2- or R-3-zoned property is adjacent to an RR-, R-1A-, R-1B-, or R-1C-zoned property;

(3) Adjacent to a P-zoned property.

450 Accessory Structures

The following standards are required for all accessory structures on residential properties.

(A) Height.

(1) Urbanized Districts: The height of a detached accessory buildings shall not exceed the height of the principal structure or ~~22~~ 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure.

(2) Rural Residential or Urban Reserve District: The height of a detached accessory buildings shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure. If a detached structure is in the rear yard, the height of the accessory structure cannot exceed 30 feet.

(B) Architectural Requirements. The exterior materials used on the detached accessory buildings must generally match those of the principal building on the subject property including same or similar colors, soffit, fascia and eave overhang.

(C) Setbacks

(1) Side and Rear Setbacks – 5 feet.

(2) Front Setback and side adjacent to right-of-way – no closer to the street than the edge of the principal structure.

(3) Exception: detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:

a. On RR lots two acres or greater in area, or

b. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.

(D) Quantity and Area Requirements. All accessory buildings, with the exception of attached garages, shall be included when calculating the maximum square footage of accessory building space allowed on a property. All accessory buildings, excluding attached garages, shall be included when determining the total number of accessory buildings on a property.

Accessory Structure area and quantity requirements for all residential districts:

Parcel Size (sq. ft. and acres)	Maximum Square Footage Allowed for Accessory Buildings	Maximum number of Accessory Buildings Allowed

0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2
21,780—43,559 (0.5 acre to 1 acre)	1,800	3
43,560—65,339 (1 acre to 1.49 acres)	2,200	3
65,340—108,899 (1.5 to 2.49 acres)	2,400	3
108,900—152,459 (2.5 to 3.49 acres)	2,700	3
152,460—196,019 (3.5 to 4.49 acres)	3,000	4
196,020—239,579 (4.5 to 5.49 acres)	3,500	4
239,580—283,139 (5.5 to 6.49 acres)	3,900	4
283,140—326,699 (6.5 to 7.49 acres)	4,300	5
326,700—370,259 (7.5 to 8.49 acres)	4,700	5
370,260—413,819 (8.5 to 9.49 acres)	5,100	5
413,820—435,599 (9.5 to 9.99 acres)	5,500	5
435,600—871,199 (10 to 19.99 acres)	6,000	6
871,200—1,742,399 (20 to 39.99 acres)	8,000	7
1,472,400 or larger (40 acres or more)	12,000	8

460 Residential Parking Standards

(A) Garages required. All single-family and townhome units must have a garage, either attached or detached, of at least 400 square feet in area.

(B) Required Quantity of Parking Spaces. For uses not listed below, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of residents, employees, customers, and visitors.

(1) Detached Single-Family, Attached Two-Family, Townhome (attached or detached), and Licensed Residential Facility uses must provide two off-street parking spaces per dwelling unit. Driveways may be used as parking spaces.

(2) Multiple-Family Dwelling uses must provide 1.5 off-street parking spaces per unit in a parking lot or structure conforming to the design standards in Section 560.

(3) Senior Living and Assisted Living uses must provide one off-street parking space per unit in a parking lot or structure conforming to the design standards in Section 560.

(4) Religious Institutions as required in Section 560.

(C) In any residential district, outside parking of any motor vehicle(s) and/or recreational equipment is subject to the following standards:

(1) *Number of items.*

a. Six items ~~allows~~ are allowed for outdoor storage and parking on parcels less than one ~~two~~ acre~~s~~ in size.
b. Eight items are allowed for outdoor storage and parking on parcels between one and 1.99 acres in size.
c. ~~Eight~~ Ten items are allowed for outdoor storage and parking on parcels between two and 4.99 acres in size.
d. ~~Ten~~ Twelve items are allowed for outdoor storage and parking on parcels five acres or greater in size.
e. Items stored or parked separate from other items shall count as one item each; multiple items stored or parked on a trailer, for instance, count as one item. (Example: two snowmobiles and an empty trailer on the ground are three items; two snowmobiles on a trailer are one item).
f. Items that will count towards the number restriction include, but are not limited to, the following examples: trailers, motor vehicles, recreational vehicles, campers, boats, canoes, snowmobiles, jet-skis, all-terrain vehicles, go-carts, motocross bikes, motorcycles, fish houses, ~~and other recreational equipment~~, bobcats, skid steers, and self-propelled vehicles.
g. Exceptions: Items that will not count towards the number restriction include those items typically seen as accessory to a residential use, up to four each. Examples would be lawnmowers, garden tractors and attachments, bicycles, wheelbarrows, play structures, stepladders, and other items used for routine home and lawn maintenance.
~~g. Increase in the number of items will be allowed through an administrative zoning permit at the discretion of the zoning administrator if the applicant can demonstrate a higher number of drivers, topographical issues on the lot or other practical difficulties.~~

(2) *Location and setbacks.*
a. On all residential parcels:
1. Motor vehicles stored or parked in a side or rear yard shall maintain a setback of at least five feet from the edge of the parking surface to the lot line(s).
2. Equipment parked or stored in the side yard shall maintain a setback of at least five feet from the edge of the parking surface to the lot line(s).
3. Equipment parked or stored in the rear yard shall maintain a setback of at least five feet from the lot line(s).

(3) *Surfacing.*
a. Inside the metropolitan urban service area (MUSA).
1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
(i) In the front yard if on a driveway.
(ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement or concrete.
2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:
(i) In the front yard if on a driveway.
(ii) In the side yard on a residential parking surface of either bituminous pavement or concrete.
(iii) In the rear yard on an unimproved surface.
b. Outside the metropolitan urban service area (MUSA).
1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
(i) In the front yard if on a driveway.
(ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at

least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:
   (i) In the front yard if on a driveway.
   (ii) In the side yard on a residential parking surface of bituminous pavement, concrete, or Class V of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.
   (iii) In the rear yard on an unimproved surface.

c. An alternative surface, such as pervious pavement, may be considered with appropriate base and approval of the zoning administrator.

~~(4) Residents shall be allowed to have one unlicensed, inoperable motor vehicle that may be stored outdoors This motor vehicle shall not be permitted to be stored in the front yard or driveway. This motor vehicle must be stored in the side or rear yard on a prepared surface and must be completely screened from adjacent properties and right-of-way. This motor vehicle shall still be subject to the city's public nuisance regulations.~~

(4) The material for the prepared parking surface must be at least two inches in depth~~. It is reiterated that City Code requires the surface to be applied~~ under the entire motor vehicle or equipment and extend 12 inches beyond the perimeter of the motor vehicle or equipment.

(5) At no time shall a motor vehicle or equipment be parked such that any portion of the motor vehicle or equipment extends into a sidewalk or trail~~, as these are considered public rights-of-way.~~

(C) Commercial use motor vehicles and equipment may be parked outside for short-term periods, defined as eight hours or less in one 24-hour period, or for longer periods under the following conditions:

(1) *Inside the MUSA:*

a. Said items shall be screened to a degree of 75 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement or concrete.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsections (C)(1)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(2) *Outside the MUSA:*

a. Said items shall be screened to a degree of 50 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement, concrete, or Class V with a minimum of a two-inch base.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsection (C)(2)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(D) Active agricultural motor vehicles and equipment necessary to sustain agricultural uses are allowed and not required to be parked on a prepared surface nor screened.

(E) Private and/or commercial use motor vehicles and equipment shall not be parked on a parcel unless said personal property is owned or leased by a person residing on the parcel, or owned or leased by the employer of a person residing on the parcel. The Minnesota Department of Motor Vehicles registration records shall be used to determine the owner of registered vehicles and/or equipment and said owner's address.

462 Game Fair Parking Overlay District

The "GF Game Fair parking overlay district," is established as shown on the official zoning map accompanying this ~~code~~ chapter. Notwithstanding the provisions of Section 460 to the contrary, Game Fair parking on residentially zoned property may be permitted in required side and front yards only during the period of the annual "Game Fair" event conducted by Armstrong Kennels.

463 Residential Driveways

(A) When Required.

(1) A driveway shall be required for all attached accessory buildings with a doorway opening meeting or exceeding eight feet wide by seven feet tall.

(2) If a detached accessory building serves as the primary garage, a driveway shall be installed.

(B) Surface Materials

(1) Urbanized districts: driveway materials shall consist of concrete, bituminous, or driveway-rated pavers for a continuous hard surface.

(2) Rural Residential or Urban Reserve Districts: driveway materials shall consist of concrete, bituminous, driveway-rated pavers, or a minimum two-inch Class-V gravel.

(C) Driveways shall be setback at least five feet from interior side or rear property lines.

(D) Driveway widths shall not exceed 30 feet at the street, through the public right-of-way, and the first five feet of the adjacent yard to the right-of-way where the driveway is accessing.

(E) No more than 50 percent of a front yard may be covered by a driveway.

465 Residential Waste Management

(A) Outdoor waste receptacles serving single- and two-family dwellings and licensed residential facilities must be ~~in either the rear or the side yard~~ placed against the structure ~~and must be screened from public view and adjacent lots~~.

(B) Waste receptacles serving townhomes, multi-family, or non-residential uses must be located within an interior trash room, a garage, or an exterior waste enclosure designed of masonry construction and opaque gates compatible with the building's architecture.

(C) Exception: waste receptacles may be placed outside of these regulations from 5:00 pm the night before collection and the day of collection.

470 Residential Landscaping Standards

(A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

(4) Aid in both physical and mental human health;

(5) Improve air quality and buffer against noise, glare, and heat;

(6) Reduce the potential for crime and violence;
(7) Improve energy efficiency;
(8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;
(9) Complement adjacent land uses;
(10) Improve the visual quality and continuity within and between developments;
(11) Reduce storm water runoff;
(12) Encourage the establishment and/or restoration of native landscapes.

(B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:
(1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;
(2) Encourage a healthy environment and landscape in the future;
(3) Ensure a diverse mixture of species to protect against future pests and pathogens;
(4) Encourage native landscapes in suitable locations with appropriate management plans.

(C) *Landscaping requirements.*
(1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.
a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil~~, as defined in section 117-1,~~ shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.
~~1. The depth of topsoil at the time of inspection shall be not less than four inches.~~
~~2.~~ Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.
b. *Required ground cover.* In all urbanized zoning districts ~~except R-1,~~ all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces in adjacent rights-of way. Any alternative to the sod requirement shall require City Council approval.
~~1. In the R-1 Residential District, sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.~~
~~2.~~ The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. ~~Noxious weeds do not constitute allowable ground cover.~~
(2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
(3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development. For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or

the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(5) *Planting requirements for the R-1A, R-1B, R-1C, and RR districts.*

Zoning District	Planting Type	Minimum Number Required	Size
R-1A, R-1B	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the boulevard (or front yard depending on available space)	1 inch caliper - deciduous 5 foot height - conifer
R-1C	Overstory Deciduous ~~and/or Coniferous trees~~	1 tree per 50 feet of frontage, planted in the boulevard	1 inch caliper — deciduous 5 foot height — conifer
RR	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the front yard	1 inch caliper - deciduous 5 foot height — conifer

a. In the R-1C district, alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveways, streetlights, hydrants, etc.

(6) *Planting requirements for the R-2 and R-3 Districts.*

a. If the housing product is a detached style, the plantings shall consist of at least one tree per 50 feet of street frontage, planted in the boulevard.
   1. Alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveway, streetlights, hydrants, etc.

b. If the housing product is an attached style, the number of plantings shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage.

c. The minimum canopy cover required shall be calculated as follows:
   1. Determine ratio of impervious area (including stormwater ponds) to entire site.
   2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
   3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{maximum spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

d. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	1 inch caliper
Coniferous Tree	5 feet in height
Ornamental Tree	1 inch caliper
Deciduous Shrub	2 feet in height
Evergreen	2 feet in height or width, based on growth characteristics

475 Screening

(1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Proper placement on the roof.
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Parapet heights sufficient for screening the views.

(2) Ground-mounted HVAC and other mechanical units for all structures other than single-family, two-family, and townhomes must be screened from views from the property lines using the following means:
   a. Privacy fencing
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Landscaped berms.

(3) Density/Use Buffering and Transitioning. Within the additional lot depth/width area described in Section 430, the following options are required when different residential uses abut each other or residential uses abut an existing or planned non-residential use.
   a. A continuous six-foot privacy fence with 2-inch caliper overstory trees planted every 20 feet, roughly evenly spaced.
   b. A vegetative buffer containing four 2-inch caliper overstory, four 6-foot evergreen, and four 1.5-inch understory trees planted per 100 feet of property boundary on both sides of a berm with a maximum slope of 4:1.
   c. If this area is used for storm water management, both sides of the basin shall be lined with 2-inch caliper overstory trees at the rate of one tree per 20 feet, roughly evenly spaced and large shrubs at the rate of one per three feet. The side of the basin closest to a non-residential use shall add one 6-foot evergreen tree per 40 feet, roughly evenly spaced.
   d. Other options may be approved by the City Council based on site and adjacent site conditions and existing vegetation.

480 Residential Architectural Design Standards

(A) *Single-Family Homes, Two-Family Structures Exterior building materials.* The type of building materials used on exterior walls on all structures ~~in the R-1 Residential District~~ shall be face brick; natural stone; stucco; aluminum, steel, ~~or~~ vinyl siding; wood; ~~masonite products~~ or other compatible residential materials ~~that may be approved by the city~~.

(B) *Townhomes, Rowhomes, Multi-Family Buildings.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.

(1) General standards. The requirements in this section apply to the front facades of all multiple-dwelling structures, as defined under permitted uses in this section.
   a. The type of building materials used on exterior walls of all townhomes, rowhomes, and multi-family structures ~~in the R-3 Residential District~~ shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; ~~masonite products~~; or other compatible residential materials that may be approved by the city council. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco

(excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.

b. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.

c. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of development review.

d. All multiple-dwelling structures shall include at least two of the following architectural elements:

1. Articulated/cantilevered facade.
2. Dormers.
3. Articulated roofline.
4. Projected or inset windows.
5. Balconies, porches, or decks.
6. ~~Window treatments, such as shutters and window boxes.~~
7. ~~—~~Other elements as approved by the city council.

~~b. The 35 percent masonry requirement (under subsection (e)(8)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:~~

~~1. Two additional architectural elements from the list in subsection (e)(8)a.4 of this section are included.~~

~~2. Two additional colors are included in the overall color palette, for a total of five colors.~~

~~3. Decorative sidewalks (brick, stone inlays, etc.).~~

~~4. Other aesthetic enhancements deemed to be appropriate by the city council.~~

(C) Accessory buildings. Exterior building materials for detached accessory buildings ~~not addressed by Minnesota State Building Code~~ shall be generally consistent with the exterior finish of the principal building and finished with ~~hardboard lap siding,~~ vinyl lap siding, aluminum or metal lap siding, architectural metal panels, textured wood (painted), and/or masonry. Prefabricated molded plastic storage sheds shall be permissible.

485 Residential Fences

(A) *Height.* Fencing or walls (except retaining walls) located in the ~~required~~ front yard ~~setback~~ shall not exceed four feet in height ~~except for "ornamental fences" as defined in section 117-1~~. Fencing or walls located in the side or rear yard shall not exceed eight feet in height. ~~A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.~~

(B) *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

(1) No boards, planks, or panels shall be larger than 12 inches in width.

(2) Chain link fences shall be constructed such that no barbed ends shall be at the top.

(3) Fence framing must face inward on the fence owner's lot.

(4) Chain link fencing for multi-family, townhome, or non-residential uses must be black or brown vinyl coated.

(C) Agricultural uses.

(1) Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by Chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.

(2) Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric. Electric fences are only allowed in conjunction with an agricultural use in the RR or UR districts.

~~(3) A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.~~

(D) *Location.* Fencing must be located ~~100 percent~~ on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.

(1) For corner lots, no fence shall be located within the vision clearance triangle ~~as described in section 117-348.~~

~~(2) The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.~~

500 Business Districts

510 Districts Established and Purpose

The following businesses districts (B-1, B-2, B-3, I-1, and I-2) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these five districts are herein this chapter called "business districts." The I-1 and I-2 districts are collectively called "industrial districts."

511 B-1 Neighborhood Business District

(A) Purpose. This district is intended to provide a district which encourages compact walkable centers for office, retail sales, and personal services that connect to and serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

512 B-2 Community Business District

(A) Purpose. This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

513 B-3 Regional Business District

(A) Purpose. This district is intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

514 I-1 Light Industrial District

(A) Purpose. This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

515 I-2 General Industrial District

(A) Purpose. This district is designed to provide a district for intense manufacturing, warehousing, distribution, and industrial uses due to the characteristics of the use of the property, and/or have an extensive amount of outdoor processing and/or outdoor storage.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

520 Uses

The following sections establish listings of the permitted, conditional, principal, accessory, and temporary uses for the business zoning districts (B-1, B-2, B-3, I-1, I-2). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each business zoning district, and the overall purpose of this chapter. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

521 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Adult Uses – Principal	NP	NP	C	NP	NP	525
Animal Service Business and Veterinary Clinics	P	P	P	P	P	
Asphalt and Concrete Plants	NP	NP	NP	NP	C	
Assembly Halls, Banquet Halls, or Conference Centers	NP	C	C	C	NP	
Banks	P	P	P	P	NP	
Breweries and Distilleries	NP	P	P	P	P	525
Car Washes and Detailing Services	NP	C	C	C	NP	
Commercial Recreation, Indoor	NP	C	C	C	NP	525
Commercial Recreation, Outdoor	NP	C	C	NP	NP	525
Communications Towers	C	C	C	C	C	370
Crematoriums	NP	NP	NP	P	P	525
Data Centers	NP	NP	NP	P	P	
Daycare Centers	P	P	NP	NP	NP	
Digital Billboards	NP	C	C	C	C	117
Distribution Facility	NP	NP	NP	NP	P	
Equipment, tool, and party supply rental business	NP	NP	C	C	C	
Fitness Centers	P	P	P	P	NP	525
Funeral Homes	P	P	P	NP	NP	525
Motor Fuel Station, CNG Fuel Sales	NP	C	C	C	C	525
Governmental or Public Facility or Utility	P	P	P	P	P	
Hotels	NP	P	P	NP	NP	

Manufacturing, Assembly, Production, Research and Testing Labs, and the like	NP	NP	NP	P	P	
Medical and Dental Offices and Clinics	P	P	P	P	NP	
Motor Vehicle Repair	NP	C	C	C	C	525
Motor Vehicle Sales and Showrooms and Rental	NP	NP	C	C	C	525
Multiple Principal Structures on one Parcel	C	C	C	C	C	
Offices and Professional Services	P	P	P	P	P	
Personal Services	P	P	P	P	P	
Post-Secondary Educational Facility	NP	P	P	P	P	
Private Clubs or Lodges	C	C	C	NP	NP	
Religious Institutions	P	P	P	NP	NP	525
Restaurants and Brewpubs	P	P	P	P	P	
Retail landscape nurseries, garden centers	NP	C	C	NP	C	525
Retail Sales and Showrooms	P	P	P	P	P	
Self-Storage Facility	NP	C	C	NP	C	525
Theaters, Movie Theaters	NP	P	P	NP	NP	
Vehicle Impound Yards, Auto Salvage Yards, Tow Yards, Vehicle Wrecking Yard	NP	NP	NP	NP	NP	
Warehousing	NP	NP	NP	P	P	
Wholesale Sales	NP	NP	NP	P	P	

522 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found the noted sections. All accessory uses must be subordinate to and be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Accessory Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Accessory Dwelling Units (ADU)	C	C	C	NP	NP	525
Accessory Storage Buildings and Garages	P	P	P	P	P	560
Adult Uses – Accessory	NP	P	P	NP	NP	525
Commercial Recreation, Outdoor	NP	C	C	C	C	525
Crematoriums	NP	P	P	P	P	525
Drive-Thrus	NP	C	C	C	C	
Electric Vehicle Charging Stations	P	P	P	P	P	525
Ground source heat pump systems	P	P	P	P	P	333
Mobile Food Units	P	P	P	P	P	525, Ch. 26
Motor Fuel Stations, CNG Stations	NP	NP	NP	P	P	525
Motor Vehicle accessory installation	NP	P	P	P	P	
Outdoor Animal Runs	NP	C	C	C	P	525
Outdoor Dining Areas	P	P	P	P	P	326
Outdoor Displays	P	P	P	NP	P	525
Outdoor Sales	C	C	C	NP	NP	525
Outdoor Storage	NP	NP	C	C	C	525
Outdoor Vehicle and Equipment Storage	NP	NP	NP	P	P	525
Parking Lots and Structures	P	P	P	P	P	560
Retail Sales and Showrooms	P	P	P	P	P	
Solar Energy Systems	P	P	P	P	P	332
Taprooms and Cocktail Rooms	NP	P	P	P	P	525

Vehicle sales inventory and display lots	NP	NP	C	NP	NP	525
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	P	P	P	P	331

523 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established business use listed in Section 521. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Construction Trailers/Field Offices	P	P	P	P	P	306
Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.*	P	P	P	NP	NP	525
Outdoor retail sales of fireworks *June 15-July 15*	P	P	P	NP	NP	525
Outdoor storage of snow removal equipment, temporary salt/sand shed/container *October 15-April 15*	P	P	P	P	P	525
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	C	C	C	C	C	525
Seasonal outdoor storage of marine boats *September 1 through May 31*	NP	NP	C	C	C	
Transient Merchants, Licensed	P	P	P	P	P	Ch 26

525 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

(A) Accessory dwelling units (ADU) in conjunction with certain business uses. Such business types include, but are not limited to, funeral homes or animal service businesses with boarding. Attached accessory dwelling units are permitted with the following requirements:

(1) Number. No more than two ADUs shall be allowed per business property.

(2) Occupancy. At least one resident of each ADU must be an employee of the business where the ADU is located and it is a part of the employee's job duties to be on-site for extended or overnight hours. The unit cannot solely be rented to someone unaffiliated with the business.

(3) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space.

(4) Address. The ADU must retain the same address as the principal structure.

(5) Utilities. Accessory dwelling units must share utilities with the principal structure.

(6) Ownership. Accessory dwelling units may not be sold separately from the primary business, and cannot be created with a new tax parcel.

(7) The ADU is subject to rental licensing requirements of City Code.

(B) Adult Uses

(1) *Purpose.* The nature of adult uses is such that they are recognized as having adverse secondary characteristics, particularly when they are accessible to minors and located near residential property or related residential uses such as schools, day care centers, libraries or parks. Furthermore, the concentration of adult uses has an adverse effect upon the use and enjoyment of adjacent areas. The nature of adult uses requires that they not be allowed within certain zoning districts, or within minimum distances from each other or residential uses. Special regulation of adult uses is necessary to ensure that the adverse secondary effects would not contribute or enhance criminal activity in the area of such uses nor will it contribute to the blighting or downgrading of the surrounding property and lessening of its value.

(2) *Generally.* Adult uses as defined in this chapter shall be subject to the following general provisions:

a. Activities classified as obscene are not permitted and are prohibited.

b. Adult uses, either principal or accessory, shall be prohibited from locating in any building that is also utilized for residential purposes.

c. Adult uses, either principal or accessory, shall be prohibited from locating in any place that is also used to dispense or consume alcoholic beverages.

d. An adult use that does not qualify as an accessory use pursuant to subsection (d)(1) of this section, shall be classified as an adult use - principal.

(3) *Adult uses - principal.*

a. Adult use - principal shall be located at least 1,000 radial feet, as measured in a straight line from the closest point of the property line of the building upon which the adult use - principal is located to the property line of:

1. Residentially zoned property;
2. A licensed day care center;
3. A public or private educational facility classified as an elementary, junior high or senior high;
4. A public library;
5. A public park;
6. Another adult use - principal;
7. An on-sale liquor establishment; or
8. Any religious organization.

b. No adult use - principal shall be located in the same building or upon the same property as another adult use - principal. This limitation does not apply to any business or establishment that contains more than one adult use - principal as of December 16, 1990; any such business or establishment that is required to terminate its location pursuant to this section is not prohibited from operating the same adult uses - principal that were in existence as of December 16, 1990, at any new location in the city where adult uses - principal are otherwise lawful under this Code.

c. Adult use - principal shall adhere to the following signing regulations.

1. Sign messages shall be generic in nature and shall only identify the type of business that is being conducted.
2. Sign messages shall not contain material classified as advertising.
3. Signs shall comply with the requirements of size and number for the district in which they are located.

d. Adult use - principal shall be limited to 7:00 a.m. to 12:00 midnight for its hours of operation. A differing time schedule may be approved by the zoning administrator,

subject to council appeal, if it can be satisfactorily demonstrated by the operator to the city that extended operational hours will:

1. Not adversely impact or affect uses or activities within 1,000 feet.
2. Will not result in increased policing and related service calls.
3. Is critical to the operation of the business.

(4) *Adult uses - accessory.*

a. Adult use - accessory shall:

1. Comprise no more than ten percent of the floor area of the establishment in which it is located.
2. Comprise no more than 20 percent of the gross receipts of the entire business operation.
3. Not involve or include any activity except the sale or rental of merchandise.

b. Adult use - accessory shall be restricted from and prohibit access to minors by the physical separation of such items from areas of general public access:

1. *Movie rentals.* Display areas shall be restricted from general view and shall be located within a separate room, the access of which is in clear view and under the control of the persons responsible for the operation.
2. *Magazines.* Publications classified or qualifying as adult uses shall not be physically accessible to minors and shall be covered with a wrapper or other means to prevent display of any material other than the publication title.
3. *Other use.* Adult uses - accessory not specifically cited shall comply with the intent of this section subject to the approval of the zoning administrator.

c. Adult use - accessory shall be prohibited from both internal and external advertising and signing of adult materials and products.

(5) *Nonconforming adult use - principal or accessory.* Adult uses which are classified as legal nonconforming uses may continue in accordance with the provisions of this chapter, except that any such nonconforming use shall be terminated and become illegal on and after January 31, 1992. To the extent possible, the city shall attempt to identify all such uses which become classified as nonconforming under the provisions of this subdivision and shall notify the property owners and operators of such uses in writing of the change in status and the terms and conditions which apply. The owner of any property on which an adult use is located may apply to the council for an extension of the termination date. Any such application shall be in writing and be received by the city no later than December 31, 1991. Failure to submit a timely extension application shall constitute a waiver of the right to request an extension. The council may grant such an extension if upon the council's determination, the applicant demonstrates that the amortization period is an unreasonable burden upon the business and does not allow adequate time to recover a reasonable return upon the business investment. The applicant shall have the burden of proof to demonstrate hardship with the established termination date and also the time required for an extension. In making its decision, the council may consider any factor relevant to the issue, including but not limited to:

a. The degree or magnitude of threat to the public health, safety and general welfare posed by the secondary impacts of the operation.
b. The length of time that the adult use has been operating.
c. The ease by which the property could be converted to a conforming use.
d. The nature and character of the surrounding neighborhood.
e. The value and condition of the improvements on the property.
f. The amount of the applicant's investment in the business.
g. The amount of investment already realized.
h. The cost of relocating the adult use.

(C) Breweries and Distilleries

(1) In B2 and B3 districts, production is limited to 15,000 barrels per year and must be accompanied by a taproom/cocktail room.

(2) In I1 and I2, there is no production limit.

(D) Commercial Indoor Recreation

(1) In B1 district, the indoor space is limited to 2,000 square feet.

(2) Indoor Shooting Ranges:

(a) All firearms not in use in firing range lanes/stalls shall be unloaded and properly cased at all times in accordance with Minnesota laws.

(b) Controlled access to the shooting range shall be maintained at all times.

(c) Any weapons stored overnight on the premises shall be properly secured, per direction from the police chief.

(E) Commercial Outdoor Recreation

(1) As an accessory use, it must be in conjunction with a brewery and taproom, restaurant, brewpub use.

(F) Drive-Thrus

(1) All stacking space for vehicles shall be off-street and shall be constructed to size that will accommodate at least five vehicles. More stacking may be required if reasonable for the proposed use.

(2) Drive-thurs, menu boards, ordering equipment, and stacking queues shall be screened from view nor audible of abutting residential districts.

(3) Ordering equipment must not be audible from adjacent properties or rights-of-way.

(4) A bypass lane is required.

(5) Screening shall be provided of automobile headlights in the drive-thru lane to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

(G) Fitness Centers.

(1) In the B1 districts, a fitness center use is limited to 2,000 square feet

(2) In B2, B3, and I1 districts, there is no area limit.

(H) Funeral Homes and Crematoriums.

(1) In the B1 district, a crematorium is not permitted.

(2) In the B2 and B3 districts, a crematorium must be accompanied by a funeral home.

(3) In the I1 and I2 districts, a funeral home is not permitted, though a crematorium as a primary use is allowed as a permitted use.

