

City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, February 13, 2024
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. **Call to Order**

2. **Presentation**
 1. Oath of Office - Patrol Officer
Please Note: Mayor Kuzma changed the order of the presentations at the meeting.
 2. State of the City 2024: Mayor's Address
 3. Ramsey Gateway Project

3. **Citizen Input**

4. **Approve Agenda**

5. **Consent Agenda**
 1. Receive Cash & Investments for Period Ending January 31, 2024
 2. Note the following Boards, Commissions, and Committee Meeting Minutes:
 - Planning Commission Meeting Minutes Dated November 30, 2023
 - Economic Development Authority Meeting Minutes Dated December 14, 2023
 3. Approve the Following Meeting Minutes:
 1. City Council Work Session dated 01/23/24
 2. City Council Regular Session dated 01/23/24

4. Approve Business Licenses
5. Approve Landscape for Central Park Main Parking Lot Reconstruction, Improvement Project #23-02
6. Authorize Preparation of Plans and Specifications and Advertisements for Bids for The Waterfront - Trails and Trees
7. Authorization to Hire a Mechanic in the Public Works Department
8. Adopt Resolution #24-056 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2024 through February 7, 2024.
9. Adopt Resolution #23-039 Approving Preliminary Plat and Final Plat for Lightbridge Academy
10. Adopt Resolution #24-046 Approving Plans and Authorizing Advertisements for Bids for Improvement Project #23-19, COR Infrastructure Improvements
11. Adopt Resolution #23-058 Approving Refund of Earnest Money to COR Trust Bank N.A.
12. Adopt Resolution #24-059 Approving Change Order #1 for Improvement Project #21-09, Centralized Water Treatment Plant
6. **Public Hearing**
7. **Council Business**
 1. Introduce Ordinance #24-02: Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW (Connexus Energy).
 2. Adopt Resolution #24-041, Approving a Preliminary Plat and Site Plan for Waterfront Village - Centra Homes
8. **Mayor/Council/Staff Input**
9. **Adjournment**

CC Regular Session

Meeting Date: 02/13/2024

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

Information

Title:

Oath of Office - Patrol Officer

Please Note: Mayor Kuzma changed the order of the presentations at the meeting.

Purpose/Background:

Patrol Officer Aiden Berthiaume was hired in July 2023. Officer Berthiaume has completed his field training program and is now on patrol for the City of Ramsey. Mayor Kuzma will issue Officer Berthiaume the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	01/16/2024 09:45 AM
Brian Hagen	Brian Hagen	02/08/2024 01:07 PM
Form Started By: Tim Frankfurth		Started On: 01/16/2024 09:30 AM
Final Approval Date: 02/08/2024		

CC Regular Session

Meeting Date: 02/13/2024

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

Information

Title:

State of the City 2024: Mayor's Address

Purpose/Background:

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

Attachments

No file(s) attached.

Form Review

Inbox

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 02/08/2024

Reviewed By

Brian Hagen

Date

02/08/2024 01:40 PM

Started On: 02/06/2024 10:41 AM

CC Regular Session

Meeting Date: 02/13/2024

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

Information

Title:

Ramsey Gateway Project

Purpose/Background:

The City of Ramsey has partnered with Anoka County, MnDOT and Bolton and Menk over the past several years to develop plans and begin construction improvements along Highway 10. The improvements will focus on constructing grade-separated interchanges at the Sunfish Lake Blvd and Ramsey Blvd intersections by removing the signalized intersections. Included with these improvements will be grade-separated railroad crossings at these locations. The purpose of this presentation is to share information on what to expect as the major construction is set to begin on Highway 10 in spring 2024. Substantial completion of the project is expected in fall 2025. Additionally, planned communication efforts will be shared so residents and business owners know where to find information and who to contact with additional questions or concerns. A website has been created which will provide up-to-date information as the project progresses. That website can be found at www.anokacountyramseygateway.com. Other means of gathering information can be done by emailing info@hwy10ramsey.com or calling 763-400-3877. Representatives from the partner organizations will be present to provide this information.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2024 02:40 PM
Form Started By: Brian Hagen		Started On: 02/08/2024 02:23 PM
Final Approval Date: 02/08/2024		

CC Regular Session

Meeting Date: 02/13/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive Cash & Investments for Period Ending January 31, 2024

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending January 31, 2024.

Cash and investment report shows the monthly cash flow - receipts and expenditures through January 31, 2024 with the current