(I) Mobile Food Units. A mobile food unit is considered an accessory use to an established business use with the following requirements:

(1) The owner/operator of the mobile food unit shall have written permission of the current property owner to locate in a designated area.

(2) The owner/operator of the mobile food unit must keep a copy of the mobile food unit license with the unit and demonstrate compliance with the license set forth in Chapter 26 upon inspection.

(3) The area(s) designated for the mobile food unit and accessory outdoor seating may not block sidewalks, walkways, impede pedestrian or vehicular traffic, or interfere with public safety.

(4) Mobile food unit locations are limited to private property located in a COR, Business, or Industrial District as listed in this chapter.

(5) Mobile food units shall be located on an established parking area or on an asphalt or concrete surface.

(6) The owner/operator must provide waste receptacles for customer use and keep the site in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.

(7) Temporary freestanding signage is permitted in the form of up to two "A" frame or sandwich boards not to exceed six square feet per side. The signs must be placed within 10 feet of the mobile food unit. Flags and banners attached directly to the mobile food unit are permitted.

(8) Mobile food units must vacate the property between 11:00 pm and 8:00 am the following day.

(A) *Exception*. A mobile food unit may remain in place overnight in conjunction with a multi-day special event permit.

(9) Deviations from the standards above may be considered with a special event permit.

(J) Motor Fuel Stations, CNG Fuel Stations.

(1) Adequate space shall be provided to access gas pumps and allow maneuverability around the pumps

(2) Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site.

(3) Fuel pumps shall be installed on pump islands with canopies. Canopies shall maintain a 20-foot setback from property lines as measured from the edge of the canopy.

(4) As an accessory use, fueling areas and canopies must be located to the rear or side of the principal structure.

(K) Motor Vehicle Repair. The following standards are required for operating a motor vehicle repair business.

(1) All repair operations must be conducted inside a building.

(2) All vehicles must be properly licensed.

(3) Parking of any vehicle is prohibited on an adjacent public roadway.

(4) Visibly damaged vehicles parked outdoors must be screened.

(5) No vehicle dealer's license may be issued for the property.

(L) Motor Vehicle Sales/Vehicle sales inventory and display lots and vehicle showrooms. The following are standards for motor vehicle sales (includes RVs, trailers, campers, golf carts, farm implements, construction equipment, and the like):

(1) In I1 and I2 districts, sales and inventory must be located indoors only. No outdoor displays or parking of sales vehicles are permitted.

(2) The building on the property must occupy at least ten (10) percent of the buildable site.

(3) A minimum lot area of two (2) buildable acres is required.

(4) Only one state-licensed business entity is allowed per property.

(5) State wholesale and lessor licenses may be considered office uses provided no vehicles are located on site.

(6) Vehicle sales inventory and display lots must follow the same design requirements as a parking lot found in Section 560. All vehicle parking spaces must have direct access to a drive aisle.

(M) Outdoor Animal Runs

(1) Outdoor animal runs are only allowed as an accessory use in conjunction with an animal service business.

(2) In the I1 district, the runs must not be located closer to the street than the front façade of the building.

(3) The area of the outdoor animal run must not exceed 20 percent of the building or tenant area the animal service business is occupying.

(N) Outdoor Storage, Sales, and Display; Seasonal Outdoor Storage or Sales

(1) Outdoor storage, Sales, and Display site requirements for each of the districts in which it is an allowed use:

	B-1	B-2	B-3	I-1	I-2
Allows outdoor display	Yes	Yes	Yes	No	Yes
Allows outdoor sales	Yes	Yes	Yes	No	No
Allows outdoor storage	No	No	Yes	Yes	Yes
Minimum lot area to allow outdoor storage	N/A	N/A	1 acre	5 acres	No minimum
Area limit (total of sales, display, and storage)	5% building footprint	10% building footprint	30% building footprint	30% of building footprint	50% of parcel
Location Restriction	Front or side of building; within 6 feet of the building	Front or side of building	Front, side, or rear of building	Side and rear of building	No Restriction
Setback from rights-of-way	10 feet	10 feet	20 feet	20 feet	20 feet
Setback from side or rear property line (internal)	5 feet	5 feet	5 feet	5 feet	5 feet
Setback from Residential Use	35 feet	35 feet	35 feet	50 feet	50 feet
Surface Material	Pavement	Pavement	Pavement	Pavement	Pavement or dustless
Outdoor storage screening required	N/A	N/A	Yes	Yes	Yes

(2) Outdoor storage areas must not take up required parking spaces, drive aisles, landscaped areas, or loading areas.

(3) Storage areas must not be used for junk or debris and shall comply with chapter 30 of the Ramsey City Code entitled Public Nuisances.

(4) With the exception of seasonal sales of fireworks and seasonal sales of Christmas trees, wreaths, and the like, all items sold, displayed, and stored outdoors must be directly related to the business operation inside the building on site.

(5) The seasonal outdoor retail sales uses listed in Section 523 may be located on any side of the building.

(6) Seasonal outdoor storage of snow removal equipment and temporary salt/sand sheds/containers must be located to the side or rear of the building and screened from public rights-of-way.

(7) Outdoor storage of shipping containers:

a. In all business districts: used as a temporary use in conjunction with an active building permit.

b. In industrial districts: used as an interim use.

(8) Outdoor vehicle and equipment storage for vehicles and equipment that are for use on-site must follow these requirements. Vehicles intended for off-site use is considered parking.

(O) Retail Landscape Nurseries/Garden Centers

(1) Plants, trees, shrubs, and other vegetation available for sale outdoors is exempt from the outdoor storage, sales, and display regulations in this section, other than setbacks from property lines and rights-of-way.

(2) All plants, trees, shrubs, and other vegetation available for sale must be in pots or containers.

(P) Self Storage Facility

(1) In B2, the rental spaces within the principal structure must be internally-accessed and climate-controlled.

(2) Multiple buildings on the same property are considered permitted. The architectural design of all buildings must be coordinated.

(Q) Taprooms and Cocktail Rooms – Must be in conjunction with a brewery or distillery.

530 Bulk Standards

(A) The following bulk standards are required for all properties and buildings in business districts unless regulated elsewhere in this chapter:

	B-1	B-2	B-3	I-1	I-2
Lot Area	0.5 acre	0.5 acre	0.75 acre	0.75 acre	1 acre
Lot Width	100 feet	100 feet	100 feet	200 feet	200 feet
Lot Depth	150 feet	150 feet	150 feet	150 feet	150 feet
Building Height Maximum	35 feet	40 feet	50 feet	65 feet	65 feet
Minimum Building Footprint	N/A	N/A	2,000 sqft	5,000 sqft	5,000 sqft
Maximum Building Footprint *(combined of all structures)*	35%	35%	40%	50%	50%
Maximum Impervious Coverage	75%	80%	85%	80%	85%
Front Setback	20 feet	20 feet	20 feet	20 feet	20 feet
Side Setback (interior)	10 feet	10 feet	10 feet	20 feet	20 feet
Side Setback (to right-of-way)	20 feet	20 feet	20 feet	20 feet	20 feet
Rear Setback (interior)	35 feet	35 feet	35 feet	25 feet	25 feet
Rear Setback (to right-of-way)	20 feet	20 feet	20 feet	20 feet	20 feet
Setback to a residential district	60 feet	60 feet	60 feet	80 feet	80 feet
Setbacks to wetlands	16.5 feet	16.5 feet	16.5 feet	16.5 feet	16.5 feet

(B) Zero-Lot-Line Standards. The side and rear setback requirements in the above table may become zero feet in the following situations:

(1) Along a property line abutting a railroad right-of-way.

(2) In a shopping center or coordinated development where two or more buildings are abutting and parking or other site improvements are shared.

550 Accessory Structures

Accessory structures on business properties must be incidental and subordinate to the principal use on the site. Following are standards for accessory structures on business properties:

(A) Structure design. All exterior materials must be compatible and coordinated with the principal structure and permanent in design.

(B) Location. All accessory buildings must be located to the side or rear of the front façade of the principal structure, with the exception of gas station canopies.

(C) Setbacks. All accessory structures must be set back at least 10 feet from side and rear property lines.

(D) Size. The total area of accessory structures is limited to 10 percent of the footprint of the principle structure, except for gas station canopies which have no limitation.

(E) Quantity. No more than one structure per five acres of lot area is permitted.

(F) Prohibited Structure Designs include membrane tents and shipping containers.

560 Business Parking Standards

(A) *General requirements*

(1) Property that constitutes required off-street parking areas may not be separated, through sale or other means, from the property containing the principal use for which the parking area is required.

(2) All off-street parking spaces shall have direct access off driveways and drive aisles and not directly off the public street unless otherwise approved by city council.

(3) Required parking facilities serving two or more uses may be located on the same lot or in the same structure, provided that the total number of parking spaces furnished shall not be less than the sum of separate requirements for each use. The council may approve the joint use of parking facilities by the following uses or activities under the following conditions:

~~a. For the purposes of this section, the following uses are considered as daytime uses: banks, business offices, or wholesale or similar uses.~~

~~b. The following are to be considered as nighttime or Sunday uses: auditoriums incidental to a public or parochial school, churches, bowling alleys, dance halls, theaters, retail stores, personal service shops, bars or restaurants.~~

~~c. Up to 50 percent of the parking facilities required for nighttime uses may be supplied by the off-street parking facilities provided by daytime uses and vice versa.~~

a. Conditions required for joint use: the proposed joint parking space is within 500 feet of the use it will serve; the applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

b. A properly drawn legal instrument executed by the parties concerned for joint use of off-street parking facilities shall be filed with the zoning administrator, which shall run with the land and be recorded with the county recorder's office. This instrument must include a maintenance provision.

c. Reserved parking prohibited. All parking spaces in a shared parking lot must be available to all uses equally, except EV charging stations may be restricted to electric vehicles while charging.

(4) Time limit spaces authorized. Up to ten percent of spaces in a parking lot may be designated for limited-duration parking (i.e. 10-minute parking).

(B) *Off-street parking spaces required.* Paved off-street parking spaces, driveways, and drive aisles shall be provided in accordance with the specifications in this Code in any district whenever any new use is established or existing use is enlarged. ~~Screening as described in this section may be required where it is necessary to protect the aesthetic characteristics of residential neighborhoods (one space equals 300 square feet). When application of these regulations results in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded. Fractions over one-half shall count as one additional space.~~ For uses not listed in the following table, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of employees, customers, and visitors.

Use	**Parking Space Required**
Bowling alleys	Five spaces per lane.
Offices (excluding medical/dental).	One space for each 300 square feet offices ~~(excluding medical/dental of floor space).~~
Clubs, ~~lodginghouses~~	One space for each 100 square feet of floor area.
~~Churches~~, Assembly Uses: Religious Institutions, theaters	One space for each three seats ~~auditoriums, mortuaries or for each five feet of pew and other places of length assembly~~ of design capacity.
Convenience store, with and without gas sales	One space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes.
~~Drive-ins~~	~~At least 15 spaces for those serving food and refreshments and at least 10 spaces for all others.~~
~~Hospitals~~	~~One space for each four beds and an additional space for each employee.~~
Industrial and manufacturing	One space for each 1000 square feet of floor space.
~~Office warehouse~~	~~The minimum number of spaces shall be calculated by using parking space standards for office and industrial uses as applied to the corresponding floor space.~~
~~Medical/dental clinics~~	~~Three spaces per doctor/dentist.~~
Hotels/Motels	One space for each unit and one space for each employee.
~~Outdoor sales and open~~ auto sales lots	~~Merchandise displays in open sales sales lots and in outdoor sales premises shall have a minimum setback of 20 feet from the front property line and shall provide one parking space for each 800 square feet of merchandise area; except that, for auto sales lots, there shall be~~ one parking space for each 10 autos displayed.
Retail shopping	One space for each 200 square feet of floor space for retail uses under 20,000 square feet. One space for each 250 square feet of floor space for retail uses over 20,000 square feet.

Restaurants, ~~& drinking~~ Brewpubs, Taprooms, Cocktail Rooms	One space for each three seats of design capacity.
Motor vehicle, implement, and recreation equipment service and repair facilities	Three spaces for each enclosed bay and one space for each full-time employee.

(C) Parking Maximum. For uses listed in the table above, uses may not exceed the calculated amount by 20 percent without submitting a parking justification report.

(D) *Parking spaces and drive aisles.* Minimum parking space and drive aisle sizes shall be as follows:

	Stall Width	Stall Depth	Aisle Width
90 degree	9 feet	18 feet	24 feet
60 degree	9 feet	17 feet	17 feet
45 degree	9 feet	19 feet	11 feet

(1) Motorcycle parking spaces may be provided. Such spaces shall be at least ten feet by five feet, have a concrete surface, and signed as such. Motorcycle spaces do not count towards the required parking spaces.

(E) Design Requirements

(1) All parking lot, drive aisles, driveways, loading areas, and the like shall be paved with a continuous hard surface such as concrete or bituminous. Driveway-rated pavers may be used. Concrete curbing must be used with a bituminous surface.

(2) Setbacks – Parking lots and drive aisles have the following setbacks:

a. From public rights-of-way – 20 feet

b. Side and rear property lines – 5 feet

c. Side or rear adjacent to a residential zone – 35 feet.

(3) Vehicle sales and rental inventory and display lots must follow these design requirements.

(4) Structured Parking.

a. Structured parking facilities shall be considered buildings for the purposes of setbacks.

b. Structures must be designed architecturally compatible with the building it is intended to serve. All levels must have exterior wall segments suitable to screen headlights of the parked vehicles.

561 Loading

(A) One off-street loading ~~berth/~~dock or designated loading zone shall be provided for every business and industrial use.

(B) Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on a public roadway.

565 Waste Management

All waste must be located in dumpsters or trash bins. Waste enclosures architecturally compatible with the principal structure shall screen the dumpsters or trash bins and have opaque gates shall be provided in B1, B2, B3, and I1 districts. Alternatively, a designated room interior to the building may be used.

570 Business Landscaping Standards

(A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

~~(4) Aid in both physical and mental human health;~~

(5) Improve air quality and buffer against noise, glare, and heat;

(6) Reduce the potential for crime and violence;

(7) Improve energy efficiency;

(8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;

(9) Complement adjacent land uses;

(10) Improve the visual quality and continuity within and between developments;

(11) Reduce storm water runoff;

(12) Encourage the establishment and/or restoration of native landscapes.

(B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:

(1) Provide immediate aesthetic enhancements to a development site while also considering space and input needs of plantings well into the future;

(2) Encourage a healthy environment and landscape in the future;

(3) Ensure a diverse mixture of species to protect against future pests and pathogens;

(4) Encourage native landscapes in suitable locations with appropriate management plans.

(c) Ramsey Tree Book. The city has developed the Ramsey Tree Book, which includes landscape design and maintenance principles and promotes the use of appropriate plant materials.

~~(1) The Ramsey Tree Book will be available for reference and guidelines regarding principles for tree preservation in the city. The book is to be offered, upon request, to the citizens of the city as well as the development community and other interested parties. Copies will be available at city hall.~~

(~~2~~1) The Ramsey Tree Book ~~will also~~ includes lists of preferred, acceptable, and prohibited ~~desirable and undesirable~~ trees~~,~~ and shrubs~~, and natural vegetation for the city~~. ~~The Ramsey Tree Book shall maintain an extensive list of recommended vegetation for planting. The intent is to maintain diversity in the total tree population within the city. The list of recommended species shall be updated periodically to reflect new developments or species that will affect the population of the community forest~~.

(D) *Landscaping requirements.*

(1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.

a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.

1. The depth of topsoil at the time of inspection shall be not less than four inches.

2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.

b. *Required ground cover.* In all zoning districts, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require City Council approval.

(2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

(3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development (see division 5, Tree Preservation for inventory and preservation requirements). For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book or, if not in the Ramsey Tree Book, have approval of the city. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(5) *Tree stock*. Required plantings shall be free of insects, diseases, and mechanical injuries and shall have a straight trunk and form that is characteristic of the species.

(6) *Minimum planting sizes*. The minimum planting sizes for all zoning districts shall be:

a. Deciduous overstory tree: 2 inch caliper;

b. Deciduous understory/ornamental tree: 1.5 inch caliper;

c. Coniferous tree and multi-stem deciduous tree: 6 feet in height; and

d. Shrubs: twenty-four (24) inches in height or width, dependent upon growth characteristics.

(7) *Planting requirements for business districts.*

a. *Business districts (B-1, B-2, and B-3).* The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

Planting Type	Required Numbers
Deciduous/coniferous trees	1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area.
Shrubs	1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater.

b. *Industrial districts (I-1 and I-2).* The minimum number of plantings required shall be determined based on canopy cover. To fulfill the planting requirements, a

combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover required shall be as follows:

1. Determine ratio of impervious area (including stormwater ponds below the 100-year flood elevation) to entire site.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65$ for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).
4. Due to the unique nature of the COR district, flexibility with the minimum planting standards may be approved if space is a limiting factor.

~~c. *Minimum size of plantings.* Required trees and shrubs shall meet or exceed the following size standards:~~

~~Plant Type~~	~~Size~~
~~Deciduous Tree~~	~~2.5 inch caliper~~
~~Coniferous Tree~~	~~6 feet in height~~
~~Ornamental/Understory Tree~~	~~1.5 inch caliper~~
~~Deciduous Shrub~~	~~2 feet in height~~
~~Coniferous Shrub~~	~~2 feet in height or width, based on growth characteristics~~

c. *Road frontage plantings.* For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements for the district.

d. *Parking lot landscaping.* All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the following minimum schedule and are credited toward the minimum planting requirements for the district:

1. 1 tree per every ten parking spaces.
2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet (equivalent of a 9 foot x 18 foot parking stall).
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.

e. *Bufferyards.* Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total

required site landscaping (the percentage is applied to the total number of trees and shrubs for the proposed development):

Proposed Development	Existing Adjacent Development		
	RR, UR, R-1A, R-1B, R-1C	R-2	R-3
Business (B-1, B-2, B-3) Bufferyard width	40 feet	40 feet	40 feet
% increase in plantings	30%	30%	30%
Industrial (I-1, I-2)	60 feet	60 feet	60 feet
% increase in plantings	30%	30%	30%

2. As an alternative method for screening within the bufferyard, ~~Neighborhood Business, B-1, B-2, B-3, H-1, E-1, E-2 and E-3 Districts,~~ fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. ~~Fences are subject to the provisions found in all applicable ordinances.~~ When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ~~ten~~ fifty percent from the stated minimum requirement.

f. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by one tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.

1. This area(s) must be shown on both the landscape plan and the grading plan.
2. Species, quantities, and application method and rates, shall all be provided as part of the landscape plan.
3. A three-year management plan shall be submitted for review and approval by the city as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

575 Screening

(1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Proper placement on the roof.
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Parapet heights sufficient for screening the views.

(2) Ground-mounted HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Privacy fencing
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Landscaped berms.

(3) Loading Docks and designated loading areas shall be screened from adjacent residential uses using the following means:

a. Wing walls.
b. Privacy fencing.
c. Landscaped berms.

~~(4) Parking lots and drive aisles must be screened with a landscaped berm suitable for screening the headlights of the parked vehicles from public rights-of-way.~~

580 Business Architectural Design Standards

(A) Primary Exterior Materials. All exterior wall finishes on any building shall consist of one or more of the following primary materials comprising at least 70 percent of a building façade:
(1) Face brick and architectural concrete masonry units;
(2) Stucco or Exterior Insulation Finishing Systems (EIFS);
(3) Glass;
(4) Natural or cementous stone;
(5) Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;
(6) Factory fabricated fiber cement panel materials;
(7) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

(B) Accent Exterior Materials. Exterior wall finishes on any building may consist of one or more of the following accent materials combined limited to 30 percent of each side of a building facade:
(1) Wood
(2) Metals
(3) Vinyl
(4) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

(C) Roofing Materials.
(1) Pitched and sloped roofs – Asphalt shingles, standing seam metals, or metal shingles designed to resemble asphalt shingles.
(2) Flat roofs – Any material commonly used for flat roofs provided the wall parapet is at least six inches above the roofline.

585 Commercial Fencing

(A) Fencing Materials. The following fence materials are permitted on business properties:
(1) Vinyl coated Chain Link
(2) Privacy fences constructed of wood or a maintenance-free composite material
(3) Extruded aluminum, wrought iron, or a similar durable decorative fence material.

(B) Prohibited Fencing Materials. The following fence materials are prohibited on business properties:
(1) Barbed wire, concertina wire, or the like
(2) Exposed galvanized metals
(3) Electric fencing
(4) Any material not typically intended for use or construction as a fence such as, but not limited to, pallets or plywood.
(5) Snow fencing between April 1 and October 31.

(C) Design Standards
(1) All posts and support structures for fencing must be located on the inside of the fence.
(2) The maximum height of commercial fencing is 8 feet. This limit is waived when used in conjunction with a commercial outdoor recreation use where a taller fence is needed for containment of tennis balls, golf balls, and the like.

(D) Setbacks and Placement

(1) Other than fences required for screening outdoor storage areas or in the I2 district, no fencing over 4 feet in height shall be located closer to the right-of-way line for any business use than the plane of the building.

600 Mixed Use Districts

610 Districts Established and Purpose

The following mixed-use district and subdistricts (COR) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, this district and these subdistricts are herein this chapter called "mixed-use districts."

611 COR

(A) Purpose The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and Development Framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

(B) Application – This district may be applied to properties guided Mixed Use as shown on the current Comprehensive Plan.

(C) The COR subdistrict definition. The COR district consists of ~~five~~ four subdistricts that define the type and intensity of land use.

(1) *COR-1 mixed-use core subdistrict.* The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station. The broadest variety and highest intensity of uses, including high density housing and lodging facilities, are encouraged near the station. Vertically-integrated mixed-use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged. This district incorporates the highest architectural and design standards to encourage pedestrian mobility and street activity. The majority of the uses within this district will rely on parking structures to accommodate the parking needs of customers and employees. In order to contribute to an active pedestrian environment, each block within the COR-1 subdistrict shall include at least two of the following uses: commercial, office, civic and/or residential use.

(2) *COR-2 (COR-2 and 2b) commercial subdistrict.* The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses. Such uses tend to benefit from direct highway access and good visibility, and may have market areas that extend beyond the community. These commercial and auto-oriented uses shall be clustered in compact identifiable areas and not present the look of typical strip suburban development. Buildings shall be designed with a pedestrian orientation and relationship to the primary street that is compatible with the adjacent COR-1 subdistrict. The COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the development.

(3) *COR-3 ~~and COR-3a~~ workplace subdistrict.* The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and

ancillary retail and service uses designed to support serve employees and office visitors. Uses with high concentrations of employees are most desirable. ~~The COR-3 subdistrict is further defined by a COR-3a subdistrict that allows exclusively schools. Due to the unique design and site layout needs of a school, different standards are in place in the COR-3a subdistrict than other development within the COR-3 subdistrict.~~

(4) *COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict.* The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners). Neighborhood design incorporates many traditional single-family neighborhood features such as alleys, carriage houses (secondary units), front porches, and traditional street lighting. Neighborhoods shall be designed with suitable transitions between different housing types, and with well-integrated open space and natural amenities within walking distance of all homes. Traditional neighborhood design of streets, sidewalks and paths provide easy pedestrian mobility throughout the subdistrict. Protection of natural areas and corridors that link the natural environment to everyday life is emphasized in this area. The COR-4 subdistrict is further defined into three categories according to the residential net density:

a. The COR-4a subdistrict is the lowest density area in the COR-4 district allowing up to ten dwelling units per acre.

b. The COR-4b subdistrict is the medium density area in the COR-4 district allowing up to 15 dwelling units per acre. This area is located along higher volume roadways within the COR and along its perimeter.

c. The COR-4c subdistrict shall provide the highest densities in the COR-4 District requiring a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core.

~~(5) *COR-5 park and open space subdistrict.* The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.~~

(5) *General development standards.* All development within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. These standards will be used by the city as the minimum requirements for evaluating development proposals and site plans. However, the standards are not intended to restrict creativity in design. An applicant may request modification or waiver of any standard in favor of an alternate approach that will achieve the same design objective. Development standards set forth in this section (600-699) shall supersede those set forth in in the Development Framework.

620 Uses

The following sections specifies permitted and conditional uses within each subdistrict of the COR district. The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each zoning district, and the overall purpose of this chapter. Any use may be combined within buildings (vertically) or in separate buildings (horizontally), unless otherwise specified. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

621 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 625.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use List	COR-1	COR-2		COR-3 ~~and 3a~~		COR-4a, b and c			~~COR-5~~
		2	2b	3	~~3a~~	a	b	c	
Dwellings: Single-family detached	NP	NP	NP	NP	~~NP~~	P	NP	NP	~~N~~
Dwellings: Two-Family Attached	NP	NP	NP	NP	~~NP~~	P	NP	NP	~~N~~
Dwellings: Townhouse (attached)	P	NP	P	NP	~~NP~~	P	P	P	~~N~~
Dwellings: Multiple-Family, Senior Living, etc.	P	NP	NP	NP	~~NP~~	NP	P	P	~~N~~
Personal Services	P	P	P	P	~~NP~~	NP			~~N~~
Offices and Professional Services	P	P	P	P	~~NP~~	NP			~~N~~
Medical and Dental Offices and Clinics	P	P	P	P	~~NP~~	NP			~~N~~
Hotels	P	P	P	~~C~~ P	~~NP~~	NP			~~N~~
Restaurants and Brewpubs	P	P	P	P	~~NP~~	P	P	P	~~C <2,500 sq. ft.~~
Theaters, Movie Theaters	P	P	P	~~C~~P	~~NP~~	NP	NP	NP	~~N~~
Fitness Centers	P	P	P	P	~~NP~~	NP			~~N~~
Commercial Recreation, Indoor	C	C	C	C	~~NP~~	NP			
Retail Sales and Showrooms	P	P	P	P	~~NP~~	P	P	P	
Gas stations, CNG Fuel Sales	NP	NP	C	C	~~NP~~	NP			~~N~~
Government or Public Facility or Utility	P	~~N~~ P	~~N~~ P	~~N~~ P	~~N P~~	~~N~~ P			~~C~~
Religious institutions	~~C~~ P	P	P	~~C~~ P	~~N~~	~~C~~ P			~~N~~
Daycare Centers	P	P	P	P	~~N~~	~~C~~ P			~~N~~
Schools, Public and Private Elementary and Secondary	N	N	N	N	~~C~~	N			~~N~~

622 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the sub-districts in this section. Additional performance standards for the uses are found in Section 625. All accessory uses must be subordinate to and be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use List	COR-1	COR-2	COR-3 ~~and 3a~~	COR-4a, b and c	~~COR-5~~

		2	2b	3	~~3a~~	a	b	c	
Mobile Food Units	P	P	P	P	~~NP~~	NP	NP	NP	
Outdoor Dining Areas	P	P	P	P	~~P~~	P	P	P	A
~~Uses with~~ Drive-thrus	~~P~~ C	~~P(e)~~ C	~~P(e)~~ C	~~P(e)~~ C	~~NP~~	NP			~~N~~
~~Accessory~~ Car Washes	NP	C	C	C	~~NP~~	NP			~~N~~
Gas stations, CNG Fuel Sales	NP	C	C	C	~~NP~~	NP			~~N~~
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	P	~~P~~	P			~~P~~
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	P	~~NP~~	NP			~~NP~~
Wind Energy Conversion Systems (WECS) (medium-scale)	P	P	P	NP	~~NP~~	NP			~~NP~~

623 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established use listed in Section 621. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 625.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use List	COR-1	COR-2		COR-3 ~~and 3a~~		COR-4a, b and c			~~COR-5~~
		2	2b	3	~~3a~~	a	b	c	
Construction Trailers/Field Offices	P	P	P	P	~~P~~	P	P	P	~~N~~
Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.*	NP	P	P	P	~~NP~~	NP	NP	NP	NP
Outdoor retail sales of fireworks *June 15-July 15*	NP	P	P	P	~~NP~~	NP	NP	NP	NP
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	P	P	~~P~~	NP			~~NP~~
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	NP	P	P	P	~~NP~~	NP			~~N~~
Transient Merchants, Licensed	P	P	P	P	~~NP~~	NP			~~N~~

625 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

(A) Gas stations, CNG Fuel Sales. In the COR-2a and COR-2b subdistrict gas stations/CNG fuel sales as an accessory use is allowed under the following conditions:

(1) Gas operations are accessory to a retail use.

(2) No accessory structures are allowed as part of the gas operations.

(3) No more than five percent of the square footage of the principle use building may be dedicated for the gas operations and convenience item sales.

(4) Gas operations must be located in the side or rear of the principle use building.

(5) Gas operations must be located within 100 feet of principle use building

(6) Gas islands and canopy must be architecturally harmonious and contain the same exterior building materials as the principle use building.

(7) Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.

(B) Convenience store with motor fuel sales/car wash In the COR-2b subdistrict use under the following conditions:

(1) Convenience/deli food is of the take out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed 15 percent of the gross floor area.

(2) Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.

(3) Canopy height. The total height of any overhead canopy or weather protection shall not exceed 20 feet in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principle use.

(4) All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principle motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right-of-way or other public property. Displays may be permitted on sidewalks, only if they leave at leave four feet of sidewalk width available to pedestrians.

(6) Motor fuel dispenser location: Motor fuel dispensers shall be located at least 30 feet from a property line, and 100 feet from a residential structure.

(7) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

~~(8) The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by the council as part of the conditional use permit.~~

(8) Gas stations must be located at intersections of both destination and arterial roadways as defined by the Development Framework.

(C) Car Washes. Car wash are only permitted as an accessory use to gas stations/CNG fuel sales subject to the following requirements:

(1) Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.

(2) No more than one car wash bay shall be permitted.

(3) The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the principle structure.

(4) Neither the car wash or accessory vacuum shall be located within 300 feet of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.

(D) Commercial Indoor Recreation. Uses are limited to 30,000 square feet.

(E) Drive-thrus. In addition to the standards set forth in Section 525, drive-thrus accessory to business uses in COR have the following standards:

1. Within the COR-1 subdistrict, the drive-thru lane shall be located in the rear or side yard only. A drive thru lane shall not be located adjacent to any destination street as classified in the COR design framework.
2. Within the COR-2a and COR-3 subdistricts there shall be no more than one drive-thru lane serving a given use.
3. Within the COR-2b subdistrict there shall be no more than two drive-thru lanes serving a given use.
4. Drive-thru lanes are not permitted in the front yard or within the front build-to-line.

~~(F) Restaurants and Brewpubs - In the COR-1 subdistrict, one story restaurants are allowed when the facade cornice height is a minimum of 22 feet in height.~~

630 Bulk Standards

All bulk standards within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. The following requirements shall also apply:

(A) All structures within the COR-1 Subdistrict must be at least 22 feet in height with a two-story appearance.

660 COR Parking Standards

All parking within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. Quantity and parking lot or structure design standards shall follow the standards set forth in Section 460 for residential uses and 560 for business or mixed-use uses.

670 COR Landscaping Standards

All landscaping, including streetscape requirements, within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012.

680 COR Architectural Design Standards

All architectural designs within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012.

700 Planned Unit Developments (PUD)

710 Districts Established and Purpose

The Planned Unit Development districts are hereby established according to the purpose and the intent of the Comprehensive Plan. Each district is unique based on the flexibilities provided.

711 Purpose and Application

(A) Purpose. The intent of this district is to provide for a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner that cannot

otherwise be achieved through standard business or residential districts. The District is created for development seeking alternative regulations that embody principals to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses. This district will provide flexibility in land development, diversity in housing types and prices, efficiency in use of public infrastructure, the conservation of energy, preservation of unique land characteristics, preservation of natural areas, and efficient use of land, open space, and public facilities.

(B) Application – This district shall be applied to properties guided for any land use as shown on the current Comprehensive Plan. It may also be applied to a broader area encompassing two or more land uses shown in the Comprehensive Plan.

720 Uses

All uses compatible with the intent of the land use guidance of Comprehensive Plan shall be allowed in this district as permitted uses as approved by the approval ordinance. Specific uses may be prohibited in order to achieve the goals of the planned unit development.

730 Development Standards Established

The City Council has the authority to create site- or development-specific standards based on the uses proposed, site and building designs, the surrounding established and planned uses, and natural features of the property. All development standards shall be clearly listed in an approval ordinance memorialized in Section 799 of this chapter for reference. If a standard is not addressed or created in the approval ordinance, the applicable existing portions of City Code shall be used.

(A) Creation of a Planned Unit Development is considered a rezoning per Section 245 of this chapter.

(B) Amendments to an established Planned Unit Development are approved by ordinance.

(C) Individual uses, except single-family homes, shall be subject to the Site Plan Review procedures in Section 225 of this chapter.

739 PUDs of Record

The following list consists of approved Planned Unit Developments by primary plat name and ordinance number for reference.

Primary Plat Name	Ordinance Number
Northfork	
Covenant Meadows	
Hunters Ridge	
Rum River Hills	84-19
Fox Ridge Estates	
River Bluffs	
Flintwood Hills	
Mallard Ponds	
Village of Sunfish Lake	
Pineview Estates 2nd Addition	

740 SL-PUD Shoreland Planned Unit Development

Planned Unit Developments within a Shoreland Overlay District must follow the procedures in Section 934.

800 Public/Quasi-Public Districts

810 Districts Established and Purpose

The following public or quasi-public districts are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "public/quasi-public districts." The uses found in these districts are often specialized in nature and cannot be properly compared to residential or business uses.

811 PI Public/Institutional District

(A) Purpose. The intent of the Public/~~Quasi-Public~~ Institutional District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with areas designated specifically for community gathering places, public and private recreational spaces, educational facilities, and government buildings.

(B) Application. This district may be applied only to those properties designated for public or closed landfill uses on the Comprehensive Plan Land Use Map.

812 P Parks and Open Space

(A) Purpose. The intent of the Parks and Open Space District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with area designated specifically for open spaces, community gathering places, public and private recreational spaces, and government buildings.

(B) Application. This district may be applied to those properties designated for park uses on the Comprehensive Plan Land Use Map or any other designation where the land is intended for park use or significant open space holdings by a homeowner's association or a private or public entity.

813 CL Closed Landfill

(A) Purpose. The purpose of this district is to protect the health and safety of the residents of Ramsey from the effects of the closed sanitary landfill.

(B) Application. This district may be applied only to those properties designated for closed landfill on the Comprehensive Plan Land Use Map.

(C) Policy. No new landfills will be allowed within the City of Ramsey.

820 Uses

The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and temporary uses for the public/quasi-public zoning districts (PI, P, and CL). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the purpose of each public/quasi-public zoning district and the overall purpose of this chapter.

821 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	**PI**	**P**	**CL**	Additional Standards (Section)
Cemeteries	P	P	NP	
Governmental Uses and Buildings	P	P	P	
Landfills	NP	NP	C	
Open Space	P	P	P	

Post-Secondary Schools, Trade Schools, Colleges, and Universities	P	NP	NP	
Private Recreational Facilities including Golf Courses	P	P	NP	
Private Utility Substations	P	P	C	
Public Parks	P	P	P	
Public Recreational Facilities	P	P	NP	
Religious Institutions	P	NP	NP	
Schools, Public and Private Elementary and Secondary	P	NP	NP	
Solar Energy Systems	C	NP	P	332
Wind Energy Conversion Systems (WECS) (Medium-Scale)	C	C	C	331
Wind Energy Conversion Systems (WECS) (Utility Scale)	NP	NP	C	331

822 Accessory Uses

The following table provides a listing of accessory uses permitted in each public/quasi-public district in conjunction with a principal use. Additional performance standards for the uses are found in the noted section.

Use	**PI**	**P**	**CL**	Additional Standards (Section)
Communications Tower or Equipment	C	C	C	370
Daycare Centers	P	NP	NP	
Dwelling Units	P	P	NP	825
Ground source heat pump systems/Geothermal Systems	P	P	NP	333
Outdoor storage of snow removal equipment, salt/sand shed	P	P	P	
Restaurants and Brewpubs	P	P	NP	
Retail Sales	P	P	NP	
Solar Energy Systems	P	P	P	332
Wind Energy Conversion Systems (WECS) (micro-scale)	P	P	P	331
Wind Energy Conversion Systems (WECS) (small-scale)	P	P	P	331
Wind Energy Conversion Systems (WECS) (medium-scale)	P	NP	P	331

823 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established use listed in Section 821. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	PI	P	CL	Additional Standards (Section)
Construction Trailers/Field Offices	P	P	P	306
Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.*	P	P	P	525
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	P	525
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	C	C	NP	525
Mobile Food Units	P	P	NP	525, Ch. 26
Transient Merchants, Licensed	P	P	NP	Ch. 26

825 Performance Standards

The following uses have additional standards describing where and in what manner that use may exist:

(A) Dwelling Units. Dwelling units are allowed as an accessory use in conjunction with the following uses in the applicable manner:

(1) Religious institution – As a residence for clergy.

(2) Post-Secondary Schools, Trade Schools, Colleges, and Universities – As residence halls for students and staff.

(3) Public and Private Recreation Facilities – As a residence for on-site staff.

830 Bulk Standards

Due to the specialized nature of each of the uses and buildings, no bulk standards shall exist. All proposed sites and structures shall consider surrounding property uses in a respectful and intentional manner.

860 Public/Institutional Parking Standards

A parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs of the use based on the number of employees, customers, and visitors. Design standards must follow the business district standards set forth in Section 560.

880 Architectural Standards

Due to the specialized nature of each of the uses and buildings, no architectural standards shall exist. All proposed structures shall consider surrounding property uses in a respectful and intentional manner. Building design shall not be of lesser quality of design as set forth in other sections of this chapter and surrounding properties.

900 Overlay Districts

In addition to the various zoning districts described in this chapter, an overlay zoning district may be applied based on the unique characteristics of an area or as required by state- and federally-designated areas. The underlying zoning district may have further regulations based on the overlay district and the more restrictive regulation prevails. The following overlay districts (MRCCA, GF, FW, FF, SMO, SRP, TO, H10S, and WPO) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called “overlay districts.”

920 Mississippi River Corridor Critical Area

(A) *Authority, intent and purpose.*

(1) *Statutory authorization.* This Mississippi River Corridor Critical Area (MRCCA) section is adopted pursuant to the authorization and policies contained in Minn. Stats., ch. 116G, Minnesota Rules, parts 6106.0010—6106.0180, and the planning and zoning enabling legislation in Minn. Stats. chs. 462 and 473.

(2) *Policy.* The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of designated critical areas and thus preserve and enhance the quality of important historic, cultural, aesthetic values, and natural systems and provide for the wise use of these areas.

(B) *General provisions and definitions.*

(1) *Jurisdiction.* The provisions of this section apply to land within the river corridor boundary as described in the State Register, volume 43, pages 508 to 519 and shown on the zoning map.

(2) *Enforcement.* The City of Ramsey is responsible for the administration and enforcement of this section. Any violation of its provisions or failure to comply with any of its requirements including violations of conditions and safeguards established in connection with grants of variances or conditional uses constitutes a misdemeanor and is punishable as defined by law. Violations of this section can occur regardless of whether or not a permit is required for a regulated activity listed ~~in section 117-148(c)(2) (permits)~~ elsewhere in this Chapter.

(3) *Severability.* If any section, clause, provision, or portion of this section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

(4) *Abrogation and greater restrictions.* It is not intended by this section to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section imposes greater restrictions, the provisions of this section shall prevail. All other sections inconsistent with this section are hereby repealed to the extent of the inconsistency only.

(5) *Underlying zoning.* Uses and standards of underlying zoning districts apply except where standards of this overlay district are more restrictive.

(C) *Administration.*

(1) *Purpose.* The purpose of this section is to identify administrative provisions to ensure this section is administered consistent with its purpose.

(2) *Permits.* A permit is required for the construction of buildings or building additions (including construction of decks and signs), the installation and/or alteration of sewage treatment systems, vegetation removal consistent with section 920(I) and land alterations consistent with section 920(J).

(3) *Variances.* Variances to the requirements under this section may only be granted in accordance with Minn. Stats. § 462.357 and must consider the potential impacts of variances on primary conservation areas, public river corridor views, and other resources identified in the MRCCA plan. In reviewing the variance application, the City of Ramsey shall:

a. Evaluate the impacts to these resources. and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts, consistent with Section 220 of this chapter and

b. Make written findings that the variance is consistent with the purpose of this section, as follows:

1. The extent, location and intensity of the variance will be in substantial compliance with the MRCCA plan;

2. The variance is consistent with the character and management purpose of the MRCCA district in which it is located;

3. The variance will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and
4. The variance will not negatively impact (other MRCCA plan-identified resources).

(4) *Conditional and interim use permits.* All conditional and interim uses, required under this section, must comply with Minn. Stats. § 462.3595 and must consider the potential impacts on primary conservation areas, public river corridor views, and other resources identified in the MRCCA plan. In reviewing the application, the City of Ramsey shall:

a. Evaluate the impacts to these resources and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts, consistent with Section 235 of this chapter and
b. Make written findings that the conditional use is consistent with the purpose of this section, as follows:
1. The extent, location and intensity of the conditional use will be in substantial compliance with the MRCCA plan;
2. The conditional use is consistent with the character and management purpose of the MRCCA district in which it is located;
3. The conditional use will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and
4. The conditional use will not negatively impact (other MRCCA plan-identified resources).

(5) *Conditions of approval.* The City of Ramsey shall evaluate the impacts to PCAs, PRCVs, and other resources identified in the MRCCA plan, and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts. Mitigation may include:

a. Restoration of vegetation identified as "vegetation restoration priorities" identified in the MRCCA plan;
b. Preservation of existing vegetation;
c. Stormwater runoff management;
d. Reducing impervious surface;
e. Increasing structure setbacks;
f. Wetland and drainageway restoration and/or preservation; and
g. And other conservation measures.

(6) *Application materials.* Applications for permits and discretionary actions required under this section must submit the following information unless the zoning administrator determines that the information is not needed:

a. A detailed project description; and
b. Scaled maps and plans, dimensional renderings, maintenance agreements, and other materials that identify and describe:
1. Primary conservation areas;
2. Public river corridor views;
3. Buildable area;
4. Existing and proposed topography and drainage patterns;
5. Proposed storm water and erosion and sediment control practices;
6. Existing and proposed vegetation to be removed and established;
7. Ordinary high water level, blufflines, and all required setbacks;
8. Existing and proposed structures;
9. Existing and proposed impervious surfaces; and

10. Existing and proposed subsurface sewage treatment systems.

(7) *Nonconformities.*

a. All legally established nonconformities as of the date of this chapter may continue consistent with Minn. Stats. § 462.357, Subd. 1e.

b. New structures erected in conformance with the setback averaging provisions of section 920(F)(3)d are conforming structures.

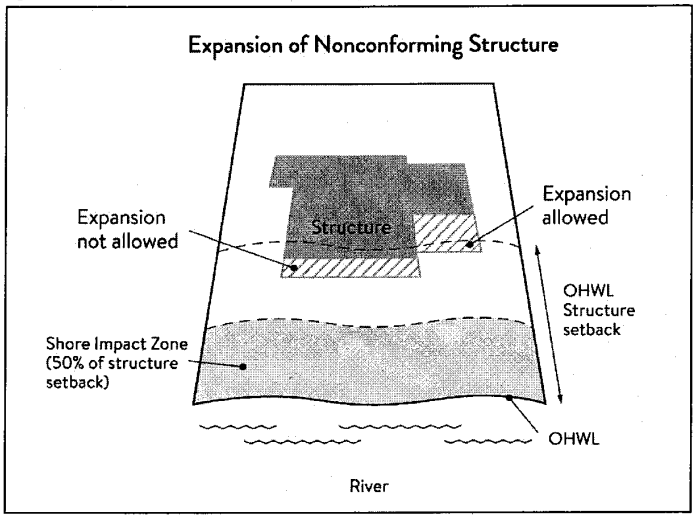
c. Site alterations and expansion of site alterations that were legally made prior to the effective date of this chapter are conforming. Site alterations include vegetation, erosion control, storm water control measures, and other nonstructural site improvements.

d. Legally nonconforming principal structures that do not meet the setback requirements of section 920(F)(3) may be expanded laterally provided that:

1. The expansion does not extend into the shore or bluff impact zone or further into the required setback than the building line of the existing principal structure (See Figure 5); and

2. The expanded structure's scale and bulk is consistent with that of the original structure and existing surrounding development.

Figure 5. Expansion of Nonconforming Structure



(8) *Notifications.*

a. Amendments to this section and to the MRCCA plan must be submitted to the Commissioner as provided in Minnesota Rules, part 6106.0070, Subp. 3, Items B-I.

b. Notice of public hearings for discretionary actions, including conditional and interim use permits, variances, appeals, rezonings, preliminary plats, final subdivision plats, master plans, and PUDs, must be sent to the following entities at least 30 days prior to the hearing:

1. The commissioner in a format prescribed by the DNR;

2. National Park Service; and

3. Where building heights exceed the height limits specified in section 920(F)(2) as part of the conditional use or variance process, adjoining local governments within the MRCCA, including those with overlapping jurisdiction and those across the river.

c. Notice of final decisions for actions in section 920(C)(7), including findings of fact, must be sent to the Commissioner, the National Park Service, and adjoining local governments within the MRCCA within ten days of the final decision.

d. Requests to amend district boundaries must follow the provisions in Minnesota Rules, part 6106.0100, Subp. 9, Item C.

e. The DNR will be notified at time of application submittal of master plans, PUDs, preliminary, and final plats.

(9) *Accommodating disabilities.* Reasonable accommodations for ramps or other facilities to provide persons with disabilities access to the persons' property, as required by the federal Americans with Disabilities Act and the federal Fair Housing Act and as provided by Minnesota Rules, chapter 1341, must:

a. Comply with sections 920(F) to (L); or

b. If sections 920(F) to (L) cannot be complied with, ramps or other facilities are allowed with an administrative permit provided:

1. The permit terminates on either a specific date or upon occurrence of a particular event related to the person requiring accommodation; and

2. Upon expiration of the permit, the ramp or other facilities must be removed.

(D) *MRCCA districts.*

(1) *Purpose.* The purpose of this section is to establish districts under which building height and structure placement are regulated to protect and enhance the Mississippi River's resources and features consistent with the natural and built character of each district.

(2) *District description and management purpose.* The MRCCA within the City of Ramsey is divided into the following MRCCA districts:

a. *Rural and Open Space (ROS).*

1. *Description.* The ROS District is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district.

2. *Management purpose.* The ROS District must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

b. *River Neighborhood (RN).*

1. *Description.* The RN District is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses.

2. *Management purpose.* The RN District must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline vegetation are priorities in the district.

c. *Separated from River (SR).*

1. *Description.* The SR District is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River.

2. *Management purpose.* The SR District provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and

minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district. The RTC District must be managed in a manner that allows continued growth and redevelopment in historic downtowns and more intensive redevelopment in limited areas at river crossings to accommodate compact walkable development patterns and connections to the river. Minimizing erosion and the flow of untreated storm water into the river, providing public access to and public views of the river, and restoring natural vegetation in riparian areas and tree canopy are priorities in the district.

(3) *MRCCA district map.* The locations and boundaries of the MRCCA districts established by this section are shown on MRCCA Overlay District map which is incorporated herein by reference. The district boundary lines are intended to follow the center lines of rivers and streams, highways, streets, lot lines, and municipal boundaries, unless a boundary line is otherwise indicated on the map. Where district boundaries cross unsubdivided property, the district boundary line is determined by use of dimensions or the scale appearing on the map.

(E) *Special land use provisions.*

(1) *Purpose.* To identify development standards and considerations for land uses that have potential to negatively impact primary conservation areas and public river corridor views.

(2) *Underlying zoning.* Uses within the MRCCA are generally determined by underlying zoning, with additional provisions for the following land uses:

a. *Agricultural use.* Perennial ground cover is required within 50 feet of the ordinary high water level and within the bluff impact zone.

b. *Feedlots.* New animal feedlots and manure storage areas are prohibited. Existing animal feedlots and manure storage areas must conform with Minnesota Rules, chapter 7020.

c. *Forestry.* Tree harvesting and biomass harvesting within woodlands, and associated reforestation, must be consistent with recommended practices in Conserving Wooded Areas in Developing Communities: Best Management Practices in Minnesota.

d. *Nonmetallic mining.* Nonmetallic mining requires a conditional use permit or interim use permit issued by the local government, subject to the following:

1. New nonmetallic mining is prohibited within the shore impact zone and bluff impact zone and within the required structure setback from the bluffline and OHWL;
2. Processing machinery must be located consistent with setback standards for structures as provided in section 920(F)(3);
3. Only one barge loading area, which must be limited to the minimum size practicable, is permitted for each mining operation;
4. New and, where practicable, existing nonmetallic mining operations must not be readily visible and must be screened by establishing and maintaining natural vegetation. The unscreened boundaries of nonmetallic mining areas are limited to only the barge loading area;
5. A site management plan must be developed by the operator and approved by the local government before new nonmetallic mining commences. Operations must be consistent with the site plan throughout the duration of operations at the site. The site management plan must describe how the site will be developed over time with an emphasis on minimizing environmental risk to public waters;
6. Explain where staged reclamation may occur at certain points during the life of the site;
7. Address dust, noise, storm water management, possible pollutant discharges, days and hours of operation, and duration of operations;

8. Describe any anticipated vegetation and topographic alterations outside the pit, and reclamation plans consistent with the stated end use for the land; and
9. Existing and new nonmetallic mining operations must submit land reclamation plans to the local government compatible with the purposes of this section.

e. *River-dependent uses.* River-dependent uses must comply with the following design standards:
1. Structures and parking areas, except shoreline facilities and private roads and conveyances serving river-dependent uses as provided in section 920(L) (exemptions), must meet the dimensional and performance standards in this section must be designed so that they are not readily visible, and must be screened by establishing and maintaining natural vegetation;
2. Shoreline facilities must comply with Minnesota Rules, chapter 6115 and must:
(i) Be designed in a compact fashion so as to minimize the shoreline area affected; and
(ii) Minimize the surface area of land occupied in relation to the number of watercraft or barges to be served; and
3. Dredging and placement of dredged material are subject to existing federal and state permit requirements and agreements.

f. *Wireless communication towers.* Wireless communication towers ~~require a conditional or interim use permit and~~ are subject to the following additional design standards:
1. The applicant must demonstrate that functional coverage cannot be provided through co-location, a tower at a lower height, or a tower at a location outside of the MRCCA;
2. The tower must not be located in a bluff or shore impact zone;
3. Placement of the tower must minimize impacts on public river corridor views; ~~and~~
~~4. Comply with the general design standards in section 117-148(h)(2) (general design standards).~~

(F) *Structure height and placement and lot size.*

(1) *Purpose.* To establish standards that protect primary conservation areas and public river corridor views from development impacts and ensure that new development is sited consistent with the purpose of the MRCCA.

(2) *Structure height.* Structures and facilities must comply with the following standards unless identified as exempt in section 920(L)):

a. Structures and facilities must comply with the following standards unless identified as exempt in 920(L):
1. ROS District: 35 feet.
2. RN District: 35 feet.
3. SR District: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.

b. Height is measured on the side of the structure facing the Mississippi River.

c. In addition to the conditional use permit requirements of section 920(C)(4), criteria for considering whether to grant a conditional use permit for structures exceeding the height limits must include:
1. Assessment of the visual impact of the proposed structure on public river corridor views, including views from other communities;
2. Determination that the proposed structure meets the required bluff and OHWL setbacks;

3. Identification and application of techniques to minimize the perceived bulk of the proposed structure, such as:
   (i) Placing the long axis of the building perpendicular to the river;
   (ii) Stepping back of portions of the facade;
   (iii) Lowering the roof pitch or use of a flat roof;
   (iv) Using building materials or mitigation techniques that will blend in with the natural surroundings such as green roofs, green walls, or other green and brown building materials;
   (v) Narrowing the profile of upper floors of the building;
   (vi) Increasing the setbacks of the building from the Mississippi River or blufflines;
   (vii) Identification of techniques for preservation of those view corridors identified in the MRCCA plan; and
   (viii) Opportunities for creation or enhancement of public river corridor views.

(3) *Structure and impervious surface placement.*

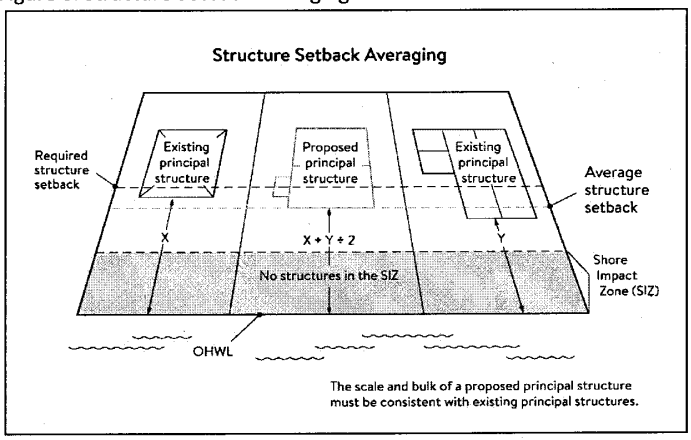
a. Structures and impervious surface must not be placed in the shore or bluff impact zones unless identified as an exemption in section 920(L).

b. Structures and facilities must comply with the following OHWL setback provisions unless identified as exempt in section 920(L):
   1. ROS District: 200 feet from the Mississippi River.
   2. RN District: 100 feet from the Mississippi River ~~and 75 feet from the Rum River.~~

c. Structures and facilities must comply with the following bluffline setback provisions unless identified as exempt in section 920(L):
   1. ROS District: 100 feet.
   2. RN District: 40 feet.
   3. SR District: 40 feet.

d. Where principal structures exist on the adjoining lots on both sides of a proposed building site, the minimum setback may be altered to conform to the average of the adjoining setbacks, provided that the new structure's scale and bulk riverward or bluffward of the setbacks required under section 920(F)(3) consistent with adjoining development. See Figure 6.

Figure 6. Structure Setback Averaging



e. Subsurface sewage treatment systems, including the septic tank and absorption area, must be located at least 75 feet from the ordinary high water level of the Mississippi River and all other public waters.

(4) *Lot size and buildable area.*

a. The width of lots abutting the Mississippi River in the ROS District must be at least 200 feet, unless alternative design methods are used that provide greater protection of the riparian area.

b. All new lots must have adequate buildable area to comply with the setback requirements of section 920(F)(3) so as to not require variances to use the lots for their intended purpose.

(G) *Performance standards for private facilities.*

(1) *Purpose.* To establish design standards for private facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river corridor views and other resources identified in the MRCCA plan.

(2) *General design standards.* All private facilities must be developed in accordance with the vegetation management and land alteration requirements in sections 920(I) and 920(J).

(3) *Private roads, driveways, and parking areas.* Except as provided in section 920(L), private roads, driveways and parking areas must:

a. Be designed to take advantage of natural vegetation and topography so that they are not readily visible;

b. Comply with structure setback requirements according to section 920(F)(3); and

c. Not be placed within the bluff impact zone or shore impact zone, unless exempt under section 920(L) and designed consistent with section 920(F)(2).

(4) *Private water access and viewing facilities.*

a. Private access paths must be no more than:

1. Eight feet wide, if placed within the shore impact zone; and

2. Four feet wide, if placed within the bluff impact zone.

b. Private water access ramps must:

1. Comply with Minnesota Rules, chapters 6115.0210 and 6280.0250; and

2. Be designed and constructed consistent with the applicable standards in Design Handbook for Recreational Boating and Fishing Facilities.

c. Design and construction of private stairways, lifts, and landings are subject to the following standards:

1. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties and residential facilities held in common, if approved by conditional use permit;

2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet area allowed for commercial properties and residential facilities held in common, if approved by conditional use permit;

3. Canopies or roofs are prohibited on stairways, lifts, or landings;

4. Stairways, lifts, and landings must be located in the least visible portion of the lot whenever practical; and

5. Ramps, lifts, mobility paths, or other facilities for persons with physical disabilities are allowed for achieving access to shore areas according to section 7.43 A—D, and as provided under section 920(C)(9).

d. One water-oriented accessory structure is allowed for each riparian lot or parcel less than 300 feet in width at the ordinary high water level, with one additional water-oriented accessory structure allowed for each additional 300 feet of shoreline on the same lot or parcel. Water-oriented accessory structures are prohibited in the bluff impact zone and must:

1. Not exceed 12 feet in height;

2. Not exceed 120 square feet in area; and

3. Be placed a minimum of ten feet from the ordinary high water level.

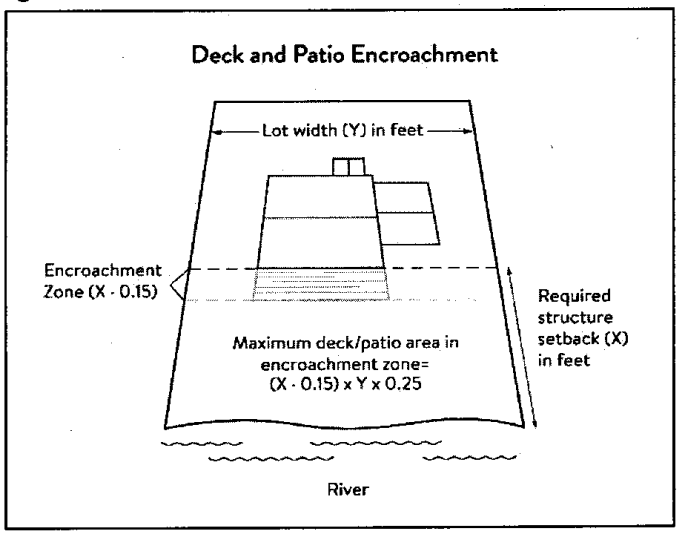
(5) *Decks and patios in setback areas.* Decks and at-grade patios may encroach into the required setbacks from the ordinary high water level and blufflines without a variance, when consistent with Section 920(I)and 920(J), provided that:

a. The encroachment of the deck or patio into the required setback area does not exceed 15 percent of the required structure setback;

b. The area of the deck or patio that extends into the required setback area occupies no more than 25 percent of the total area between the required setback and the 15 percent using the formula: [Required setback depth (feet) × 0.15 × lot width at setback (feet) x 0.25 = maximum total area.]

c. The deck or patio does not extend into the bluff impact zone. See Figure 7.

Figure 7. Deck and Patio Encroachment



(6) *Off-premise and directional signs.*

a. Off-premise advertising signs must:

1. Meet required structure placement and height standards in section 117-148(f) (structure height and placement and lot size).
2. Not be readily visible.

b. Directional signs for patrons arriving at a business by watercraft must comply with the following standards:

1. They must be consistent with Minn. Stats. § 86B.115.
2. Only convey the location and name of the establishment and the general types of goods and services available, if located in a shore impact zone.
3. Be no greater than ten feet in height and 32 square feet in surface area; and
4. If illuminated, the lighting must be shielded to prevent illumination out across the river or to the sky.

(7) *Fences.* Fences between principal structures and the river are allowed provided that fences are:

a. Not higher than six feet.

b. Not located within 40 feet of slopes greater than 12%.

c. Not located in the regulatory floodplain.

(H) *Performance standards for public facilities.*

(1) *Purpose.* To establish design standards for public facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river

corridor views and other resources identified in the MRCCA plan. Public facilities serve the public interest by providing public access to the Mississippi River corridor or require locations in or adjacent to the river corridor and therefore require some degree of flexibility.

(2) *General design standards.* In addition to the standards set forth above, all public facilities must be designed and constructed to:

a. Minimize visibility of the facility from the river to the extent consistent with the purpose of the facility;

~~b. Comply with the structure placement and height standards in section 117-148(f) (structure height and placement and lot size), except as provided in section 117-148(l) (exemptions);~~

~~c. Be consistent with the vegetation management standards in section 117-148(i) (vegetation management) and the land alteration and storm water management standards in section 117-148(j) (land alteration standards and stormwater management), including use of practices identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001, where applicable;~~

d. Avoid primary conservation areas, unless no alternative exists. If no alternative exists, then disturbance to primary conservation areas must be avoided to the greatest extent practicable, and design and construction must minimize impacts; and

e. Minimize disturbance of spawning and nesting times by scheduling construction at times when local fish and wildlife are not spawning or nesting.

(3) *Right-of-way maintenance standards.* Right-of-way maintenance must comply with the following standards:

a. Vegetation currently in a natural state must be maintained to the extent feasible;

b. Where vegetation in a natural state has been removed, native plants must be planted and maintained on the right-of-way; and

c. Chemical control of vegetation must be avoided when practicable, but when chemical control is necessary, chemicals used must be in accordance with the regulations and other requirements of all state and federal agencies with authority over the chemical's use.

(4) *Crossings of public water or public land.* Crossings of public waters or land controlled by the commissioner are subject to approval by the commissioner according to Minn. Stats. §§ 84.415 and 103G.245.

(5) *Public utilities.* Public utilities must comply with the following standards:

a. High-voltage transmission lines, wind energy conversion systems greater than five megawatts, and pipelines are regulated according to Minn. Stats. chs. 216E, 216F, and 216G respectively; and

b. If overhead placement is necessary, utility facility crossings must minimize visibility of the facility from the river and follow other existing rights-of-way as much as practicable.

c. The appearance of structures must be as compatible as practicable with the surrounding area in a natural state with regard to height and width, materials used, and color.

~~d. Wireless communication facilities, according to section 117-148(e)(2)g (wireless communication towers).~~

(6) *Public transportation facilities.* Public transportation facilities shall comply with structure placement and height standards in Section 920(F). Where such facilities intersect or about two or more MRCCA districts, the least restrictive standards apply. Public transportation facilities must be designed and constructed to give priority to:

a. Providing scenic overlooks for motorists, bicyclists, and pedestrians;

b. Providing safe pedestrian crossings and facilities along the river corridor;

c. Providing access to the riverfront in public ownership; and

d. Allowing for use of the land between the river and the transportation facility.

(7) *Public recreational facilities.* Where such facilities intersect or abut two or more MRCCA districts, the least restrictive dimensional standards apply. Public transportation facilities must be designed and constructed to give priority to:

a. ~~Buildings and parking associated with public recreational facilities must comply with the structure placement and height standards in section 117-148(f) (structure height and placement and lot size), except as provided in section 117-148(l) (exemptions);~~

b. Roads and driveways associated with public recreational facilities must not be placed in the bluff or shore impact zones unless no other placement alternative exists. If no alternative exists, then design and construction must minimize impacts to shoreline vegetation, erodible soils and slopes, and other sensitive resources.

c. Trails, access paths, and viewing areas associated with public recreational facilities and providing access to or views of the Mississippi River are allowed within the bluff and shore impact zones if design, construction, and maintenance methods are consistent with the best management practice guidelines in trail planning, design, and development guidelines.

1. Hard-surface trails are not allowed on the face of bluffs with a slope exceeding 30 percent. Natural surface trails are allowed, provided they do not exceed eight feet in width.

2. Trails, paths, and viewing areas must be designed and constructed to minimize:

(i) Visibility from the river;

(ii) Visual impacts on public river corridor views; and

(iii) Disturbance to and fragmentation of primary conservation areas.

d. Public water access facilities must comply with the following requirements:

1. Watercraft access ramps must comply with Minnesota Rules chapters 6115.0210 and 6280.0250; and

2. Facilities must be designed and constructed consistent with the standards in Design Handbook for Recreational Boating and Fishing Facilities.

e. Public signs and kiosks for interpretive or directional purposes are allowed in the bluff or shore impact zones, provided they are placed and constructed to minimize disturbance to these areas and avoid visual impacts on public river corridor views.

~~f. Public stairways, lifts, and landings must be designed as provided in section 117-148(g)(4)c (stairways, lifts and landings).~~

(l) *Vegetation management.*

(1) *Purpose.* To establish standards that sustain and enhance the biological and ecological functions of vegetation; preserve the natural character and topography of the MRCCA; and maintain stability of bluffs and steep slopes and ensure stability of other erosion-prone areas.

(2) *Applicability.* This section applies to:

a. Shore impact zones;

b. Areas within 50 feet of a wetland or natural drainage way;

c. Bluff impact zones;

d. Areas of native plant communities; and

e. Significant existing vegetative stands identified in the MRCCA plan.

(3) *Activities allowed without a vegetation permit.*

a. Maintenance of existing lawns, landscaping and gardens;

b. Removal of vegetation in emergency situations as determined by the City of Ramsey;

c. Right-of-way maintenance for public facilities ~~meeting the standards section 117-148(h)(3) (right-of-way maintenance standards);~~

d. Agricultural and forestry activities ~~meeting the standards of sections 117-148(e)(2) (underlying zoning);~~

e. Selective vegetation removal, provided that vegetative cover remains consistent with the management purpose of the MRCCA District, including:

1. Vegetation that is dead, diseased, dying, or hazardous;
2. To prevent the spread of diseases or insect pests;
3. Individual trees and shrubs; and
4. Removal of invasive non-native species.

(4) *Activities allowed with a vegetation permit.*

a. The following intensive vegetation clearing activities are allowed with a vegetation permit:

1. Clearing of vegetation that is dead, diseased, dying, or hazardous.
2. Clearing to prevent the spread of diseases or insect pests.
3. Clearing to remove invasive non-native species.
4. Clearing to prepare for restoration and erosion control management activities consistent with a plan approved by City of Ramsey.
5. The minimum necessary for development that is allowed with a building permit or as an exemption under section 920(L).

b. Conditions of vegetation permit approval:

1. Development is sited to minimize removal of or disturbance to natural vegetation;
2. Soil, slope stability, and hydrologic conditions are suitable for the proposed work as determined by a professional engineer or City of Ramsey;
3. Clearing is the minimum necessary and designed to blend with the natural terrain and minimize visual impacts to public river corridor views;
4. Any native plant communities removed are replaced with vegetation that provides equivalent biological and ecological functions consistent with an approved vegetation restoration plan ~~as provided in section 117-148(i)(6) (vegetation restoration plan).~~ If replaced, priorities for restoration are stabilization of erodible soils, restoration or enhancement of shoreline vegetation, and revegetation of bluffs or steep slopes visible from the river;
5. All other vegetation removed is restored with natural vegetation to the greatest extent practicable consistent with an approved vegetation restoration ~~plan as provided in section 117-148(i)(6) (vegetation restoration plan). Priorities for replacement are the same as under section 117-148(i)(4) (activities allowed with a vegetation permit);~~
6. Any disturbance of highly erodible soils is replanted with deep-rooted vegetation with a high stem density;
7. Vegetation removal activities are conducted so as to expose the smallest practical area of soil to erosion for the least possible time;
8. Areas of vegetation restoration priorities identified in the MRCCA plan are restored, if applicable; and
9. Any other condition determined necessary to achieve the purpose of this section.

(5) *Prohibited activities.* All other intensive vegetation clearing is prohibited.

(6) *Vegetation restoration plan.*

a. Development of a vegetation restoration plan and reestablishment of natural vegetation is required:

1. As a condition of a vegetation permit ~~issued under section 117-148(i)(4)b (conditions of vegetation permit), items 4 and 5;~~

2. Upon failure to comply with any provisions in this section; or
3. As part of the planning process for subdivisions ~~as provided in section 117-148(k) (subdivision and land development standards).~~

b. The vegetation restoration plan must ~~satisfy the application submittal requirements in section 117-148(c)(6) (application materials), and~~:

1. Include vegetation that provides suitable habitat and effective soil stability, runoff retention, and infiltration capability. Vegetation species, composition, density, and diversity must be guided by nearby patches of native plant communities and by native vegetation establishment and enhancement guidelines;
2. Be prepared by a qualified individual; and
3. Include a maintenance plan that includes management provisions for controlling invasive species and replacement of plant loss for three years.

c. A certificate of compliance will be issued after the vegetation restoration plan requirements have been satisfied.

(J) *Land alteration standards and stormwater management.*

(1) *Purpose.* To establish standards that protect water quality from pollutant loadings of sediment, nutrients, bacteria, and other contaminants; and maintain stability of bluffs, shorelines, and other areas prone to erosion.

(2) *Land alteration permit.*

a. Within the bluff impact zone, land alteration is prohibited, except for the following which are allowed by permit:

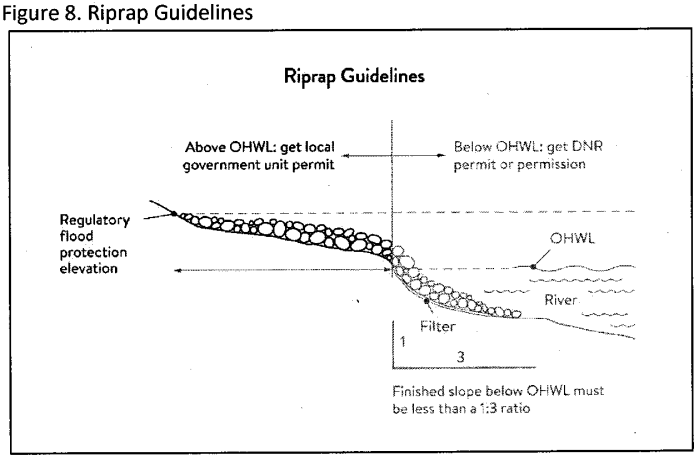
1. Erosion control consistent with section 920(J)(6);
2. The minimum necessary for development that is allowed as an exception under section 920(L); and
3. Repair and maintenance of existing buildings and facilities.

b. Within the water quality impact zone, land alteration that involves more than ten cubic yards of material or affects an area greater than 1,000 square feet requires a permit.

(3) *Rock riprap, retaining walls, and other erosion control structures.*

a. Construction, repair, or replacement of rock riprap, retaining walls, and other erosion control structures located at or below the OHWL must comply with Minnesota Rules, chapters 6115.0215, subpart 4, item E, and 6115.0216, subpart 2. Work must not proceed until approved by the commissioner. See Figure 8.

Figure 8. Riprap Guidelines



b. Construction or replacement of rock riprap, retaining walls, and other erosion control structures within the bluff impact zone and the water quality impact zone are allowed with a

permit ~~consistent with provisions of section 117-148(j)(6) (conditions of land alteration permit approval)~~ provided that:

1. If the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
2. The structures are used only to correct an established erosion problem as determined by the City of Ramsey.
3. The size and extent of the structures are the minimum necessary to correct the erosion problem and are not larger than the following, unless a professional engineer determines that a larger structure is needed to correct the erosion problem:
   (i) Retaining walls must not exceed five feet in height and must be placed a minimum horizontal distance of ten feet apart; and
   (ii) Riprap must not exceed the height of the regulatory flood protection elevation.

c. Repair of existing rock riprap, retaining walls, and other erosion control structures above the OHWL does not require a permit provided it does not involve any land alteration ~~under section 117-148(j)(2) (land alteration permit).~~

(4) *Stormwater management.*

a. In the bluff impact zone, storm water management facilities are prohibited except by permit if:
   1. There are no alternatives for storm water treatment outside the bluff impact zone on the subject site;
   2. The site generating runoff is designed so that the amount of runoff reaching the bluff impact zone is reduced to the greatest extent practicable;
   3. The construction and operation of the facility does not affect slope stability on the subject property or adjacent properties; and
   4. Mitigation based on the best available engineering and geological practices is required and applied to eliminate or minimize the risk of slope failure.

b. In the water quality impact zone, development that creates new impervious surface, ~~as allowed by exemption in section 117-148(l) (exemptions~~), or fully reconstructs existing impervious surface of more than 10,000 square feet requires a storm water permit or approved storm water plan. Multipurpose trails and sidewalks are exempt if there is down gradient vegetation or a filter strip that is at least five feet wide.

c. In all other areas, storm water runoff must be directed away from the bluff impact zones or unstable areas.

(5) *Development on steep slopes.* Construction of structures, impervious surfaces, land alteration, vegetation removal, or other construction activities are allowed on steep slopes if:

a. The development can be accomplished without increasing erosion or storm water runoff;

b. The soil types and geology are suitable for the proposed development; and

~~c. Vegetation is managed according to the requirements of section 117-148(i) (vegetation management).~~

(6) *Conditions of land alteration permit approval.*

a. Temporary and permanent erosion and sediment control measures retain sediment onsite consistent with best management practices in the Minnesota Stormwater Manual;

b. Natural site topography, soil, and vegetation conditions are used to control runoff and reduce erosion and sedimentation;

c. Construction activity is phased when possible;

d. All erosion and sediment controls are installed before starting any land disturbance activity;

e. Erosion and sediment controls are maintained to ensure effective operation;

~~f. The proposed work is consistent with the vegetation standards in section 117-148(i) (vegetation management); and~~

g. Best management practices for protecting and enhancing ecological and water resources identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001.

(7) *Compliance with other plans and programs.* All development must:

a. Be consistent with Minn. Stats. ch. 103B, and local water management plans completed under [Minnesota Rules] chapter 8410;

b. Meet or exceed the wetland protection standards under Minnesota Rules, chapter 8420; and

c. Meet or exceed the floodplain management standards under Minnesota Rules, chapters 6120.5000—6120.6200.

(K) *Subdivision and land development standards.*

(1) *Purpose.*

a. To protect and enhance the natural and scenic values of the MRCCA during development or redevelopment of the remaining large sites;

b. To establish standards for protecting and restoring biological and ecological functions of primary conservation areas on large sites; and

c. To encourage restoration of natural vegetation during development or redevelopment of large sites where restoration opportunities have been identified in MRCCA plans.

(2) *Applicability.*

a. The design standards in this section apply to subdivisions, planned unit developments and master-planned development and redevelopment of land involving ten or more acres for contiguous parcels that abut the Mississippi River and 20 or more acres for all other parcels, including smaller individual sites within the following developments that are part of a common plan of development that may be constructed at different times:

1. Subdivisions;
2. Planned unit developments; and
3. Master-planned development and redevelopment of land.

b. The following activities are exempt from the requirements of this section:

1. Minor subdivisions consisting of three or fewer lots;
2. Minor boundary line corrections;
3. Resolutions of encroachments;
4. Additions to existing lots of record;
5. Placement of essential services; and
6. Activities involving river-dependent commercial and industrial uses.

~~(3) *Application materials.* Project information listed in section 117-148(c)(6) (application materials) must be submitted for all proposed developments.~~

(4) *Design standards.*

a. Primary conservation areas, where they exist, must be set aside and designated as protected open space in quantities meeting the following as a percentage of total parcel area:

1. CA-ROS District: 50 percent;
2. CA-RN District: 20 percent;
3. CA-SR District: Ten percent if the parcel includes native plant communities or provides feasible connections to a regional park or trail system, otherwise no requirement.

b. If the primary conservation areas exceed the amounts specified in section 920(K)(4)a above, then protection of native plant communities and natural vegetation in riparian areas shall be prioritized.

c. If primary conservation areas exist but do not have natural vegetation (identified as restoration priorities in the MRCCA plan), then a vegetation assessment must be completed to evaluate the unvegetated primary conservation areas and determine whether vegetation restoration is needed. ~~If restoration is needed, vegetation must be restored according to section 117-148(i)(6)b (under vegetation restoration plan).~~

d. If primary conservation areas do not exist on the parcel and portions of the parcel have been identified in the MRCCA plan as a restoration area, vegetation must be restored in the identified areas ~~according to section 117-148(i)(6)b (under vegetation restoration plan)~~ and the area must be set aside and designated as protected open space.

e. Storm water treatment areas or other green infrastructure may be used to meet the protected open space requirements if the vegetation provides biological and ecological functions.

f. Land dedicated under this section for public river access, parks, or other open space, or public facilities may be counted toward the protected open space requirement.

g. Protected open space areas must connect open space, natural areas, and recreational areas, where present on adjacent parcels, as much as possible, to form an interconnected network.

(5) *Permanent protection of designated open space.*

a. Designated open space areas must be protected through one or more of the following methods:

1. Public acquisition by a government entity for conservation purposes;
2. A permanent conservation easement, as provided in Minn. Stats. ch. 84C;
3. A deed restriction; and
4. Other arrangements that achieve an equivalent degree of protection.

b. Permanent protection methods must ensure the long-term management of vegetation to meet its biological and ecological functions, prohibit structures, and prohibit land alteration, except as needed to provide public recreational facilities and access to the river.

(L) *Exemptions*

(1) *Purpose.* To provide exemptions to structure placement, height and other standards for specific river or water access dependent facilities as provided in Minn. Stats. § 116G.15, subd. 4.

(2) *Applicability.*

~~a.~~ Uses and activities not specifically exempted must comply with this section. ~~Uses and activities exempted under shore impact zone and bluff impact zone must comply with the vegetation management and land alteration standards in sections 117-148(i) (vegetation management) and 117-148(j) (land alterations standards and stormwater management).~~

(3) *Use and activity exemptions classification.*

a. Uses and activities in the following tables ~~section 117-148(l)(3) below~~ are categorized as:

1. *Exempt — E.* This means that the use or activity is allowed;
2. *Exempt if no alternative — (E).* This means that the use or activity is allowed only if no alternatives exist; and
3. *Not exempt — N.* This means that a use or activity is not exempt and must meet the standards of this section.

b. *General uses and activities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
~~Industrial and utility structures requiring greater height for operational reasons (such as elevators, refineries and railroad signaling towers)~~	~~N~~	~~E~~	~~N~~	~~N~~	~~Structure design and placement must minimize interference with public river corridor views~~
Barns, silos, and farm structures	N	E	N	N	
Bridges and bridge approach roadways	E	E	E	(E)	Section 920(H)
Wireless communication towers	E	E	N	N	Section 920(E)(2)f
Chimneys, ~~church~~ spires, flag poles, public monuments, and mechanical stacks and equipment	N	E	N	N	
Historic properties and contributing properties in historic districts	E	E	E	E	Exemptions do not apply to additions or site alterations

c. *Public utilities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Electrical power facilities	E	E	E	(E)	Section 920(H)
Essential services (other than storm water facilities)	E	E	E	(E)	Section 920(H)
Storm water facilities	E	N	E	(E)	Section 920(J)
Wastewater treatment	E	N	E	N	Section 920(H)
Public transportation facilities	E	N	(E)	(E)	Section 920(H)

d. *Public recreational facilities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Accessory structures, such as monuments, flagpoles, light standards, and similar park features	E	E	(E)	(E)	Section 920(H); within BIZ, only on slopes averaging less than 30%. Exemptions do not apply to principal structures
Picnic shelters and other open-sided structures	E	N	(E)	N	Section 920(H)
Parking lots	(E)	N	(E)	(E)	Section 920(H); within BIZ, only within 20 feet of toe of bluff; not on face of bluff; and must not affect stability of bluff
Roads and driveways	(E)	N	(E)	(E)	Section 920(H)

Natural-surfaced trails, access paths, and viewing areas	E	N	E	E	Section 920(H)
Hard-surfaced trails and viewing platforms	E	N	E	(E)	Section 920(H); within BIZ, only on slopes averaging less than 30%
Water access ramps	E	N	E	(E)	Section 920(H)
Public signs and kiosks for interpretive or directional purposes	E	N	E	(E)	Section 920(H)

e. *River-dependent uses.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Shoreline facilities	E	N[1]	E	(E)	Section 920(E)(2(f). Exemptions do not apply to buildings, structures, and parking areas that are not part of a shoreline facility
Private roads and conveyance structures serving river-dependent uses	E	N[1]	E	(E)	Section 920(E)(2)f

[1] River-dependent commercial, industrial, and utility structures are exempt from height limits only if greater height is required for operational reasons.

f. *Private residential and commercial water access and use facilities.*

Use or Activity	Set Backs	Height Limits	SIZ	BIZ	Applicable Standards with Which the Use or Activity Must Comply
Private roads serving 3 or more lots	(E)	N	N	(E)	Section 920(G); in BIZ, only on slopes averaging less than 30% Exemption does not apply to private roads serving fewer 3 lots or to private driveways and parking areas
Access paths	E	N	E	E	Section 920(G)
Water access ramps	E	N	E	N	Section 920(G)
Stairways, lifts, and landings	E	N	E	E	Section 920(G)
Water-oriented accessory structures	E	N	E	N	Section 920(G)
Patios and decks	E	N	N	N	Section 920(G)(5)
Directional signs for watercraft (private)	E	N	E	N	Section 920(G)(6); exemption does not apply to off-premise advertising signs
Temporary storage of docks, boats, and other equipment during the winter months	E	N	E	N	

Erosion control structures, such as rock riprap and retaining walls	E	N	E	(E)	Sections 920(J)(3), 920(J)(5) and 920(J)(6)
Flood control structures	E	N	E	(E)	Section 920(J)

920 Floodplain Overlay Districts

(A) *Statutory authorization.* The legislature of the State of Minnesota has, in Minn. Stats. ch. 103F and ch. 462, delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain as follows.

(B) *Purpose.*

(1) This subdivision regulates development in the flood hazard areas of the city. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this Section to promote the public health, safety, and general welfare by minimizing these losses and disruptions.

(2) *National Flood Insurance Program compliance.* This subdivision is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59—78, as amended, so as to maintain the city's eligibility in the National Flood Insurance Program.

(3) This subdivision is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

921 Floodplain Overlay Districts General Provisions

(A) This subdivision adopts the floodplain maps applicable to the city and includes three floodplain districts: floodway, flood fringe, and general floodplain.

(1) Where floodway and flood fringe districts are delineated on the floodplain maps, the standards in sections 923 or 924 will apply, depending on the location of a property.

(2) Locations where floodway and flood fringe districts are not delineated on the floodplain maps are considered to fall within the general floodplain district. Within the general floodplain district, the floodway district standards in section 923 apply unless the floodway boundary is determined, according to the process outlined in section 925. Once the floodway boundary is determined, the flood fringe district standards in section 924 may apply outside the floodway.

(B) *Lands to which this subdivision applies.* This subdivision applies to all lands within the jurisdiction of the city shown on the official zoning map and/or the attachments to the map as being located within the boundaries of the floodway, flood fringe, or general floodplain districts.

(1) The floodway, flood fringe and general floodplain districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in the underlying zoning district. In case of a conflict, the more restrictive standards will apply.

(C) *Incorporation of maps by reference.* The following maps, together with all attached material, are hereby adopted by reference and declared to be a part of the official zoning map and this subdivision. The attached material includes the Flood Insurance Study for Anoka County, Minnesota, and Incorporated Areas and the flood insurance rate maps enumerated below, all dated

December 16, 2015 and all prepared by the Federal Emergency Management Agency. These materials are on file in the community development department.

• 27003C0142E	• 27003C0186E
• 27003C0144E	• 27003C0257E
• 27003C0165E	• 27003C0280E
• 27003C0166E	• 27003C0281E
• 27003C0167E	• 27003C0282E
• 27003C0170E	• 27003C0283E

(D) *Regulatory flood protection elevation.* The regulatory flood protection elevation (RFPE) is an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

(E) *Interpretation.* The boundaries of the zoning districts are determined by scaling distances on the flood insurance rate map.

(1) Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The zoning administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.

(2) Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the planning commission and to submit technical evidence.

(F) *Abrogation and greater restrictions.* It is not intended by this subdivision to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this subdivision imposes greater restrictions, the provisions of this subdivision prevail.

(G) *Warning and disclaimer of liability.* This subdivision does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This subdivision does not create liability on the part of the city or its officers or employees for any flood damages that result from reliance on this subdivision or any administrative decision lawfully made thereunder.

(H) *Severability.* If any section, clause, provision, or portion of this subdivision is adjudged unconstitutional or invalid by a court of law, the remainder of this subdivision shall not be affected and shall remain in full force.

~~(I) *Annexations.* The flood insurance rate map panels adopted by reference into section 921(c) above may include floodplain areas that lie outside of the corporate boundaries of the city at the time of adoption of this subdivision. If any of these floodplain land areas are annexed into the city after the date of adoption of this subdivision, the newly annexed floodplain lands will be subject to the provisions of this subdivision immediately upon the date of annexation.~~

922 Establishment of Flood Zone Districts

(A) *Districts.*

(1) FW *Floodway district.* The floodway district includes those areas designated as floodway on the flood insurance rate map adopted in section 921. For lakes, wetlands, and other basins (that do not have a floodway designated), the floodway district includes those areas designated as zone A or AE on the flood insurance rate map that are at or below the ordinary high water level as defined in Minn. Stats. § 103G.005, subd. 14.

(2) FF *Flood fringe district.* The flood fringe district includes those areas designated as floodway fringe on the flood insurance rate map adopted in section 921 as being within zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the flood fringe district includes those areas designated as zone A or AE on the flood insurance rate map panels adopted in section 921 that are below the 1% annual chance (100-year) flood elevation but above the ordinary high water level as defined in Minn. Stats. § 103G.005, subd. 14.

(3) GF *General floodplain district.* The general floodplain district includes those areas designated as zone A or zone AE without a floodway on the flood insurance rate map adopted in section 921, but not subject to the criteria in sections 922(A)(1) and (2) above.

(B) *Compliance.* Within the floodplain districts established in this subdivision, the use of any land, the use, size, type and location of structures on lots, the installation and maintenance of transportation, utility, water supply and waste treatment facilities, and the subdivision of land must comply with the terms of this subdivision and other applicable regulations. All uses not listed as permitted uses or conditional uses in sections 923, 924, and 925, respectively, are prohibited. In addition, a caution is provided here that:

(1) New and replacement manufactured homes and certain recreational vehicles are subject to the general provisions of this subdivision and specifically section 117-188.

(2) Modifications, additions, structural alterations, normal maintenance and repair, or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this subdivision and specifically section 117-190.

(3) All structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) As-built elevations for elevated or floodproofed structures must be certified by ground surveys and flood-proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this subdivision and specifically as stated in section 117-189.

923 Floodway District (FW)

(A) *Permitted uses.* The following uses, subject to the standards set forth in section 923(B), are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:

(1) General farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(2) Industrial-commercial loading areas, parking areas, and airport landing strips.

(3) Open space uses, including but not limited to private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, hunting and fishing areas, and single or multiple purpose recreational trails.

(4) Residential lawns, gardens, parking areas, and play areas.

(5) Railroads, streets, bridges, utility transmission lines and pipelines, provided that the department of natural resources' area hydrologist is notified at least ten days prior to issuance of any permit, and that the standards in sections 923(D)(1), 923(D)(3) and 923(D)(6) are met.

(B) *Standards for floodway permitted uses:*

(1) The use must have a low flood damage potential.

(2) With the exception of the uses listed in section 923(A)(5), the use must not obstruct flood flows or increase flood elevations and must not involve structures, fill, obstructions, excavations or storage of materials or equipment.

(3) Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (one percent chance) flood.

(C) *Conditional uses.* The following uses may be allowed as conditional uses following the standards and procedures set forth in section 931(D) of this subdivision and further subject to the standards set forth in section 923(D), if otherwise allowed in the underlying zoning district or any applicable overlay district.

(1) Structures accessory to the uses listed in section 923(A) and the uses listed in subsections (c)(2) through (9) below.

(2) Extraction and storage of sand, gravel, and other materials.

(3) Marinas, boat rentals, docks, piers, wharves, and water control structures.

(4) Storage yards for equipment, machinery, or materials.

(5) Placement of fill or construction of fences that obstruct flood flows. Farm fences, as defined in section 105, are permitted uses.

(6) Travel-ready recreational vehicles meeting the exception standards in section 927(D)(2).

(7) Levees or dikes intended to protect agricultural crops for a frequency flood event equal to or less than the ten-year frequency flood event.

(D) *Standards for floodway conditional uses:*

(1) *All uses.* A conditional use must not cause any increase in the stage of the one percent chance or regional flood or cause an increase in flood damages in the reach or reaches affected.

(2) *Fill; storage of materials and equipment:*

a. The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

b. Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching, riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.

c. Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the one percent chance or regional flood may only be allowed if the city has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.

(3) *Accessory structures:*

a. Accessory structures must not be designed for human habitation.

b. Accessory structures, if permitted, must be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters:

1. Whenever possible, structures must be constructed with the longitudinal axis parallel to the direction of flood flow; and

2. So far as practicable, structures must be placed approximately on the same flood flow lines as those of adjoining structures.

c. Accessory structures must be elevated on fill or structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. All floodproofed accessory structures must meet the following additional standards:

1. The structure must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls; and
2. Any mechanical and utility equipment in the structure must be elevated to or above the regulatory flood protection elevation or properly floodproofed.

d. As an alternative, an accessory structure may be internally/wet floodproofed to the FP-3 or FP-4 floodproofing classifications in the Minnesota State Building Code, provided the accessory structure constitutes a minimal investment and does not exceed 576 square feet in size. A detached garage may only be used for parking of vehicles and limited storage. All structures must meet the following standards:
1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and
2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

(4) Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of Minn. Stats. § 103G.245.

(5) A levee, dike or floodwall constructed in the floodway must not cause an increase to the one percent chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.

(6) Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

924 Flood Fringe District (FF)

(A) *Permitted uses.* Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in subsection (b) below.

(B) *Standards for flood fringe permitted uses.*

(1) All structures, including accessory structures, must be elevated on fill so that the lowest floor, as defined, is at or above the regulatory flood protection elevation. The finished fill elevation for structures must be no lower than one foot below the regulatory flood protection elevation and the fill must extend at the same elevation at least 15 feet beyond the outside limits of the structure.

a. All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.

b. As an alternative to elevation on fill, an accessory structure that constitutes a minimal investment and that does not exceed 576 square feet in size may be internally floodproofed in accordance with section 923(D)(3).

(2) The cumulative placement of fill or similar material on a parcel must not exceed 1,000 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with subsection (a) above, or if allowed as a conditional use under section 924(C)(3) below.

(3) The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.

(4) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

(5) Fill must be properly compacted and the slopes must be properly protected by the use of riprap, vegetative cover or other acceptable method.

(6) All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation, or must have a flood warning/emergency evacuation plan acceptable to the city.

(7) Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (one percent chance) flood.

(8) Interference with normal manufacturing/industrial plant operations must be minimized, especially along streams having protracted flood durations. In considering permit applications, due consideration must be given to the needs of industries with operations that require a floodplain location.

(9) Flood fringe developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

(10) Manufactured homes and recreational vehicles must meet the standards of section 927.

(C) *Conditional uses.* The following uses and activities may be allowed as conditional uses, if allowed in the underlying zoning district(s) or any applicable overlay district, following the procedures in section 928(D). conditional uses must meet the standards in subsections (D)(4) through (10) above and section 924(D).

(1) Any structure that is not elevated on fill or floodproofed in accordance with section 924(B)(1)a. and b.

(2) Storage of any material or equipment below the regulatory flood protection elevation.

(3) The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with [subsection] (b)(1) above.

(D) *Standards for flood fringe conditional uses.*

(1) The standards listed in sections 924(B)(4) through (10) apply to all conditional uses.

(2) Basements, as defined in section 105, are subject to the following:

a. Residential basement construction is not allowed below the regulatory flood protection elevation.

b. Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with section 924(D)(3).

(3) All areas of nonresidential structures, including basements, to be placed below the regulatory flood protection elevation must be floodproofed in accordance with the structurally dry floodproofing classifications in the Minnesota State Building Code. Structurally dry floodproofing must meet the FP-1 or FP-2 floodproofing classification in the Minnesota State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures wet floodproofed to the FP-3 or FP-4 classification are not permitted.

(4) The placement of more than 1,000 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.

a. The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (one percent chance) flood event.

b. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the city.

c. The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.

(5) Storage of materials and equipment below the regulatory flood protection elevation must comply with an approved emergency plan providing for removal of such materials within the time available after a flood warning.

(6) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls, etc., or above-grade, enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if:

a. The enclosed area is above-grade on at least one side of the structure.

b. It is designed to internally flood and is constructed with flood resistant materials.

c. It is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

1. *Design and certification.* The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

2. *Specific standards for above-grade, enclosed areas.* Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and the design plans must stipulate:

(i) The minimum area of openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters without any form of human intervention; and

(ii) That the enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles, or storage.

925 General Floodplain District (GF)

(A) *Permitted uses.*

(1) The uses listed in section 923(A), floodway district permitted uses, are permitted uses.

(2) All other uses are subject to the floodway/flood fringe evaluation criteria specified in [section] 925(b) below. Section 923 applies if the proposed use is determined to be in the floodway district. Section 924 applies if the proposed use is determined to be in the flood fringe district.

(B) *Procedures for floodway and flood fringe determinations.*

(1) Upon receipt of an application for a permit or other approval within the general floodplain district, the zoning administrator must obtain, review and reasonably utilize any regional flood elevation and floodway data available from a federal, state, or other source.

(2) If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the floodway or flood fringe district.

Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in section 925(B)(3) below.

(3) The determination of floodway and flood fringe must include the following components, as applicable:

a. Estimate the peak discharge of the regional (one percent chance) flood.

b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half foot. A lesser stage increase than one-half foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries.

(4) The zoning administrator will review the submitted information and assess the technical evaluation and the recommended floodway and/or flood fringe district boundary. The assessment must include the cumulative effects of previous floodway encroachments. The zoning administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Minnesota Department of Natural Resources, before presenting the technical evaluation and findings to the city council. The city council must formally accept the technical evaluation and the recommended floodway and/or flood fringe district boundary or deny the permit application. The city council, prior to official action, may submit the application and all supporting data and analyses to the Federal Emergency Management Agency (FEMA), the Minnesota Department of Natural Resources, or the planning commission for review and comment.

(5) Once the floodway and flood fringe district boundaries have been determined, the city council shall refer the matter back to the zoning administrator to process the permit application consistent with the applicable provisions of sections 923 and 924.

926 Public Utilities, Railroads, Roads, and Bridges in Floodplains.

(A) *Public utilities.* All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the Minnesota State Building Code or elevated to the regulatory flood protection elevation.

(B) *Public transportation facilities.* Railroad tracks, roads, and bridges to be located within the floodplain must comply with sections 923 and 924. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

(C) *On-site water supply and sewage treatment systems.* Where public utilities are not provided:

(1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems; and

(2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and they must not be subject to impairment or contamination during times of flooding. Any sewage treatment system designed in accordance with the state's current statewide standards for on-site sewage treatment systems is considered to be in compliance with this section.

927 Manufactured homes, Manufactured home parks, and Recreational Vehicles in Floodplains.

(A) *Manufactured homes.* New manufactured home parks and expansions to existing manufactured home parks are prohibited in any floodplain district. For existing manufactured home parks or lots of record located in a floodplain district, the placement of new or replacement manufactured homes will be treated as a new structure and are subject to the following requirements:

(1) Placement or replacement of manufactured home units is prohibited in the floodway district.

(2) If allowed in the flood fringe district, placement or replacement of manufactured home units is subject to the requirements of section 117-184 and the following standards.

a. New and replacement manufactured homes must be elevated in compliance with section 117-184 and must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.

b. New or replacement manufactured homes in existing manufactured home parks must meet the vehicular access requirements for subdivisions in section 927(A)(2).

(B) *Recreational vehicles.* New recreational vehicle parks or campgrounds and expansions to existing recreational vehicle parks or campgrounds are prohibited in any floodplain district. Placement of recreational vehicles in existing recreational vehicle parks or campgrounds in the floodplain must meet the exemption criteria below or be treated as new structures meeting the requirements of this subdivision.

(1) Recreational vehicles are exempt from the provisions of this section if they are placed in any of the following areas and meet the criteria listed in section 927(B)(2):

a. Individual lots or parcels of record.

b. Existing commercial recreational vehicle parks or campgrounds.

c. Existing condominium-type associations.

(2) Criteria for exempt recreational vehicles:

a. The vehicle must have a current license required for highway use.

b. The vehicle must be highway ready, meaning on wheels or the internal jacking system, attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks.

c. No permanent structural type additions may be attached to the vehicle.

d. The vehicle and associated use must be permissible in any pre-existing, underlying zoning district.

e. Accessory structures are not permitted within the floodway district. Any accessory structure in the flood fringe district must be constructed of flood-resistant materials and be securely anchored, meeting the requirements applicable to manufactured homes in this section.

(3) Recreational vehicles that are exempt in section 927(B)(2) lose this exemption when development occurs on the site exceeding $500.00 for an accessory structure such as a garage or storage building. The recreational vehicle and all accessory structures will then be treated as new structures subject to the elevation and floodproofing requirements of section 924. No development or improvement on the parcel or attachment to the recreational vehicle is allowed that would hinder the removal of the vehicle should flooding occur.

928 Administration in Floodplains

(A) *Zoning administrator.* A zoning administrator or other official designated by the city council must administer and enforce the provisions of this subdivision.

(B) *Permit requirements.*

(1) *Permit required.* A permit must be obtained from the zoning administrator prior to conducting the following activities:

a. The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in section 105.

b. The use or change of use of a building, structure, or land.

c. The construction of a dam, fence, or on-site septic system. A farm fence would require a zoning permit but is not considered a structure when administering this subdivision.

d. The change or extension of a nonconforming use.

e. The repair of a structure that has been damaged by flood, fire, tornado, or any other source.

f. The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.

g. Relocation or alteration of a watercourse, including new or replacement culverts and bridges), unless a public waters work permit has been applied for.

(2) *Application for permit.* Permit applications must be submitted to the zoning administrator on forms provided by the zoning administrator. The permit application must include the following as applicable:

a. A scaled site plan showing all pertinent dimensions, existing or proposed buildings, structures, and significant natural features having an influence on the permit.

b. Location of fill or storage of materials in relation to the stream channel.

c. Copies of any required municipal, county, state or federal permits or approvals.

d. Other relevant information requested by the zoning administrator as necessary to properly evaluate the permit application.

(3) *Certificate of zoning compliance for a new, altered, or nonconforming use.* No building, land or structure may be occupied or used in any manner until a certificate of zoning compliance has been issued by the zoning administrator stating that the use of the building or land conforms to the requirements of this subdivision.

(4) *Certification.* The applicant is required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this subdivision. Floodproofing measures must be certified by a registered professional engineer or registered architect.

(5) *Record of first floor elevation.* The zoning administrator must maintain a record of the elevation of the lowest floor (including basement) of all new structures and alterations or additions to existing structures in the floodplain. The zoning administrator must also maintain a record of the elevation to which structures and alterations or additions to structures are floodproofed.

(6) *Notifications for watercourse alterations.* Before authorizing any alteration or relocation of a river or stream, the zoning administrator must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minn. Stats. § 103G.245, this will suffice as adequate notice. A copy of the notification must also be submitted to the Chicago Regional Office of FEMA.

(7) *Notification to FEMA when physical changes increase or decrease base flood elevations.* As soon as is practicable, but not later than six months after the date such supporting information becomes available, the zoning administrator must notify the Chicago Regional Office of FEMA of the changes by submitting a copy of the relevant technical or scientific data.

(C) *Variances.*

(1) *Variance applications.* An application for a variance to the provisions of this Subdivision will be processed and reviewed in accordance with applicable state statutes and section 117-53.

(2) *Adherence to state floodplain management standards.* A variance must not allow a use that is not allowed in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law.

(3) *Additional variance criteria.* The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:

a. Variances must not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

b. Variances may only be issued by a community upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

c. Variances may only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(4) *Flood insurance notice.* The zoning administrator must notify the applicant for a variance that:

a. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage; and

b. Such construction below the base or regional flood level increases risks to life and property. Such notification must be maintained with a record of all variance actions.

(5) *General considerations.* The city may consider the following factors in granting variances and imposing conditions on variances and conditional uses in floodplains:

a. The potential danger to life and property due to increased flood heights or velocities caused by encroachments.

b. The danger that materials may be swept onto other lands or downstream to the injury of others.

c. The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions.

d. The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner.

e. The importance of the services to be provided by the proposed use to the community.

f. The requirements of the facility for a waterfront location.

g. The availability of viable alternative locations for the proposed use that are not subject to flooding.

h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

i. The relationship of the proposed use to the comprehensive land use plan and flood plain management program for the area.

j. The safety of access to the property in times of flood for ordinary and emergency vehicles.

k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

(6) *Submittal of hearing notices to the department of natural resources (DNR).* The zoning administrator must submit hearing notices for proposed variances to the DNR sufficiently in

advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(7) *Submittal of final decisions to the DNR.* A copy of all decisions granting variances must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(8) *Record-keeping.* The zoning administrator must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.

(D) *Conditional uses.*

(1) *Processing.* An application for a conditional use permit under the provisions of this subdivision will be processed and reviewed in accordance with section 130 of the City Code.

(2) *Factors used in decision-making.* In passing upon conditional use applications, the city council will consider all relevant factors specified in other sections of this subdivision, and those factors identified in section 928(C)(5).

(3) *Conditions attached to conditional use permits.* The city council may attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this subdivision. Such conditions may include, but are not limited to, the following:

a. Modification of waste treatment and water supply facilities.

b. Limitations on period of use, occupancy, and operation.

c. Imposition of operational controls, sureties, and deed restrictions.

d. Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

e. Floodproofing measures, in accordance with the Minnesota State Building Code and this subdivision. The applicant must submit a plan or document certified by a registered professional engineer or architect that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

(4) *Submittal of hearing notices to the department of natural resources (DNR).* The zoning administrator must submit hearing notices for proposed conditional uses to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

(5) *Submittal of final decisions to the DNR.* A copy of all decisions granting conditional uses must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

929 Nonconformities in Floodplains

(A) *Continuance of nonconformities.* A use, structure, or occupancy of land which was lawful before the passage or amendment of this subdivision but which is not in conformity with the provisions of this subdivision may be continued subject to the following conditions. Historic structures are subject to the provisions of only subsections (1) through (5) below.

(1) A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its flood damage potential or degree of obstruction to flood flows except as provided in subsection (2) below. Expansion or enlargement of uses, structures or occupancies within the floodway district is prohibited.

(2) Any addition or structural alteration to a nonconforming structure or nonconforming use that would result in increasing its flood damage potential must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing

techniques (i.e., FP-1 thru FP-4 floodproofing classifications) allowable in the Minnesota State Building Code, except as further restricted in subsections (3) and (6) below.

(3) If the cost of all previous and proposed alterations and additions exceeds 50 percent of the market value of any nonconforming structure, then the entire structure must meet the standards of section 923 or 924 for new structures depending upon whether the structure is in the floodway or flood fringe district, respectively. The cost of all structural alterations and additions must include all costs such as construction materials and a reasonable cost placed on all manpower or labor.

(4) If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this subdivision. The assessor must notify the zoning administrator in writing of instances of nonconformities that have been discontinued for a period of more than one year.

(5) If any nonconformity is substantially damaged it may not be reconstructed except in conformity with the provisions of this subdivision. The applicable provisions for establishing new uses or new structures in sections 923 or 924 will apply depending upon whether the use or structure is in the floodway or flood fringe, respectively.

(6) Any substantial improvement to a nonconforming structure requires that the existing structure and any additions must meet the requirements of sections 923 or 924 for new structures, depending upon whether the structure is in the floodway or flood fringe district.

930 Penalties and enforcement in floodplains

(A) *Violation constitutes a misdemeanor.* Violation of the provisions of this subdivision or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) constitute a misdemeanor and will be punishable as defined by law.

(B) *Other lawful action.* Nothing in this subdivision restricts the city from taking such other lawful action as is necessary to prevent or remedy any violation. If the responsible party does not appropriately respond to the zoning administrator within the specified period of time, each additional day that lapses will constitute an additional violation of this subdivision and will be prosecuted accordingly.

(B) *Enforcement.* In responding to a suspected code violation, the zoning administrator and city council may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The city must act in good faith to enforce these official controls and to correct code violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

931 Amendments of Floodplains

(a) *Floodplain designation—Restrictions on removal.* The floodplain designation on the official zoning map must not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to lands outside the floodplain. Special exceptions to this rule may be permitted by the commissioner of the department of natural resources (DNR) if the commissioner determines that, through other measures, lands are adequately protected for the intended use.

(b) *Amendments require DNR approval.* All amendments to this subdivision must be submitted to and approved by the commissioner of the department of natural resources (DNR) prior to adoption. The commissioner must approve the amendment prior to city approval.

(c) *Map revisions require ordinance amendments.* The floodplain district regulations must be amended to incorporate any revisions by the Federal Emergency Management Agency to the floodplain maps adopted in section 921(C).

940 Shoreland Management Overlay District

(A) *Statutory authorization.* The ordinance from which this subdivision is derived is adopted pursuant to the authorization and policies contained in Minn. Stats. ch. 103F, Minn. Rules pts. 6120.2500—6120.3900, and the planning and zoning enabling legislation in Minn. Stats. ch. 462.

(B) *Policy.* The uncontrolled use of shorelands of the city affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters. The state legislature has delegated responsibility to local governments of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is recognized by the city.

(C) *Jurisdiction.* The provisions of this subdivision shall apply to the shorelands of the public water bodies as classified in section 942. Pursuant to Minn. Rules pts. 6120.2500—6120.3900, no lake, pond, or flowage less than ten acres in size in municipalities or 25 acres in size in unincorporated areas need be regulated in a local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the city council, be exempt from this subdivision.

(D) *Compliance.* The use of any shoreland of public waters; the size and shape of lots; the use, size, type and location of structures on lots; the installation and maintenance of water supply and waste treatment systems, the grading and filling of any shoreland area; the cutting of shoreland vegetation; and the subdivision of land shall be in full compliance with the terms of this subdivision and other applicable regulations.

941 Shoreland Management Overlay District Administration

(A) *Permits required.*

~~(1) A building permit is required for the construction of buildings or building additions (and including such related activities as construction of decks and signs), the installation and/or alteration of sewage treatment systems, and those grading and filling activities not exempted by section 117-225(g)(2). Application for a permit shall be made to the building official on the forms provided. The application shall include the necessary information so that the building official can determine the site's suitability for the intended use and that a compliant sewage treatment system will be provided.~~

(2) A permit authorizing an addition to an existing structure shall stipulate that an identified ~~nonconforming~~ noncomplying sewage treatment system, as defined by Chapter 113, shall be reconstructed or replaced in accordance with the provisions of this subdivision.

(B) *Certificate of zoning compliance.* The zoning administrator shall issue a certificate of zoning compliance for each activity requiring a permit as specified in this subdivision. This certificate will specify that the use of land conforms to the requirements of this subdivision. Any use, arrangement, or construction at variance with that authorized by permit shall be deemed a violation of this subdivision and shall be punishable as provided in this subdivision.

(C) *Variances.* Variances may only be granted in accordance with section 120and Minn. Stats. ch. 462, as applicable. In addition to the criteria established in section 120, the board of adjustment must

also determine whether the property is used seasonally or year-round. Conditions may be imposed in the granting of a variance to ensure compliance and to protect adjacent properties and the public interest. For existing developments, the application for variance must include documentation, either through existing records or an inspection report by a licensed Minnesota Pollution Control Agency septic inspector, documenting that a ~~conforming~~ complying individual sewage treatment system is present for the intended use of the property. If a variance is issued that will have the effect of allowing additional bedroom on the property, the property owner shall be required, if necessary, to upgrade the ~~nonconforming~~ noncomplying individual sewage treatment system in conjunction with the issuance of the variance. If the variance does not have the effect of allowing additional bedrooms, the property owner shall have a maximum of two years to upgrade the ~~nonconforming~~ noncomplying system. ~~A failed system determined to be an imminent public health threat must be reconstructed within 45 days, regardless of the intended use permitted by the variance.~~

(D) *Notifications to the department of natural resources.*

(1) Copies of all notices of any public hearings to consider variances, zoning amendments, subdivisions, or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked at least ten days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

(2) A copy of approved amendments and subdivisions/plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten days of final action. When a variance is approved after the department of natural resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the board of adjustment's summary of the public record/testimony and the findings of fact which supported the issuance of the variance.

942 Shoreland Classification System and Land Use Districts; Shoreland Management

(A) *Shoreland classification system.*

(1) The public waters of the city have been classified in subsection (a)(2) of this section consistent with the criteria found Minn. Rules pt. 6120.3300, and the public waters inventory map for the county. In order to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare, certain public waters in the city have been given a shoreland management classification.

(2) These public waters of the city have been classified by the commissioner of natural resources as follows:

	Natural Environment Lakes	DNR I.D. #
a.	Shack Eddy	2-109
b.	Itasca	2-110

	Recreational Development Lakes	DNR I.D. #
a.	Jeglens Marsh	2-111
b.	Peltzer Pond	2-112
c.	Rogers	2-104
d.	Grass (Sunfish)	2-113

	General Development Lakes	DNR I.D. #
a.	Ramsey Terrace Pond	2-114

b.	Magnesium Street Pond	2-116
c.	Industry Avenue Pond South	2-117
d.	Industry Avenue Pond North	2-118

	Tributary Streams	Locations
a.	Trott Brook	Sections 1, 2, 3, 6, 7, 8, 9, 10, T32N, R-25W
b.	Ford Brook	Sections 1 and 2 T32N, R-25W

(3) The shorelands of the city in subsection (a)(2) of this section are designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to provide for the wise utilization of shoreland areas in order to preserve the quality and natural character of these public waters of the city. Boundaries of the Shoreland Overlay District shall be as defined by shoreland in section 117-1.

(B) *Land use district descriptions.* Within the shoreland area, land use descriptions and allowable uses therein shall be identified in the respective zoning districts established in this chapter.

943 Shoreland Overlay District Development Standards

~~(A) *Permitted uses.* All permitted uses allowed and regulated by the applicable zoning district underlying this Shoreland Overlay District as indicated on the official environmental overlay map of the city.~~

~~(B) *Conditional uses.*~~

~~(1) All conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying this Shoreland Overlay District as defined by shoreland in section 117-1.~~

~~(2) Boathouses.~~

(A) *Substandard uses.* Any uses of shorelands in existence prior to the date of enactment of this Code which are permitted within the applicable zoning district, but do not meet the minimum lot area, setbacks or other dimensional requirements of this Code are substandard uses. Substandard uses, including substandard sanitary facilities, shall be allowed to continue. However, any structural alteration or addition to a substandard use that will increase the substandard dimensions shall not be allowed.

~~(D) *Prohibited uses.* Any uses which are not permitted or conditional uses as regulated by the applicable zoning district underlying this Shoreland Overlay District, as defined by shoreland in section 117-1.~~

(B) *Zoning provisions; lot area and width standards.* The following standards shall apply to all shorelands of the public waters listed in Section 942 within the city. Where the requirements of the underlying zoning district as shown on the official Zoning Map are more restrictive than those set forth herein, then the more restrictive standards shall apply. The lot area (in square feet) and lot width standards (in feet) for single, double, triple, and quad unit residential lots created after the date of enactment of the ordinance from which this subdivision is derived for the lake and river/stream classifications are the following:

(1) *Unsewered lakes.*

	Riparian Lots		Nonriparian Lots	
	Area	Width	Area	Width
Natural Environment:				
Single	80,000	200	80,000	200
Double	120,000	300	160,000	400
Triple	160,000	400	240,000	600

Quad	200,000	500	320,000	800
Recreational Development:				
Single	40,000	150	40,000	150
Double	80,000	225	80,000	265
Triple	120,000	300	120,000	375
Quad	160,000	375	160,000	490
General Development:				
Single	20,000	100	40,000	150
Double	40,000	180	80,000	265
Triple	60,000	260	120,000	375
Quad	80,000	340	160,000	490

(2) *Sewered lakes.*

	Riparian Lots		Nonriparian Lots	
	Area	Width	Area	Width
Natural Environment:				
Single	40,000	125	20,000	125
Double	70,000	225	35,000	220
Triple	100,000	325	52,000	315
Quad	130,000	425	65,000	410
Recreational Development:				
Single	20,000	75	15,000	75
Double	35,000	135	26,000	135
Triple	50,000	195	38,000	190
Quad	65,000	255	49,000	245
General Development:				
Single	15,000	75	10,800	75
Double	26,000	135	17,500	135
Triple	38,000	195	25,000	190
Quad	49,000	255	32,500	245

(3) *Stream lot width standards.* There is no minimum lot size requirements for streams. The lot width standards for single-, double-, triple- and four-unit residential developments for the stream classifications are:

	Tributary	
	No Sewer	Sewer
Single	100	75
Double	150	115
Triple	200	150
Quad	250	190

(4) *Additional special provisions.*

a. Residential subdivisions with dwelling unit densities exceeding those in the tables in subsections (e)(2) and (3) of this section can only be allowed if designed and approved as residential planned unit developments under section 117-227. Only land above the ordinary high water level of public waters can be used to meet lot area standards, and

lot width standards must be met at both the ordinary high water level and at the building line. The sewer lot area dimensions in subsection (e)(2) of this section can only be used if publicly owned sewer system service is available to the property.

b. Subdivisions of double, triple, and quad unit buildings on natural environment lakes must also meet the following standards:

1. Each building must be set back at least 200 feet from the ordinary high water level;
2. Each building must have common sewage treatment and water systems in one location and serve all dwelling units in the building;
3. Watercraft docking facilities for each lot must be centralized in one location and serve all dwelling units in the building; and
4. No more than 25 percent of a lake's shoreline can be in duplex, triplex, or quad developments.

c. Accessory Dwelling Units (ADU). One ~~guest cottage~~ ADU may be allowed ~~on lots meeting or exceeding the duplex lot area and width dimensions presented in subsections (e)(1) through (3) of this section,~~ provided the following standards are met:

~~1. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within the smallest duplex-sized lot that could be created including the principal dwelling unit;~~

1. Where otherwise allowed by the underlying zoning district, an accessory dwelling unit (ADU) ~~A guest cottage~~ must not cover more than 700 square feet of land surface and must not exceed 15 feet in height; and
2. An ~~guest cottage~~ accessory dwelling unit must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.
3. Lot Area and Dimensions. The minimum lot area (square feet) required for an accessory dwelling unit is determined by lake classification (riparian/ nonriparian):
   i. For NE Lakes the minimum area must be 70,000/35,000.
   ii. For RD lakes the minimum area must be 35,000/26,000.
   iii. For GD lakes the minimum area must be 26,000/17,500.
   iv. For Tributary Streams, a 115-foot lot width is needed (no minimum area for rivers/streams).

d. Lots intended as controlled accesses to public waters or as recreation areas for use by owners of nonriparian lots within subdivisions are permissible and must meet or exceed the following standards:

1. They must meet the width and size requirements for residential lots, and be suitable for the intended uses of controlled access lots;
2. If docking, mooring, or over-water storage of more than six watercraft is to be allowed at a controlled access lot, then the width of the lot (keeping the same lot depth) must be increased by the percent of the requirements for riparian residential lots for each watercraft beyond six, consistent with the following table:

Controlled Access Lot Frontage Requirements	
Ratio of lake size to shore length (acres/mile)	*Required increase in frontage (percent)*
Less than 100	25

100—200	20
201—300	15
301—400	10
Greater than 400	5

3. They must be jointly owned by all purchasers of lots in the subdivision or by all purchasers of nonriparian lots in the subdivision who are provided riparian access rights on the access lot; and
4. Covenants or other equally effective legal instruments must be developed that specify which lot owners have authority to use the access lot and what activities are allowed. The activities may include watercraft launching, loading, storage, beaching, mooring, or docking. They must also include other outdoor recreational activities that do not significantly conflict with general public use of the public water or the enjoyment of normal property rights by adjacent property owners. Examples of the non-significant conflict activities include swimming, sunbathing, or picnicking. The covenants must limit the total number of vehicles allowed to be parked and the total number of watercraft allowed to be continuously moored, docked, or stored over water, and must require centralization of all common facilities and activities in the most suitable locations on the lot to minimize topographic and vegetation alterations. They must also require all parking areas, storage buildings, and other facilities to be screened by vegetation or topography as much as practical from view from the public water, assuming summer, leaf-on conditions.

(C) *Placement, design, and height of structures.*

(1) *Placement of structures on lots.* When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:

a. *Structure and on-site sewage system setbacks (in feet) from ordinary high water level*.*

Classes of Public Waters	Structures		Setbacks*
	Unsewered	Sewered	Sewage Treatment System
Lakes			
Natural environment	150	150	150
Recreational development	100	75	75
General development	75	50	50
Tributary streams	100	50	75

**One water-oriented accessory structure designed in accordance with subsection (2)b. of this section may be set back a minimum distance of ten feet from the ordinary high water level.*

b. *Additional structure setbacks.* The following additional structure setbacks apply, regardless of the classification of the water body:

Setback From:	Setback (in feet)
Top of bluff	30
Unplatted cemetery	50

Right-of-way line of federal, state, or county highway	50
Right-of-way line of town road, public street, or other roads or streets not classified	20

c. *Bluff impact zones.* Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

d. *Uses without water-oriented needs.* Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

(2) *Design criteria for structures.*

a. *High water elevations.* Structures must be placed in accordance with any floodplain regulations applicable to the site. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or floodproofed must be determined as follows:

1. For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher;
2. For rivers and streams, by placing the lowest floor at least three feet above the flood of record, if data are available. If data are not available, by placing the lowest floor at least three feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Under all three approaches, technical evaluations must be done by a qualified engineer or hydrologist consistent with Minn. Rules pts. 6120.5000—6120.6200 governing the management of floodplain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities; and
3. Water-oriented accessory structures may have the lowest floor placed lower than the elevation determined in this item if the structure is constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

b. *Water-oriented accessory structures.* Each lot may have one water-oriented accessory structure not meeting the normal structure setback in this subdivision if this water-oriented accessory structure complies with the following provisions:

1. The structure or facility must not exceed ten feet in height, exclusive of safety rails, and cannot occupy an area greater than 250 square feet. Detached decks must not exceed eight feet above grade at any point;
2. The setback of the structure or facility from the ordinary high water level must be at least ten feet;
3. The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions;
4. The roof may be used as a deck with safety rails, but must not be enclosed or used as a storage area;
5. The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities; and

6. As an alternative for general development and recreational development waterbodies, water-oriented accessory structures used solely for watercraft storage, and including storage of related boating and water-oriented sporting equipment, may occupy an area up to 400 square feet provided the maximum width of the structure is 20 feet as measured parallel to the configuration of the shoreline.

c. *Stairways, lifts, and landings.* Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:

1. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties, public open-space recreational properties, and planned unit developments;
2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties, public open-space recreational properties, and planned unit developments;
3. Canopies or roofs are not allowed on stairways, lifts, or landings;
4. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;
5. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical; and
6. Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of the items in subsections (f)(2)c.1 to 5 of this section are complied with in addition to the requirements of Minn. Rules ch. 1340.

d. *Significant historic sites.* No structure may be placed on a significant historic site in a manner that affects the values of the site unless adequate information about the site has been removed and documented in a public repository.

e. *Steep slopes.* The city engineer must evaluate possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters, assuming summer, leaf-on vegetation.

(3) *Height of structures.* All structures in residential districts, except churches and nonresidential agricultural structures, must not exceed 35 feet in height.

(D) *Shoreland alterations.* Alterations of vegetation and topography will be regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, and protect fish and wildlife habitat.

(1) *Vegetation alterations.*

a. Vegetation alteration necessary for the construction of structures and sewage treatment systems and the construction of roads and parking areas regulated by this subdivision are exempt from the vegetation alteration standards that follow.

b. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in this subdivision is allowed subject to the following standards:

1. Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if an erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.
2. In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water-oriented accessory structures or facilities, provided that:
   (i) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced;
   (ii) Along rivers, existing shading of water surfaces is preserved; and
   (iii) The provisions of this subsection (g)(1) of this section are not applicable to the removal of trees, limbs, or branches that are dead, diseased, or pose safety hazards.

(2) *Topographic alterations/grading and filling.*

a. Grading and filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways under validly issued construction permits for these facilities do not require the issuance of a separate grading and filling permit. However, the grading and filling standards in this subdivision must be incorporated into the issuance of permits for construction of structures, sewage treatment systems, and driveways.

b. Public roads and parking areas are regulated by this subdivision.

c. Notwithstanding subsections (D)(2)a and b of this section, a grading and filling permit will be required for:
1. The movement of more than ten cubic yards of material on steep slopes or within shore or bluff impact zones; and
2. The movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.

d. The following considerations and conditions must be adhered to during the issuance of construction permits, grading and filling permits, conditional use permits, variances and subdivision approvals:
1. Grading or filling in any type 2, 3, 4, 5, 6, 7, or 8 wetland must be evaluated to determine how extensively the proposed activity would affect the following functional qualities of the wetland. This evaluation must also include a determination of whether the wetland alteration being proposed requires permits, reviews, or approvals by other local, state, or federal agencies such as a watershed district, the state department of natural resources, or the United States Army Corps of Engineers. The applicant will be so advised.
   (i) Sediment and pollutant trapping and retention;
   (ii) Storage of surface runoff to prevent or reduce flood damage;
   (iii) Fish and wildlife habitat;
   (iv) Recreational use;
   (v) Shoreline or bank stabilization; and
   (vi) Noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.

2. Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;
3. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;
4. Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;
5. Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service;
6. Fill or excavated material must not be placed in a manner that creates an unstable slope;
7. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;
8. Fill or excavated material must not be placed in bluff impact zones;
9. Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minn. Stats. § 103G.245;
10. Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and
11. Placement of natural rock rip-rap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the rip-rap is within ten feet of the ordinary high water level, and the height of the rip-rap above the ordinary high water level does not exceed three feet.

e. Connections to public waters. Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons, and harbors, must be controlled by local shoreland controls. Permission for excavations may be given only after the commissioner has approved the proposed connection to public waters.

(3) *Placement and design of roads, driveways, and parking areas.*

a. Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Documentation must be provided by a qualified individual that all roads and parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.

b. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

c. Public and private watercraft access ramps, approach roads, and access-related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this section are met. For private facilities, the grading and filling provisions of subsection (g)(2) of this section must be met.

(4) *Stormwater management.* The following general and specific standards shall apply:

a. *General standards:*

1. When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.
2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.
3. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and manmade materials and facilities.

b. *Specific standards:*

1. Impervious surface coverage of lots must not exceed 25 percent of the lot area.
2. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.
3. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

(5) *Special provisions for commercial, industrial, public/semipublic, agricultural, forestry and extractive uses and mining of metallic minerals and peat.*

a. *Standards for commercial, industrial, public, and semipublic uses.*

1. Surface water-oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters. Those uses with water-oriented needs must meet the following standards:
   (i) In addition to meeting impervious coverage limits, setbacks, and other zoning standards in this subdivision, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;
   (ii) Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and
   (iii) Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following general standards:
      A. No advertising signs or supporting facilities for signs may be placed in or upon public waters. Signs conveying information or safety messages may be placed in or on public waters by a public authority or under a permit issued by the county sheriff;
      B. Signs may be placed, when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such as product brands and prices, must not be located higher than ten feet above the ground, and must not exceed 32 square feet in size. If

illuminated by artificial lights, the lights must be shielded or directed to prevent illumination out across public waters; and

C. Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

2. Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

b. *Agriculture use standards.*

1. General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if steep slopes and shore and bluff impact zones are maintained in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guides of the local soil and water conservation districts or the United States Soil Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.

2. Animal feedlots ~~must meet the following standards:~~ are not permitted in the Shoreland Overlay.

~~(i) New feedlots must not be located in the shoreland of watercourses or in bluff impact zones and must meet a minimum setback of 300 feet from the ordinary high water level of all public waters basins; and~~

~~(ii) Modifications or expansions to existing feedlots that are located within 300 feet of the ordinary high water level or within a bluff impact zone are allowed if they do not further encroach into the existing ordinary high water level setback or encroach on bluff impact zones.~~

c. *Forest management standards.* The harvesting of timber and associated reforestation must be conducted consistent with the provisions of the Minnesota Nonpoint Source Pollution Assessment-Forestry and the provisions of Water Quality in Forest Management "Best Management Practices in Minnesota."

d. *Extractive use standards.*

1. *Site development and restoration plan.* An extractive use site development and restoration plan must be developed, approved, and followed over the course of operation of the site. The plan must address dust, noise, possible pollutant discharges, hours and duration of operation, and anticipated vegetation and topographic alterations. It must also identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion, and must clearly explain how the site will be rehabilitated after extractive activities end.

2. *Setbacks for processing machinery.* Processing machinery must be located consistent with setback standards for structures from ordinary high water levels of public waters and from bluffs.

e. *Mining of metallic minerals and peat.* Mining of metallic minerals and peat, as defined in Minn. Stats. §§ 93.44—93.51, shall be a permitted use provided the provisions of Minn. Stats. §§ 93.44—93.51, are satisfied.

(6) *Conditional uses.* Conditional uses allowable within shoreland areas shall be subject to the review and approval procedures, and criteria and conditions for review of conditional uses established communitywide. The following additional evaluation criteria and conditions apply within shoreland areas:

a. *Evaluation criteria.* A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
2. The visibility of structures and other facilities as viewed from public waters is limited;
3. The site is adequate for water supply and on-site sewage treatment; and
4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

b. *Conditions attached to conditional use permits.* The city council, upon consideration of the criteria listed in subsection (g)(6)a of this section and the purposes of this subdivision, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this subdivision. Such conditions may include, but are not limited to, the following:

1. Increased setbacks from the ordinary high water level;
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
3. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

(7) *Water supply and sewage treatment.*

a. *Water supply.* Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the state department of health and the state pollution control agency.

b. *Sewage treatment.* Any premises used for human occupancy must be provided with an adequate method of sewage treatment, as follows:

1. Publicly owned sewer systems must be used where available.
2. All private sewage treatment systems must meet or exceed the Minn. Rules. ch. 7080, a copy of which is adopted by reference and declared to be a part of this subdivision.
3. On-site sewage treatment systems must be set back from the ordinary high water level in accordance with the setbacks contained in this subdivision.
4. All proposed sites for individual sewage treatment systems shall be evaluated in accordance with the criteria in subsections (g)(7)b.4(i) through (iv) of this section. If the determination of a site's suitability cannot be made with publicly available, existing information, it shall then be the responsibility of the applicant to provide sufficient soil borings and percolation tests from on-site field investigations. Evaluation criteria:
   (i) Depth to the highest known or calculated groundwater table or bedrock;
   (ii) Soil conditions, properties, and permeability;
   (iii) Slope;

(iv) The existence of lowlands, local surface depressions, and rock outcrops.

5. Nonconforming sewage treatment systems shall be regulated and upgraded in accordance with section 935

944 Shoreland Overlay PUDs

(A) *Types of PUDs permissible.* Planned unit developments (PUDs) are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The land use districts in which they are an allowable use are identified in the land use district descriptions in this subdivision and the official zoning map.

(B) *Processing of PUDs.* Planned unit developments must be processed as a conditional use, except that an expansion to an existing commercial PUD involving six or less new dwelling units or sites since the adoption date of the ordinance from which this subdivision is derived is permissible as a permitted use provided the total project density does not exceed the allowable densities calculated in the project density evaluation procedures. Approval cannot occur until the environmental review process (EAW/EIS) is complete.

(C) *Application for a PUD.* The applicant for a PUD must submit the following documents prior to final action being taken on the application request:

(1) A site plan and/or plat for the project showing locations of property boundaries, surface water features, existing and proposed structures and other facilities, land alterations, sewage treatment and water supply systems (where public systems will not be provided), and topographic contours at ten-foot intervals or less. When a PUD is a combined commercial and residential development, the site plan and/or plat must indicate and distinguish which buildings and portions of the project are residential, commercial, or a combination of the two.

(2) A property owners association agreement (for residential PUDs) with mandatory membership, and all in accordance with the requirements of this subdivision.

(3) Deed restrictions, covenants, permanent easements or other instruments that:

a. Properly address future vegetative and topographic alterations, construction of additional buildings, beaching of watercraft, and construction of commercial buildings in residential PUDs; and

b. Ensure the long-term preservation and maintenance of open space in accordance with the criteria and analysis specified in this subdivision.

(4) When necessary, a master plan/drawing describing the project and the floor plan for all commercial structures to be occupied.

(5) Those additional documents as requested by the city that are necessary to explain how the PUD will be designed and will function.

(D) *Site "suitable area" evaluation.* Proposed new or expansions to existing planned unit developments must be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site density evaluation.

(1) The project parcel must be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward:

	Shoreland Tier Dimensions	
	Unsewered (feet)	Sewered (feet)
General development lakes—first tier	200	200
General development lakes—second and additional tiers	267	200
Recreational development lakes	267	267
Natural environment lakes	400	320

All river classes	300	300

(2) The suitable area within each tier is next calculated by excluding from the tier area all wetlands, bluffs, or land below the ordinary high water level of public waters. This suitable area and the proposed project are then subjected to either the residential or commercial planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.

(E) *Residential and commercial PUD density evaluation.* The procedures for determining the base density of a PUD and density increase multipliers are as follows. Allowable densities may be transferred from any tier to any other tier further from the waterbody, but must not be transferred to any other tier closer.

(1) *Residential PUD base density evaluation.* The suitable area within each tier is divided by the single residential lot size standard for lakes or, for rivers, the single residential lot width standard times the tier depth, unless the local unit of government has specified an alternative minimum lot size for rivers which shall then be used to yield a base density of dwelling units or sites for each tier. Proposed locations and numbers of dwelling units or sites for the residential planned unit developments are then compared with the tier, density, suitability analysis, and the design criteria contained herein.

(2) *Commercial PUD base density evaluation.*

a. Determine the average inside living area size of dwelling units or sites within each tier, including both existing and proposed units and sites. Computation of inside living area sizes need not include decks, patios, stoops, steps, garages, or porches and basements, unless they are habitable space.

b. Select the appropriate floor area ratio from the following table:

Commercial Planned Unit Development
Floor Area Ratios*; Public waters classes

*Average unit floor area (sq. ft.)	Sewered general development lakes; first tier on unsewered general development lakes; tributary river segments	Second and additional tiers on unsewered general development lakes; recreational development lakes	Natural environment lakes
200	.040	.020	.010
300	.048	.024	.012
400	.056	.028	.014
500	.065	.032	.016
600	.072	.038	.019
700	.082	.042	.021
800	.091	.046	.023
900	.099	.050	.025
1,000	.108	.054	.027
1,100	.116	.058	.029
1,200	.125	.064	.032
1,300	.133	.068	.034
1,400	.142	.072	.036
1,500	.150	.075	.038

**For average unit floor areas less than shown, use the floor area ratios listed for 200 square feet. For areas greater than shown, use the ratios listed for 1,500 square feet. For recreational camping areas, use the ratios listed at 400 square feet. Manufactured home sites in recreational camping areas shall use a ratio equal to the size of the manufactured home, or if unknown, the ratio listed for 1,000 square feet.*

c. Multiply the suitable area within each tier by the floor area ratio to yield total floor area for each tier allowed to be used for dwelling units or sites.

d. Divide the total floor area by tier computed in subsection (e)(2)c of this section by the average inside living area size determined in subsection (e)(2)a of this section. This yields a base number of dwelling units and sites for each tier.

e. Proposed locations and numbers of dwelling units or sites for the commercial planned unit development are then compared with the tier, density and suitability analyses herein and the design criteria.

(3) *Density increase multipliers.*

a. Increases to the dwelling unit or dwelling site base densities previously determined are allowable if the dimensional standards are met or exceeded and the design criteria are satisfied. The allowable density increases in subsection (e)(3)b of this section will only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

b. Allowable dwelling unit or dwelling site density increases for residential or commercial planned unit developments:

Density Evaluation Tiers	Maximum Density Increase Within Each Tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

(4) *Maintenance and design criteria.*

a. *Maintenance and administration requirements.*

1. Before final approval of a planned unit development, adequate provisions must be developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development.

2. Open space preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means must be provided to ensure long-term preservation and maintenance of open space. The instruments must include all of the following protections:

(i) Commercial uses prohibited (for residential PUDs);

(ii) Vegetation and topographic alterations other than routine maintenance prohibited;

(iii) Construction of additional buildings or storage of vehicles and other materials prohibited; and

(iv) Uncontrolled beaching of watercraft prohibited.

3. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments must use an owners association with the following features:
   (i) Membership must be mandatory for each dwelling unit or site purchaser and any successive purchasers;
   (ii) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites;
   (iii) Assessments must be adjustable to accommodate changing conditions; and
   (iv) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

b. *Open space requirements.* Planned unit developments must contain open space meeting all of the following criteria:
   1. At least 50 percent of the total project area must be preserved as open space;
   2. Dwelling units or sites, road rights-of-way, or land covered by road surfaces, parking areas, or structures, except water-oriented accessory structures or facilities, are developed areas and shall not be included in the computation of minimum open space;
   3. Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
   4. Open space may include outdoor recreational facilities for use by owners of dwelling units or sites, by guests staying in commercial dwelling units or sites, and by the general public;
   5. Open space may include subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems;
   6. Open space must not include commercial facilities or uses, but may contain water-oriented accessory structures or facilities;
   7. The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means; and
   8. The shore impact zone, based on normal structure setbacks, must be included as open space. For residential PUDs, at least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments must be preserved in its natural or existing state. For commercial PUDs, at least 50 percent of the shore impact zone must be preserved in its natural state.

c. *Erosion control and stormwater management.* Erosion control and stormwater management plans must be developed and the PUD must:
   1. Be designed, and the construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant; and

2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage within any tier must not exceed 25 percent of the tier area, except that for commercial PUDs 35 percent impervious surface coverage may be allowed in the first tier of general development lakes with an approved stormwater management plan and consistency with this subdivision.

d. *Centralization and design of facilities.* Centralization and design of facilities and structures must be done according to the following standards:

1. Planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet or exceed applicable standards or rules of the state department of health and this subdivision. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system;
2. Dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level must be increased in accordance with this subdivision for developments with density increases;
3. Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps, must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors. The number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier (notwithstanding existing mooring sites in an existing commercially used harbor). Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers;
4. Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided;
5. Accessory structures and facilities, except water oriented accessory structures, must meet the required principal structure setback and must be centralized; and
6. Water-oriented accessory structures and facilities may be allowed if they meet or exceed design standards contained in this subdivision and are centralized.

(5) *Conversions.* Local governments may allow existing resorts or other land uses and facilities to be converted to residential planned unit developments if all of the following standards are met:

a. Proposed conversions must be initially evaluated using the same procedures for residential planned unit developments involving all new construction. Inconsistencies between existing features of the development and these standards must be identified.

b. Deficiencies involving water supply and sewage treatment, structure color, impervious coverage, open space, and shore recreation facilities must be corrected as part of the conversion or as specified in the conditional use permit.

c. Shore and bluff impact zone deficiencies must be evaluated and reasonable improvements made as part of the conversion. These improvements must include, where applicable, the following:

1. Removal of extraneous buildings, docks, or other facilities that no longer need to be located in shore or bluff impact zones;
2. Remedial measures to correct erosion sites and improve vegetative cover and screening of buildings and other facilities as viewed from the water; and
3. If existing dwelling units are located in shore or bluff impact zones, conditions are attached to approvals of conversions that preclude exterior expansions in any dimension or substantial alterations. The conditions must also provide for future relocation of dwelling units, where feasible, to other locations, meeting all setback and elevation requirements when they are rebuilt or replaced.

d. Existing dwelling unit or dwelling site densities that exceed standards may be allowed to continue but must not be allowed to be increased, either at the time of conversion or in the future. Efforts must be made during the conversion to limit impacts of high densities by requiring seasonal use, improving vegetative screening, centralizing shore recreation facilities, installing new sewage treatment systems, or other means.

935 Shoreland Overlay District Nonconformities

All legally established nonconformities as of the date of the ordinance from which this subdivision is derived may continue, but they will be managed according to applicable state statutes and other regulations of this community for the subjects of alterations and additions, repair after damage, discontinuance of use, and intensification of use; except that the following standards will also apply in shoreland areas:

(A) *Construction on nonconforming lots of record.*

(1) Lots of record in the office of the county recorder on the date of enactment of local shoreland controls that do not meet the requirements of this subdivision may be allowed as building sites without variances from lot size requirements provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and sewage treatment and setback requirements of this subdivision are met.

(2) A variance from setback requirements must be obtained before any use, sewage treatment system, or building permit is issued for a lot. In evaluating the variance, the Planning Commission shall consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

(3) If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the requirements of this subdivision, the lot must not be considered as a separate parcel of land for the purposes of sale or development. The lot must be combined with the one or more contiguous lots so they equal one or more parcels of land, each meeting the requirements of this subdivision as much as possible.

(B) *Additions/expansions to nonconforming structures.*

(1) All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, and other requirements of this subdivision. Any deviation from these requirements must be authorized by a variance.

(2) Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria and standards are met:

a. The structure existed on the date the structure setbacks were established;

b. A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;

c. The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or does not encroach closer than 30 feet, whichever is more restrictive; and

d. The deck is constructed primarily of wood, and is not roofed or screened.

(C) ~~*Nonconforming*~~ *Noncomplying sewage treatment systems.*

(1) A sewage treatment system not meeting the requirements of chapter 113, article II must be upgraded, at a minimum, at any time a variance of any type is required for any improvement on, or use of, the property. For the purposes of this provision, a sewage treatment system shall not be considered nonconforming if the only deficiency is the sewage treatment system's improper setback from the ordinary high water level.

(2) The city has adopted the following by reference: Minn. Rules pts. 7080.0020, 7080.0060, 7080.0065, 7080.0110, 7080.0120, 7080.0125, 7080.0150, 7080.0160, 7080.0170, 7080.0175 7080.0176, being the sections containing the technical standards and criteria contained in the "Individual Sewage Treatment Systems Program." The city currently requires and monitors septic system pumping permits that indicate the status of each system. The city will require upgrading or replacement of any nonconforming system within a reasonable period of time, which will not exceed two years following issuance of written notification from the city to the property owner of said nonconforming system. Sewage systems installed according to all applicable local shoreland management standards adopted under Minn. Stats. §§ 103F.201—103F.221 in effect at the time of installation may be considered as conforming unless they are determined to be failing, except that systems using cesspools, leaching pits, seepage pits, or other deep disposal methods, or systems with less soil treatment area separation above groundwater than required by Minn. Rules ch. 7080 for design of on-site sewage treatment systems, shall be considered nonconforming.

950 Scenic River Protection Overlay District

The purpose of this subdivision is to control bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in Ramsey, Minnesota, in a manner consistent with Minn. Stats. §§ 103F.301—103F.345.84, Minn. Rules pts. 6105.0010—6105.0250, 6105.1400—6105.1500.

951 Scope and Interpretation

(A) The provisions of this subdivision shall apply within the designated Scenic River Land Use District of the Rum River in accordance with the property descriptions contained in Minn. Rules pt. 6105.1400.

(B) In their interpretation and application, the provisions of this subdivision shall be held to be minimum requirements, and shall not be deemed a limitation or repeal of any powers or rights granted by Minnesota Statutes.

(C) It is not intended by this subdivision to repeal, abrogate, or impair any existing easement, covenants, deed restrictions, or land use controls. Where this subdivision imposes greater restrictions, the provisions of this subdivision shall prevail.

(D) Compliance. The use of any land within the Scenic River Land Use District; the size and shape of lots; the use and location of structures on lots; the installation and maintenance of water supply and waste disposal facilities; the filling, grading, lagooning, or dredging of any river area; the cutting of vegetation or alteration of the natural topography within the district; and the subdivision of land shall be in full compliance with the terms of this subdivision and other applicable regulations. Permits from the zoning authority are required by this Code, for the construction of buildings, public or private water supply and sewage treatment systems, the grading and filling of the natural topography, and erection of signs within the Scenic River Land Use District of the Rum River.

952 District Application

(A) The Scenic River Land Use District of the Rum River, within the city, is divided into two areas~~: The portion of the Scenic River Land Use District located within the~~ along the line between the North and South half of Section 19, Township 32, Range 24. ~~of this chapter~~ South of that line shall be classified as an urban district ~~area~~; and ~~the remainder of the Scenic River Land Use District within the city~~ north of that line shall be classified as a rural district ~~area~~.

(B) The Scenic River Land Use District shall be shown on the official zoning map, as shall the urban and rural area portions of the district contained therein.

(C) The provisions of Minn. Rules pts. 6105.0010—6105.0250 shall apply within the Scenic River Land Use District, as specified in the Minn. Rules pts. 6105.1400—6105.1500. Where the provisions of this Code are in conflict with Minn. Rules pts. 6105.1400—6105.1500, the provisions of Minn. Rules pts. 6105.1400—6105.1500 shall apply. Copies of Minn. Rules pts. 6105.0010—6105.0250 and 6105.1400—6105.1500 shall be kept on file in the office of the administrator.

953 Scenic River Protection Overlay District Uses

(A) *Urban area.* The urban area of the Scenic River Land Use District is designated the Urban Area Overlay District.

(1) Permitted uses are all permitted uses allowed and regulated by the applicable zoning district underlying the urban area overlay district, as indicated on the official zoning map of the city, except that public roads, utility crossings, and all private and commercial recreation uses shall be conditional uses.

(2) Conditional uses are all conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying the urban area overlay district, as indicated on the official zoning map of the city.

(B) *Rural areas.* The uses allowed within the rural area of the Rum River Scenic Land Use District shall be those prescribed for a Scenic River Minn. Rules pt. 6105.0100 as follows:

	Scenic River	
(1)	Governmental campgrounds, subject to management plan specifications and the provisions of section 117-261(g). *	P*
(2)	Private campgrounds, subject to management plan specifications and the provisions of section 959(G).	C**
(3)	Public accesses, road access type with boat launching facilities subject to management plan specifications and the provisions of section 959(G).	P
(4)	Public accesses, trail access type, subject to management plan specifications and the provisions of section 959(G).	P
(5)	Temporary docks.	C
(6)	Other governmental open space recreational uses, subject to management plan specifications and the provisions of section 117-261(g).	P

(7)	Other private open space recreational uses, subject to management plan specifications and the provisions of section 959(G).	C
(8)	Agricultural uses.	P
(9)	Single-family residential uses.	P
(10)	Forestry uses.	P
(11)	Essential services.	P
(12)	Sewage disposal systems.	P
(13)	Private roads and minor public streets.	P
(14)	Signs approved by federal, state, or local government which are necessary for public health and safety and signs indicating areas that are available or not available for public use.	P
(15)	Signs not visible from the river that are not specified in section 951(E).	P
(16)	Governmental resource management for improving fish and wildlife habitat; wildlife management areas; nature areas; accessory roads.	P
(17)	Underground mining that does not involve surface excavation in the Land Use District.	C
(18)	Utility transmission power lines and pipelines, subject to the provisions of section 958(C).	C
(19)	Public roads, subject to the provisions in section 958(D).	C

P* means permitted use

C** means conditional use

954 District Provisions

(A) The following chart sets forth the minimum dimensional requirements of the urban area overlay district:

		Unsewered Area	Sewered Areas Riparian Lots	Sewered Areas Non-Riparian Lots
(1)	Lot size (in square feet)	43,560	20,000	12.150
(2)	Lot width at building line and ordinary high water level	150'	90'	90'
(3)	Building setback from ordinary high water level	100'	75'	75'
(4)	Building setback from federal, state and county trunk highway rights-of-way	50'	50'	50'
(5)	Building setback from other roads and public street rights-of-way	20'	20'	20'
(6)	On-site sewage treatment system setback from ordinary high water level	75'	NA	NA
(7)	Maximum structure height*	35'	35'	35'
(8)	Maximum total area of all impervious surfaces on each lot**	30%	30%	30%
(9)	Minimum road parking area setback from ordinary high water level	***50'	50'	50'

(10)	Controlled vegetative cutting area measured from the ordinary high water level	100'	75'	75'

*Does not apply to buildings used primarily for agricultural purposes.
**Includes all structures, surfaced roads, parking lots, and other impervious areas.
***Where practical and feasible, all roads and parking areas shall meet the setback requirements established for structures in subsection (9) of this section.

(B) The following chart sets forth the minimum dimensional requirements for the rural district ~~areas~~ of the Rum River Scenic Land Use District:

(1)	Minimum lot size above ordinary high water level	
	Riparian lots	4 acres
	Non-riparian lots	2½ acres
(2)	Lot width at building line	300 feet
(3)	Lot width at ordinary high water level	300 feet
(4)	Building setback from ordinary high water level	150 feet
(5)	Building setback from bluff line	30 feet
(6)	On-site sewage treatment system setback from ordinary high water level	100 feet
(7)	Maximum structure height*	35 feet
(8)	Controlled vegetative cutting area (see section 958(A))	
	Setback from ordinary high water level	150 feet
	Setback from bluff line	30 feet

*This requirement shall not apply to buildings used primarily for agricultural uses.

(C) Trott Brook is a designated tributary of the Rum River and the following setbacks shall also apply:
(1) Building setback from the OHW level of Trott Brook: 100 feet.
(2) On-site sewage treatment system setback from OHW level of Trott Brook: 75 feet.
(3) Controlled vegetative cutting area setback from ordinary high water level of Trott Brook: 100 feet. (See section 958(A).)

955 Sanitary Provisions; Sewage Disposal and Water Supply

(A) Any premises intended for human occupancy must provide for an adequate method of sewage treatment. Public or municipal collection and treatment facilities must be used where available and feasible. Where public or municipal facilities are not available, all on-site individual sewer treatment systems shall conform to the minimum standards and administration procedures set forth in other applicable city regulations and the minimum standards of the Minnesota Pollution Control Agency (Minn. Rules ch. 7080) and section 954.

(B) No person, firm, or corporation shall install, alter, repair, or extend any individual sewer disposal system or private well without first obtaining a permit for such action from the zoning authority for

the specific installation, alteration, repair, or extension. Prior to issuance of any such permit, the zoning authority may require that soil boring tests be done on the proposed site to determine whether or not the site is capable of supporting a conforming sewage treatment system.

~~(D) Any public or private supply of water for domestic purposes must conform to state department of health standards for water quality and the administrative procedures of other applicable local ordinances.~~

956 Placement of Structures

(A) Structures proposed within a floodplain area shall be consistent with all floodplain management regulations of the city.

(B) No structure shall be placed on any slope greater than 12 percent (12 feet vertical rise in 100 feet horizontal distance) unless such structures can be screened. Sewage disposal facilities can be installed so as to comply with the sanitary provisions of section 955, and the permit applicant can prove to the zoning authority that any potential erosion or sedimentation problems related to locating such a structure either do not exist, or that adequate measures will be taken to prevent such problems through special construction methods.

957 Subdivision of Land in Scenic River Overlay District

(A) No land shall be subdivided which is determined by the city, or the commissioner of natural resources, to be unsuitable by reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment capabilities or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or the community. Soil percolation rate tests and soil borings shall be required on each proposed subdivision within the Rum Scenic River Land Use District, to establish the suitability of the land for development. Such testing is required before any final plat may be approved, but may be waived by the zoning administrator when adequate data is already available.

(B) Planned unit or cluster developments may be allowed in the Scenic River Land Use District if preliminary plans are first approved by the commissioner of natural resources and the applicable provisions of Minn. Rules pts. 6105.0010—6105.0250 pertaining to such development are satisfied, and the provisions of this Code are satisfied.

958 Landscape Alterations

(A) *Vegetative cutting.*

(1) The vegetative cutting provisions of this section shall apply to those areas as specified in section 954.

(2) General provisions within designated setback areas:

a. Clear-cutting, except for any authorized public services such as roads and utilities, shall not be permitted.

b. Selective cutting of trees in excess of four inches in diameter at breast height shall be permitted providing cutting is spaced in several cutting operations and a continuous cover is maintained.

c. The cutting provisions of subsections (a)(2)a and b of this section shall not be deemed to prevent:

1. The removal of diseased or insect infested trees or of rotten or damaged trees that present safety hazards.

2. Pruning understory vegetation, shrubs, plants, brushes, grasses, or from harvesting crops, or cutting suppressed trees or trees less than four inches in diameter at breast height.

(3) Clear-cutting. Clear-cutting anywhere within the Scenic River Land Use District of the Rum River is subject to the following standards and criteria:

a. Clear-cutting shall not be used as a cutting method where soil, slope, or other watershed conditions are determined by the zoning authority to be fragile and subject to severe erosion and/or sedimentation.

b. Clear-cutting shall be conducted only where clear-cut blocks, patches or strips are, in all cases, shaped and blended with the natural terrain.

c. The size of clear-cut blocks, patches or strips shall be kept at the minimum necessary.

d. Where feasible, all clear cuts shall be conducted between September 15 and May 15. If natural regeneration will not result in adequate vegetative cover, areas in which clear-cutting is conducted shall be replanted to prevent erosion and to maintain the aesthetic quality of the area. Where feasible, replanting shall be performed in the same spring or the following spring.

(B) *Grading, filling, alterations of the bed of public waters.*

(1) Any grading and filling work done within the Scenic River Land Use District of this section shall require a permit and shall comply with the following:

a. Grading and filling of the natural topography that is not accessory to a permitted or conditional use shall not be permitted in the Scenic River Land Use District.

b. Grading and filling of the natural topography that is accessory to a permitted or conditional use shall not be conducted without a grading and filling permit from the zoning authority. A grading and filling permit may be issued only if the conditions of the following subsections (B)(1)c and d of this section are properly satisfied.

c. Grading and filling of the natural topography which is accessory to a permitted or conditional use shall be performed in a manner which minimizes earthmoving, erosion, tree clearing, and the destruction of natural amenities.

d. Grading and filling in of the natural topography shall also meet the following standards:

1. The smallest amount of bare ground is exposed for as short a time as feasible.

2. Temporary ground cover such as mulch is used and permanent ground cover such as sod, is planted.

3. Methods to prevent erosion and to trap sediment are employed.

4. Fill is stabilized to accepted engineering standards.

(2) Excavation of material from, or filling in a wild, scenic or recreational river, or construction of any permanent structures of navigational obstructions therein is prohibited unless authorized by a permit from the commissioner of DNR pursuant to Minn. Stats. § 103G.245.

(3) Drainage or filling in of wetlands is not allowed within the Scenic River Land Use District designated by this subdivision.

(C) *Utility transmission lines.* All utility transmission crossings of land within the Scenic River Land Use District designated by this subdivision shall require a conditional use permit. The construction of such transmission services shall be subject to the standards and criteria of Minn. Rules pt. 6105.0170. No conditional use permit shall be required for high voltage transmission lines under control of the environmental quality council pursuant to Minn. Stats. § 216E.10.

(D) *Public roads.* In addition to such permits as may be required by Minn. Stats. § 103G.245, a conditional use permit shall be required for any construction or reconstruction of new public roads within the Scenic River Land Use District of this subdivision. Such construction or reconstruction shall be subject to the standards and criteria of Minn. Rules pt. 6105.0200. A conditional use permit is not required for minor public streets that are streets intended to serve primarily as an access to

abutting properties. Public roads include township, county, and municipal roads and highways that serve or are designed to serve flows of traffic between communities or other traffic generating areas.

959 Administration

(A) *Organization provisions.*

(1) The provisions of this subdivision shall be administered by the city's zoning authority.

(2) The Planning Commission shall act upon all questions as they arise in the administration of this subdivision, to hear and decide appeals; and to review any order, requirement, decision or determination made by the zoning authority, who is charged with enforcing this subdivision as provided by Minnesota Statutes.

(3) Permit fees and inspection fees as may be established by the annual fee schedule shall be collected by the zoning authority for deposit with the city and credited to the appropriate general fund.

(4) Conditional Use Permits and Planned Unit Developments require a 30-day notice prior to the public hearing to the Department of Natural Resources.

(B) *Substandard lots and uses, nonconforming uses.*

(1) *Substandard lots.*

a. Lots of record in the office of the county recorder on the effective day of enactment of this subdivision that do not meet the dimensional requirements of this Code shall be allowed as building sites; provided that such use is permitted in the land use district; the lot was in separate ownership from abutting lands on the date of enactment of this Code; and all sanitary and dimensional requirements are complied with to the greatest extent practicable.

b. If in a group of two or more contiguous lots under single ownership any individual lot does not meet the lot width requirements of this Code, such individual lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership so that the combination of lots will equal one or more parcels of land each meeting the lot width requirements of this Code, except that such lots which meet or exceed 60 percent or more of the lot width standards of these regulations may be considered as a separate parcel of land for the purpose of sale or development, if on-site sewage disposal systems can be installed so as to comply with these regulations.

(2) *Nonconforming uses.*

a. *Nonconforming uses.* Uses which are prohibited by this subdivision but which are in existence prior to the effective date of the ordinance from which this subdivision is derived shall be nonconforming uses. Such uses shall not be intensified, enlarged, or expanded beyond the permitted or delineated boundaries of the use or activity as stipulated in most current permit issued prior to the adoption of the ordinance from which this subdivision is derived.

b. *Nonconforming sanitary systems.* All sanitary facilities inconsistent with the performance standards of other applicable local ordinances and the minimum standards of MPCA shall be brought into conformity or discontinued within five years of the date of enactment of the ordinance from which this subdivision is derived or other applicable ordinances.

(3) *Substandard uses.* All uses in existence prior to the effective date of enactment or amendment of the ordinance from which this subdivision is derived which meet the allowable use criteria within the newly established land use district provisions of this subdivision, but do not meet the minimum lot area, setback, or other dimensional requirements of this subdivision are

substandard uses. All substandard uses, except for substandard signs, shall be allowed to continue subject to the following conditions and exceptions:

a. Any structural alteration or addition to a substandard use that will increase the substandard dimensions shall not be allowed.

b. Substandard signs shall be gradually eliminated over a period of time not to exceed five years from the date of enactment of the ordinance from which this subdivision is derived.

c. Where a setback pattern from the ordinary high water level already has been established on both sides of a proposed building site, the setback of the proposed structure may be allowed to conform to that pattern. This provision shall only apply to lots that do not meet the minimum lot width requirement of section 117-256.

~~(C) *Variances.*~~

~~(1) The grant of a variance requires the presence of the following conditions:~~

~~a. The strict enforcement of the land use controls will result in unnecessary hardship practical difficulty.~~

~~b. Granting of the variance is not contrary to the purpose and intent of the zoning provisions herein established by these standards and criteria, and is consistent with Minn. Rules pts. 6105.1400—6105.1500.~~

~~c. There are exceptional circumstances unique to the subject properties that were not created by the landowner.~~

~~d. Granting of the variance will not allow any use which is neither a permitted or conditional use in the land use district in which the subject property is located.~~

~~e. Granting of the variance will not alter the essential character of the locality as established by Minn. Rules pts. 6105.1400—6105.1500.~~

~~(2) All variances to the requirements of this subdivision must be certified in accordance with subsection (g) of this section.~~

(C) *Plats.*

(1) Copies of all plats within the boundaries of the Scenic River Land Use District shall be forwarded to the commissioner within ten days of final approval by the city.

(2) Inconsistent plats: Approval of a plat which is inconsistent with this subdivision is permissible only if the detrimental impact of the inconsistency is more than overcome by other protective characteristics of the proposal.

~~(3) All inconsistent plats approved by the council must be certified in accordance with subsection (g) of this section.~~

(D) *Amendments.*

(1) This subdivision may be amended whenever the public necessity and the general welfare require such amendments by the procedure specified in this subdivision. Amendments to this subdivision must be certified by the commissioner as specified in subsection (g) of this section.

(2) Requests for amendments of this subdivision shall be initiated by a petition of the owner of the actual property; or by action of the council.

(3) An application for an amendment shall be filed with the zoning authority.

(4) Upon receipt in proper form of the application and other requested materials, the planning commission shall conduct a public hearing in the manner prescribed in article II, division 2 of this chapter.

~~(5) Following the public hearing, the planning agency shall make a report of its recommendations on the proposed amendment and shall file a copy with the council within 60 days after the hearing for the city council's action. Certification from the commissioner must be obtained as specified in subsection (g) of this section before the proposed amendment becomes effective.~~

(6) To defray the administrative costs of processing requests for an amendment to this subdivision, a fee not exceeding administrative costs shall be paid by the petitioners. Such fee shall be determined by the council.

(E) *Conditional use permit review.*

(1) A copy of all notices of any public hearing, or where a public hearing is not required, a copy of the application to consider issuance of a conditional use permit shall be sent so as to be received by the commissioner at least 30 days prior to such hearings or meetings to consider issuance of a conditional use permit. A copy of the decision shall be forwarded to the commissioner within ten days of such action.

~~(2) Conditional use permits relating to private or commercial recreational development must be certified in accordance with subsection (g) of this section.~~

~~(G) *Certification.*~~

~~(1) Certain land use decisions which directly affect the use of land within the Scenic River Land Use District and involve any of the following actions must be certified by the commissioner as specified in subsection (g)(2) of this section.~~

~~a. Adopting or amending an ordinance regulating the use of land including rezoning of particular tracts of the land.~~

~~b. Granting a variance from a provision of this subdivision that related to the zoning dimension provisions of section 117-256 and any other zoning dimension provisions established in Minn. Rules pts. 6105.1400—6105.1500.~~

~~c. Approving a plat that is inconsistent with the local land use.~~

~~d. Granting a conditional use permit for a private or commercial recreational development.~~

~~(2) Certification process.~~

~~a. A copy of all notices of any public hearings, or where a public hearing is not required, a copy of the application to consider zoning amendments, variances, or inconsistent plats under local code shall be sent so as to be received by the commissioner at least 30 days prior to such hearings or meetings to consider such actions. The notice of application shall include a copy of the proposed ordinance or amendment, or a copy of the proposed inconsistent plat, or a description of the requested variance, or a copy of the conditional use permit application, where applicable.~~

~~b. The city shall notify the commissioner of its final decision on the proposed action within ten days of the decision.~~

~~c. The action becomes effective when and only when either:~~

~~1. The final decision taken by the city has previously received certification of approval from the commissioner;~~

~~2. The city received certification of approval after its final decision;~~

~~3. Thirty days have elapsed from the day the commissioner received notice of the final decision, and the city has received from the commissioner neither certification of approval nor notice of non-approval; or~~

~~4. The commissioner certifies approval within 30 days after conducting a public hearing.~~

~~d. In case the commissioner gives notice of non-approval of an ordinance, variance or inconsistent plat, either the applicant or the administrator may, within 30 days of said notice, file with the commissioner a demand for hearing. If the demand for hearing is not made within 30 days, the notice of non-approval becomes final.~~

~~1. The hearing will be held in an appropriate local community within 60 days of the demand and after at least two weeks published notice.~~

~~2. The hearing will be conducted in accordance with Minn. Stats. § 103G.311.~~

~~3. The commissioner shall either certify approval or disapproval of the proposed action within 30 days of the hearing.~~

~~e. The following recreational uses shall require certification approval by the commissioner:~~
~~1. Governmental campgrounds.~~
~~2. Private campgrounds.~~
~~3. Public accesses, road access type with boat launching facilities.~~
~~4. Public accesses, trail access type.~~
~~5. Temporary docks.~~
~~6. Other governmental open space recreational uses.~~

(F) *Enforcement.* It is declared unlawful for any person to violate any of the terms and provisions of this subdivision. Violation thereof shall be a misdemeanor. Each day that a violation is permitted to exist shall constitute a separate offense.

(1) In the event of a violation or a threatened violation of this subdivision, the city or the commissioner of natural resources, in addition to other remedies may institute appropriate actions or proceedings to prevent, restrain, or abate such violations or threatened violations.

(2) Any taxpayer of the city may institute mandamus proceedings in the district court to compel specific performance by the proper official of any duty required by this subdivision.

960 Tower Overlay District

Tower Overlay District. The intent of this district is to accommodate the communication needs of residents and business, while protecting the public health, safety, and general welfare of the community. The Tower Overlay District must not be applied to the Wild and Scenic River, Mississippi River Corridor Critical Area, or Shoreland Overlays.

970 Highway 10 Signage Overlay District

Highway 10 Signage Overlay District ~~means~~ is a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all ~~commercially~~ business zoned property located within 750 feet of the centerline of Highway 10 between the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels located within the COR Zoning District are excluded from this overlay district, as sign regulations for that district are located in a separate section of the City Code.

980 Game Fair Parking Overlay District

The "GF Game Fair parking overlay district," is established as shown on the official zoning map accompanying this ~~code~~ chapter. Notwithstanding the provisions of section 460 to the contrary, Game Fair parking on residentially zoned property may be permitted in required side and front yards only during the period of the annual "Game Fair" event conducted by Armstrong Kennels.

990 Wellhead Protection Overlay District

In order to protect the City's drinking water supply, the following additional standards apply to certain uses located within the Wellhead Protection Overlay District.

(A) Gas Station, CNG Fuel Sales must have the following:

(1) Double walled storage tanks with corrosion protection.

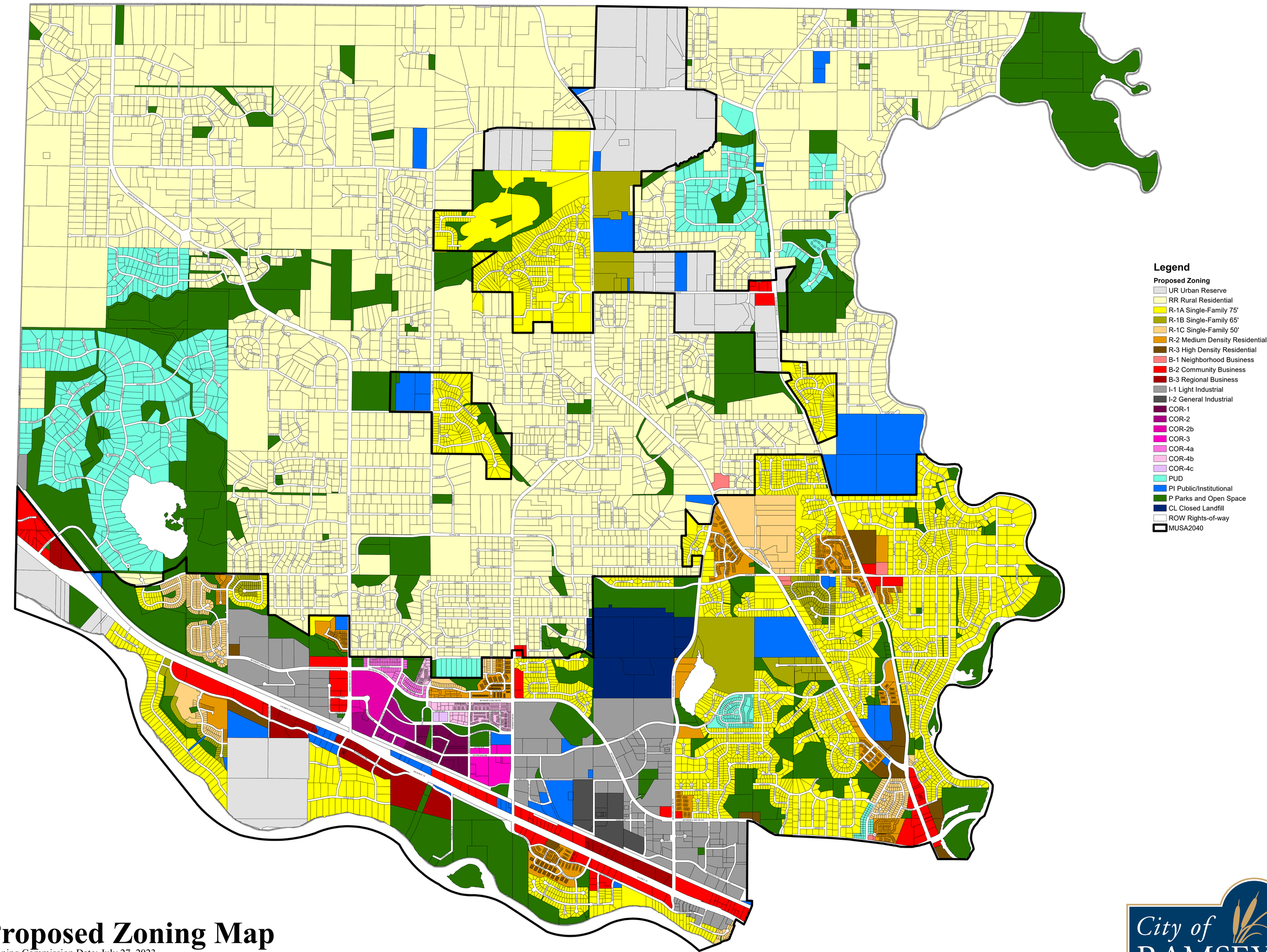
(2) Spill protection to catch spills that may occur during delivery of products.

(3) Overfill protection including automatic shutoff devices, overfill alarms and ball float valves or approved equal.

(4) Leak detection, including interstitial monitoring of the double walled tank.

(5) Product release monitoring, including installation of groundwater monitoring wells and monthly monitoring of these wells will be required only after a reportable leak or spill has been detected.

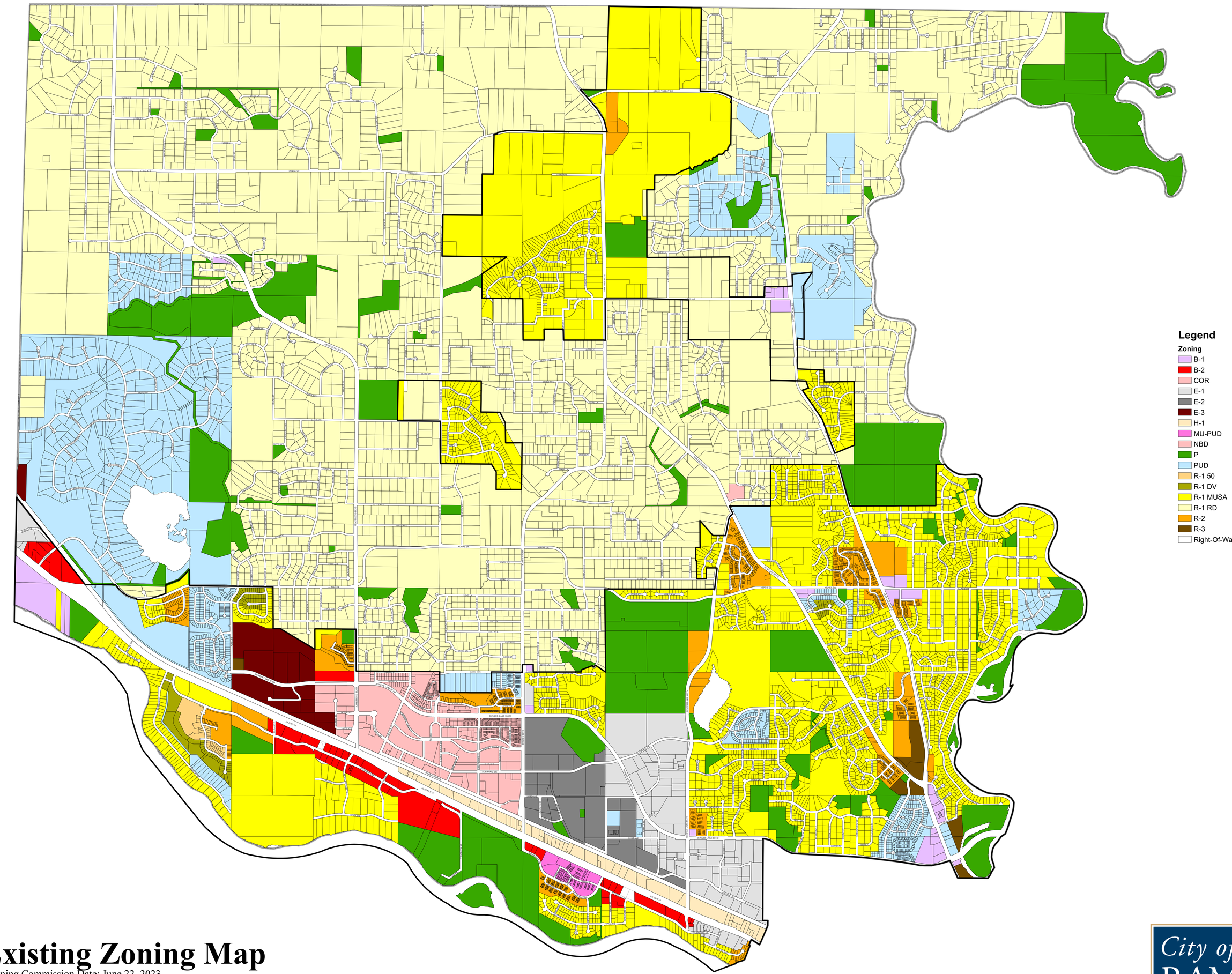
(6) Tank tightness testing on an annual basis.
(7) Annual reports summarizing monthly monitoring results, monthly inventory control, and tank tightness testing.



Proposed Zoning Map

Planning Commission Date: July 27, 2023

City of RAMSEY



Existing Zoning Map

Planning Commission Date: June 22, 2023

City of RAMSEY

From: GAJ Properties
Sent: Wednesday, June 21, 2023 10:14 PM
To: Todd Larson
Subject: Proposed zoning change

Planning Commission,
As a property owner in the city of Ramsey, I am writing in opposition of the proposed change to the zoning code related to the change in the definition of "family". I question the intent of this change that would affect all residents of the city of Ramsey. I also question the enforcement of this zoning change. Currently there are many residents that would be in a non compliant situation if this was passed. Defining a family as not more than 4 unrelated people is an outdated term and code. Minneapolis recently took the unrelated code out of their zoning code in order to conform with todays environment of affordable intentional living. Stating that a home that is currently owned and law abiding would become non conforming, would no longer be allowed or asked to phase out would have an impact on many homeowners. Some examples of those impacted would be….

The guy who just bought a home by the college for his daughter to live in along with 5 other college students for the next 6 years.
The unmarried couple who has a friends son living with them so he can finish high school here because his family moved out of state along with the 2 foreign exchange students they are hosting.
The 7 legal immigrant workers who are renting in Ramsey.
Recovery homes currently in the city of Ramsey.
The 4 unrelated seniors who live together on a hobby farm along with 2 other adults who take care of the house, fix meals and live together in a non care facility.
The 2 unmarried couples and single guy who rent a 3 bedroom townhome for a year while they all save money to buy a house.
All homeowners who purchased their home in Ramsey without this zoning code and would now have limits put on who could purchase their home based on what the new owners household make up looks like.

This zoning code does not represent diversity or the rights of homeowner ability to decide what a "family" or household is. There is state codes that address how many people can live in a home based on square footage that address overcrowding that are currently enforceable. To say that a family of 10 related people can live in a neighborhood but their neighbors of 5 young professionals can not is an overreach of the city to impose. I question how this would be enforced if passed? If the neighbors "look" like a related family they would be good? If they "look" unrelated or the neighbors complain about the "look" of their neighbor what would be done?

Would everyone who currently owns a home in Ramsey be grandfathered in and phased out with the sale of the property or would they be required to change their household make up or intended use of the property they purchased? What would the terms of or policy of a conditional use be? How would a grandfathering policy work? And who would be monitoring or enforcing the zone code of not allowing more than 4 unrelated in any single family home?

I ask that this portion of the proposed zoning code be scratched from the proposal until it is better thought through and planned out. If the intent is a targeted intent to prevent a certain type of 4 unrelated non conforming households then that could be a conversation that does not impact the entire population of

Ramsey. I see the city of Ramsey as representing diversity and progressive thinking in their planning, This zoning change does not reflect those values.

Sincerely, Krista Johnson

Property owner ; 14759 Peridot St NW, Ramsey
6980 137th Lane NW Ramsey
16236 Lithium Court NW Ramsey

Krista Johnson
GAJ Properties
Property manager

BUILT ENVIRONMENTS, INC.
651-439-9396 (P) • 651-204-2247 (F) • WWW.BUILT-ENVIRONMENTS.COM
680 HALE AVENUE N. SUITE 140 • OAKDALE, MINNESOTA 55128

June 27, 2023

Todd A. Larson
Planning Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Draft Zoning Code Update

Dear Mr. Larson,

I am responding to your request for draft guidance articulating the city's preferences for enhanced and architecturally interesting building façades.

As you know, the current draft code prohibits the use of Exterior Insulation and Finish System (EIFS) on townhomes, rowhomes, and multi-family buildings. It also limits EIFS to accent material on commercial buildings. These restrictions are based solely on perceptions of EIFS as a monotonous, expressionless material. In actuality, the diversity and richness of contemporary EIFS is in stark contrast to its past use in the City of Ramsey. Furthermore, the act of singling out EIFS on the basis of unimaginative design is both arbitrary and undeserved.

On behalf of the local EIFS industry, I request that explicit restrictions contained in Section 480 (B) (1) (a) and Section 580 (B) (2) be removed. In lieu of these restrictions, please consider the attached outline as a framework for achieving the city's intent. I have included the city's preferred exterior materials with addition of EIFS as a primary material. I also included draft guidance used by other jurisdictions to convey the city's desire for enhanced, architecturally interesting façades. The provided language serves merely as an example. It may be truncated or modified as necessary.

Thank you for your consideration.

Sincerely,



M. Steven Doggett, Ph.D.
Senior Building Scientist
:

Draft Guidance for Façade Design

- Primary Exterior Wall Materials. All exterior wall finishes on any building shall consist of ___ or more of the following primary materials comprising at least 70 percent of a building façade:
    - Face brick and architectural concrete masonry units;
    - Stucco;
    - EIFS;
    - Glass;
    - Natural or cementitious stone;
    - Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;
    - Factory fabricated fiber cement panel materials;
    - Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

- Accent Exterior Wall Materials. Exterior wall finishes on any building may consist of one or more of the following accent materials combined limited to 30 percent of each side of a building facade:
    - Wood
    - Metals
    - Vinyl
    - Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

- Roofing Materials.
    - Pitched and sloped roofs – Asphalt shingles, standing seam metals, or metal shingles designed to resemble asphalt shingles.
    - Flat roofs – Any material commonly used for flat roofs provided the wall parapet is at least six inches above the roofline.

- Exterior Wall Colors, Textures, and Patterns: Façade design schemes involving exterior colors, textures, and patterns shall be submitted as part of the plan review.
    - Monotone colors, textures, or patterns are not permitted.
    - A minimum of **__ colors, textures, or patterns** per elevation are required. Harmony within a development and between adjacent buildings (within **__ feet**) shall be considered as part of the façade design.
    - Façade colors, textures, and patterns shall be compatible and consistent on all sides and levels of the structure.
    - Colors, textures, and patterns used for accent materials should be appropriate for the architectural style and should blend with, or complement, the primary façade design.
    - Corporate identifying colors and franchise prototypical design elements should be limited to façade details and approved signage.
    - Attached structures and detached structures shall use the main building aesthetics or complimentary colors, textures, and patterns.
    - Window frames and mullion colors should complement or match main building colors.
    - Window glass should be of a harmonious color.

:

- Façade Articulation. Buildings shall not have long, monotonous, uninterrupted walls on any floor of a façade clearly visible from a public right-of-way. Buildings designed with completely flat façades are not permitted. All buildings are required to have horizontal and vertical façade variations such as pop-outs, bays, recesses, arches, banding, reveals, columns, or similar features. Such features are required at least every **__ feet** along all exterior wall planes.

- Massing. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planed roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

- Height and Roofline. Varied roofline elevations are required in order to add architectural interest and avoid the appearance of long, monotonous roofline expanses. A variation such as varied parapet height or tower is required every **__ feet** of roofline. Also, mechanical equipment mounted on the roof must be screened and the back of parapets must match the color and materials of the building.

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June 21, 2023

Todd A. Larson
Planning Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Draft Zoning Code Update

Dear Mr. Larson,

I would like to take this opportunity to formally comment on the draft zoning code. As you know, the proposed code explicitly prohibits the use of Exterior Insulation and Finish System (EIFS) on townhomes, rowhomes, and multi-family buildings. It also limits EIFS to accent material on commercial buildings.

During our phone conversation on May 5, 2023, I was made aware that these proposed restrictions reflect concerns regarding aesthetics and architectural preferences. Also stated were the city's visions for enhanced architectural standards and the desire to limit monotonous and monolithic design – an aesthetic often perceived for rendered claddings such as EIFS and stucco. This view of EIFS as a drab, expressionless material reflects past trends and unimaginative design. It does not showcase the diversity and richness of colors, textures, and styles associated with contemporary EIFS.

I have attached several examples of modern EIFS finishes that are expressed throughout the country, including the greater Twin Cities area. Local architectural firms have gained tremendous familiarity with these expressions, which are readily achievable by a large pool of skilled applicators. It should be noted that such enhanced aesthetics do not infer greater costs when compared to other materials used on multi-family and commercial buildings. Indeed, the cost advantages of EIFS are readily apparent when considering current energy code mandates for exterior insulation – an inherent component of EIFS.

I recognize that the draft code has provisions for alternative compliance as contained in Section 580 (B) (5). This provision reads, "Other materials as may be approved by the Planning Commission and City Council given the building's use and context". While seemingly inclusive, this compliance path is vague, overly burdensome, potentially cost prohibitive – and, in essence, tantamount to the stated restrictions.

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On behalf of the local EIFS industry, I am asking the City of Ramsey to reconsider the proposed restrictions. In lieu of the draft's current language, I suggest further specification of the city's architectural standards to better articulate its vision for exterior building facades. At stake here is restricted access to a codified material with limitless design potential. I am simply asking the city to be inclusive of EIFS and the benefits it offers.

I hope the attached examples provide the basis for further specification of the city's architectural standards without restriction of EIFS. Matters for consideration include the city's preferences for varied finishes, textures, color palettes, articulations, detailing, and complement of overall exterior design. The necessary language to achieve your design intent need not be lengthy nor overly complex. Towards these ends, local EIFS professionals, including myself and members of the Minnesota Lath and Plaster Bureau, are willing to assist the Planning Commission in creating a more inclusive code that best reflects our shared intents.

I look forward to the opportunity to discuss these matters further at tomorrow's meeting. Meanwhile, should you have any questions, please contact me at 651-331-1389 or by email at sdoggett@built-environments.com.

Sincerely,



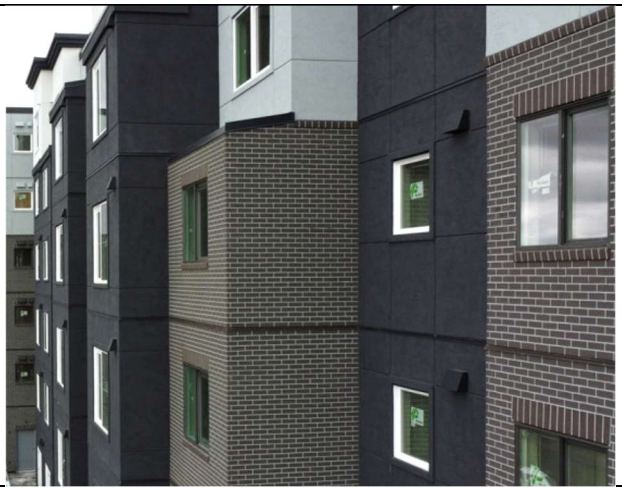
M. Steven Doggett, Ph.D.
Senior Building Scientist

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Modern EIFS Finishes

Brick / Block Finish









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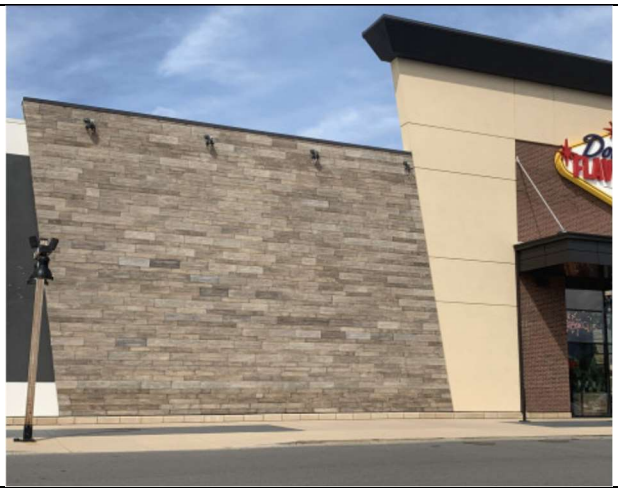
Modern EIFS Finishes

Stone Finish







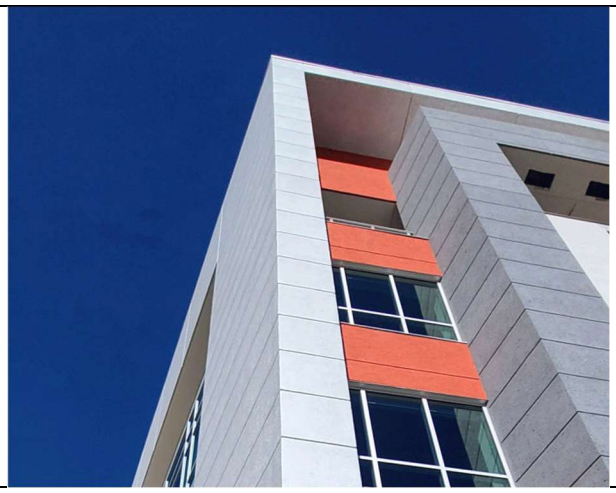


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Modern EIFS Finishes

Metallic / Metal Panel Finish





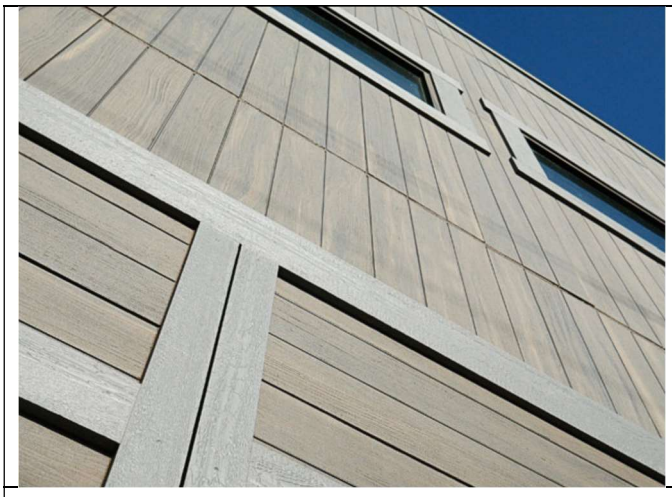


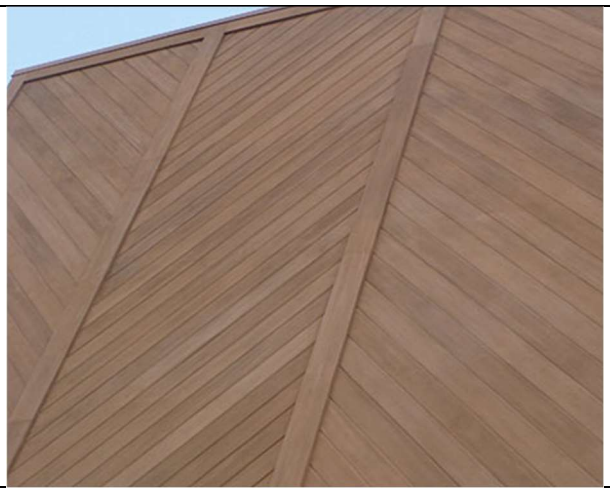


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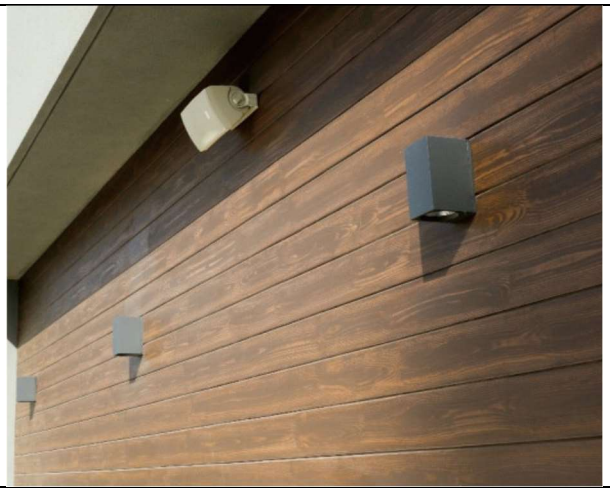
Modern EIFS Finishes

Wood Finish









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Modern EIFS Finishes

Varied Colors, Textures and Shapes









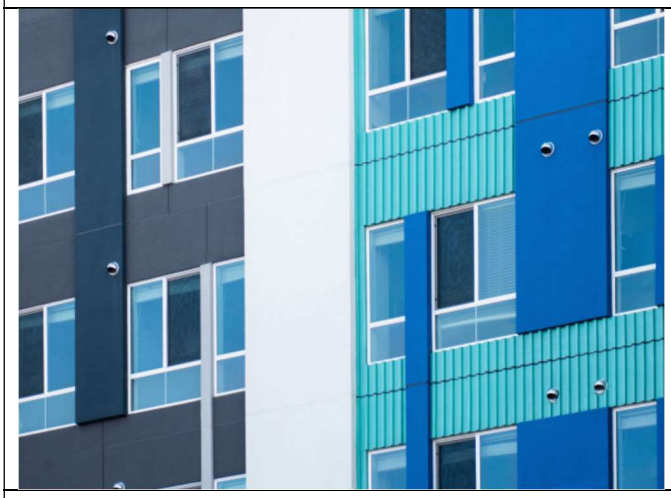
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Modern EIFS Finishes

Varied Colors, Textures, and Shapes









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EIMA EIFS INDUSTRY MEMBERS ASSOCIATION

TO: Todd Larson, City of Ramsey, MN

FROM: EIMA

DATE: June 5, 2023

SUBJECT: EIFS National Case Studies

OVERVIEW

Exterior Insulation and Finish Systems – or EIFS – are a protective and decorative exterior wall cladding on the outside of buildings. The material prevents the seepage of air and water into the building. EIFS add minimal weight and incorporate multiple components (water-resistive barriers, drainage plane, continuous thermal insulation boards, glass-fiber reinforcement, base, and finishing coats) that work in tandem to regulate temperature and energy usage.

EIFS are not a new product or material, as the system has been in use across the US for over 50 years. There are many buildings across the country constructed using EIFS, including large-scale housing developments, resorts & hotel chains, public buildings, and more.

As localities, states, and the federal government consider climate policies, and the best mechanisms to reduce carbon in our energy system, curtailing and making consumption more efficient is a critical component. A study by the U.S. Department of Energy done on the affordable housing unit, Knickerbocker Commons in Bushwick, shows that when part of a comprehensive strategy, EIFS use between 60-80% less energy than typical buildings of the same size built with traditional materials and practices.[1] Even when it comes to the transportation of materials, EIFS require one truck to move 25,000 square feet of materials, while brick requires 16 and stucco six. The result is a material far more resilient in cost and climate than any counterpart.

EIFS provide builders with a cost effective, efficient, easy to install material perfect for a wide range of buildings, case studies, and locations. Its availability is crucial as building

[1] https://betterbuildingssolutioncenter.energy.gov/showcase-projects/riseboro-community-partnership-knickerbocker-commons

efficiency and emissions standards begin to be applied more broadly across the city and country.

HOUSING

Lido Beach Towers



Situated on the coastline of Long Island in Lido, New York, Lido Beach Towers is an historic jewel of the area. First built as a luxurious seaside resort in 1928, Lido Towers was renovated and updated into a 186-unit apartment building in 2008 with retrofitted EIFS.

In 2013, Hurricane Sandy, the second most costly hurricane in United States history, decimated communities in the northeastern U.S. As the storm crossed over the island, it created a 15-foot storm surge of sand and debris that destroyed several floors of the Lido Beach Towers' interior. Yet the exterior survived. The EIFS retrofit had made the exterior strong enough to withstand hurricane-strength wind, debris and rainfall. According to Gary Weiss, board president of Lido Beach Towers during the five-year-long restoration project, "We never realized that we had built a hurricane-proof building."[2]

Public Housing – Baychester Houses



New York City's recently lauded redevelopment of the Bronx's Baychester Houses incorporated many different sustainability and resiliency elements.

An article from The New York Times, "A Rebirth in the Bronx: Is This How to Save Public Housing?", noted Baychester's redevelopment, "Today the campus looks spotless…The buildings have been reclad with a waterproof material and faux-wood paneling;" this noted cladding is EIFS.[3] There are other projects at development sites

[2] https://blog.eima.com/the-remarkable-resiliency-and-durability-of-eifs
[3] https://www.nytimes.com/2021/08/05/arts/design/bronx-public-housing.html

around New York City—from the Rockaways to Central Brooklyn—incorporating EIFS into new development.

Large-Scale Development – The Heritage



Located in East Harlem, this 1970s development of 600 mixed-income rental apartments includes two 35 story buildings and a shorter 12 story structure.[4]

The Heritage is part of the NYSERDA "Empire Building Challenge", a $50M New York State, public-private initiative that will "spur economic growth and renewal in New York by attracting best-in-class manufacturers, solution providers, and entrepreneurs from around the world to help transform our existing building stock into the buildings of the future."[5] Further, the Empire Building Challenge focuses on "decarbonization of tall buildings, with a particular interest in retrofit projects that support decarbonization of heating loads, increase flexibility of a building's energy demand, and reduce tenant-driven consumption."

The Heritage retrofit received approximately $14M in private investments and $5M from NYSERDA to meet these carbon challenges. With the installation of EIFS, new windows, and updated electrification, the new measures are designed to eliminate fossil fuel usage, improve resident comfort, and minimize disruption in occupied multifamily properties. Project leaders anticipate a 54% reduction in site energy-use intensity for this project as well as carbon neutrality by 2030.[6]



Dormitory Housing – University of Maryland

[4] https://newyorkyimby.com/2022/10/the-heritages-re-cladding-progresses-at-1295-fifth-avenue-in-east-harlem-manhattan.html

[5] https://www.nyserda.ny.gov/All-Programs/Empire-Building-Challenge

[6] https://www.nyserda.ny.gov/All-Programs/Empire-Building-Challenge/Empire-Building-Challenge-Projects

Completed in March of 2022, the Johnson-Whittle Residence Hall, Pyon-Chen Residence Hall, and a new dining facility on the University of Maryland – College Park's campus use EIFS as their cladding.[7] These state-of-the-art facilities "maximize natural light and feature central lounges and enclosed study spaces on each floor" and demonstrate the design freedom, cost effectiveness, and efficiency EIFS can offer.[8]

Further Examples



Notable examples in New York include the Bevel[9] and the 47th St. Wingate[10], two apartment complexes notable for their 'passive house' energy standards reducing energy costs up to 80%.[11] [12] Smaller buildings, such as the 12-unit Burt Street Apartments, in Saugerties, New York, offer an alternative where EIFS have been used to preserve housing at a reasonable cost. [13]

HOTELS

Cabana Bay Resort, Universal Studios



Universal Studio's famous Cabana Bay resort uses EIFS as its external cladding. The calling card of the resort – its multicolored facade – relies heavily on EIFS easy customization and flexibility and depends on its water-repelling abilities in the warm, wet climate of Florida. Like other EIFS projects, the "resort will achieve a higher quality of energy efficiency now with its continuous layer of

[7] https://bradleighapplications.com/university-of-maryland-on-campus-housing/
[8] https://education.umd.edu/news/10-02-22-trailblazers-honored-dedication-johnson-whittle-hall
[9] https://metropolismag.com/projects/a-new-long-island-city-apartment-puts-the-fun-in-functional/
[10] https://www.linkedin.com/feed/update/urn:li:activity:7009162537636089856/
[11] https://www.fastcompany.com/90826471/these-old-brooklyn-apartments-got-a-stunning-facelift-that-also-cut-energy-by-80
[12] https://passivehouse-database.org/index.php?lang=en#d_6369
[13] https://passivehouseaccelerator.com/articles/the-a-r-t-of-the-restore-burt-street-properties

insulation. The vacation destination will also remain an attractive site to all those staying in the area for years to come."[14]



Hampton Inns

Hampton Inns use EIFS as an exterior cladding of choice due to its low cost and – more importantly – its flexibility as a building material.[15] With locations from Alaska to Florida to Arizona, Hampton's hotels must be able to withstand all manner of environmental wear and tear to prevent air and water seepage among other issues.[16] EIFS has been the trusted material of choice for Hampton Inns for decades due to its environmental resilience and durability, and its exceptional ability to keep a building's temperature consistent. Inn managers have reported positively on the use of EIFS in retrofits and builds, and noted a 25% to 35% decrease in energy costs.[17]



Resorts World Hotel & Casino

One of the largest and most ambitious hospitality projects built on the Las Vegas strip in years, Resort World Hotel & Casino contains roughly 850,000 square feet of EIFS instead of metal panels, saving a significant amount in construction and energy costs.[18]

An aesthetically pleasing resort and the first new property on the Strip in twelve years, Resorts World glistens on the evening skyline. As the profile in *Las Vegas Review Journal* notes about the property and architect, Paul Steelman's design, "[He] saved some of his

[14] https://www.wconline.com/articles/89301-cabana-bay-beach-resort-wins-big-with-parex-usa
[15] https://www.advancedarchitecturalstone.com/hampton-inn/
[16] https://www.hilton.com/en/locations/hampton/
[17] https://blog.eima.com/eifs-in-the-spotlight-hampton-inn-dryvit-systems-inc/
[18] https://www.raymondgroup.com/blog/resorts-world-las-vegas/

best work for Resorts World Las Vegas[19]." The exterior structure incorporates technology, climate, and aesthetics to create the building of the future. EIFS has long been a favorite of Las Vegas resorts and adorns part of the Monte Carlo, Caesars Palace, and the Bellagio.[20]

LARGE VENUES



Georgia Aquarium

The Georgia Aquarium in Atlanta – which is famous for housing a valuable and delicate whale shark – is clad in EIFS.[21] A large facility where stable temperatures and physical conditions are paramount in keeping expensive specimens safe, the Georgia Aquarium had to carefully chose the materials it used for construction.[22] EIFS unparalleled efficiency and temperature regulating abilities makes it the premier choice for structures where temperature swings and water leaks are a primary concern.



Steppenwolf Theatre Campus, Chicago

The Steppenwolf Theatre in Chicago's exterior was constructed using EIFS-clad concrete to give it the energy efficiency and sleek modern look EIFS is known for.[23] More than an affordable, efficient, and durable material, EIFS is highly valued by renowned architects and builders as a versatile and easily modified tool in the construction of award-winning designs.

[19] https://www.reviewjournal.com/business/casinos-gaming/renowned-casino-architect-saved-some-of-best-work-for-resorts-world-2385847/
[20] https://www.reviewjournal.com/news/foam-adorns-many-resorts/
[21] https://www.prestorestore.com/portfolio/georgia-aquarium-atlanta-alucabon-restoration-waterproofing-eifs/
[22] https://www.mckenneys.com/experiences/swimming-in-energy-efficiency/
[23] https://www.world-architects.com/en/architecture-news/reviews/steppenwolf-theatre-campus-expansion

The Ronald McDonald House of Connecticut



The Ronald McDonald House of Connecticut is a temporary home for families whose children are receiving services at nearby hospitals. Located in New Haven, Connecticut, and operated by New Haven Hospital, the property opened in 2019, and offers accommodations for families.[24]

CONCLUSION

Many jurisdictions are in the middle of a great climate transformation, and an ambitious implementation of future-changing policies. To reach efficiency benchmarks set by local jurisdictions, products like EIFS will play a key role as building owners look to build or upgrade their facilities efficiently, cost-effectively, and with a tool that can be applied broadly across the country. EIFS offers continuous insulation due to its strategic design, which allows architects flexibility to create the aesthetics they require while simultaneously meeting new energy codes.

Governments will need to consider whole building standards and emission targeting as a tool to reduce carbon. EIFS compliment the goals of those concerned with environmental resiliency and can be a productive tool in the War on Carbon. What stands in the way are the prescriptive building codes and rules that are misaligned with the long-term intentions of government leaders and their climate agendas. As a product, EIFS align with the goals for reducing carbon's adverse impact on the climate.

There is demonstratable evidence of the cost-effectiveness and climate efficacy of EIFS in building retrofits and renovations, and their use across the full spectrum of building types and jurisdictions shows the value placed on it by builders and property developers. From hotels in Alaska to resorts in Florida, EIFS provide unparalleled flexibility and adaptability that make it a key tool in the toolbox of builders, property owners, and city planners alike.

[24] https://www.rmhc-ctma.org/our-houses/ronald-mcdonald-house-of-connecticut

CC Regular Session

Meeting Date: 08/08/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Introduce Ordinance #23-15 Tobacco and Cannabis Use Within Public Property and Public Places

Purpose/Background:

In June 2023, the legislature enacted a law legalizing Adult Use of Cannabis. The Office of Cannabis Management (OCM) will be the regulatory agency responsible for licensing all cannabis uses but will not be ready to issue any license for these businesses until approximately January 2025. The City will be responsible for adopting an ordinance to regulate business locations, the number of licenses issued, the requirement to obtain a business license and distance requirements from places where children congregate (parks, daycare centers, schools, etc). Staff will be working closely with OCM to establish the ordinance requirements and a business license application in 2024.

In the meantime, the City of Ramsey has no regulations regarding the use of cannabis within public property and public places. As of August 1, 2023, the new law authorizes the use of Adult Use Cannabis to anyone over 21 years of age on private property with the permission of the owner. Although the new law allows the use on private property, the law also authorizes cities to enforce violations of use on public property by making it a petty misdemeanor. Staff conducted research on local municipalities' ordinances and, through advice from the League of MN Cities (LMC) and the City Attorney, the attached draft ordinance was created. The City Attorney has completed his review and supports the draft language.

Currently, the city code does not regulate the use of tobacco and tobacco-related products within public property and public places; it is a policy but not regulated by ordinance. It is recommended by the City Attorney to add language to the ordinance to ensure the use of tobacco and tobacco-related products within public property and public places can be legally enforced.

Notification:

No public hearing notifcaitons are required.

Time Frame/Observations/Alternatives:

After the introduction of the ordinance, the City Council will formally act on the adoption or denial of the ordinance at the regular meeting on August 22, 2023. If the ordinance is adopted, it is required to be published for 30 days and will then become effective on September 25, 2023.

Alternatives:
1. City Council could approve the draft ordinance.
2. City Council could approve with modifications to the draft ordinance language.
3. City Council could deny the daft ordinance.

Funding Source:

Not applicable

Recommendation:

Staff recommends City Council introduce Ordinance #23-15, Tobacco and Cannabis Use Within Public Property and Public Places

Outcome/Action:

Introduce Ordinance #23-15 Tobacco and Cannabis Use Within Public Property and Public Places

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Attachments

Ord #23-15 Tobacco and Cannabis Use in Public Places

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/03/2023 04:10 PM
Form Started By: Stephanie Hanson		Started On: 08/02/2023 02:52 PM
Final Approval Date: 08/03/2023		

ORDINANCE #23-15
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE OF THE CITY OF RAMSEY, MINNESOTA, AMENDING CHAPTER 34 OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE I. IN GENERAL, OF THE CITY CODE, BY ADDING SECTION 34-2 REGARDING TOBACCO AND CANNABIS USE WITHIN PUBLIC PROPERTY AND PUBLIC PLACES

The City Council of Ramsey ordains:
Chapter 34, Article I. In General, in the Ramsey City Code is hereby amended by adding Section 34-2 to read as follows:

SECTION 34-2. TOBACCO AND CANNABIS USE WITHIN PUBLIC PROPERTY AND PUBLIC PLACES

SECTION 1. TOBACCO AND CANNABIS USE PROHIBITED.

a. Definitions. For purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

PUBLIC PLACE. Property that is generally open to or accessible by the public, except on those premises licensed by the State of Minnesota to permit on-site consumption.

PUBLIC PROPERTY. Property, real and personal, that is owned, managed, or controlled by the City, including, but not limited to: City buildings and all the land thereon, parking lots, parks, pathways and trails, and city rights-of-way consisting of both the traveled portion and the abutting boulevard, sidewalks and trails, and any City personal property, such as motor vehicles, city equipment, and the like.

CANNABIS FLOWER, CANNABIS PRODUCTS, LOWER-POTENCY HEMP EDIBLES, and HEMP-DERIVED CONSUMER PRODUCTS shall have the meanings as defined in Minn. Stat. §342.01 (enacted under Minnesota Laws 2023).

TOBACCO and TOBACCO RELATED PRODUCTS shall have meanings as defined in Ramsey City Code Article XVI. Tobacco.

b. Prohibition. No person shall use tobacco, tobacco related products, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products within public property or in a public place.

c. Penalty. A violation of this Section is a petty misdemeanor.

SECTION 2. EFFECTIVE DATE. This ordinance becomes effective 30 days after its passage and publication, subject to charter section 5.04.

SECTION 3. SUMMARY. That the following summary clearly informs the public of the intent and effect of the Ordinance and is approved for publication: The purpose of this Ordinance is to regulate tobacco and cannabis use within public property and public places.

PASSED by the City Council of the City of Ramsey, Minnesota, the ____day of _____, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction Date
Posting Dates
Adoption Date
Publication Date
Effective Date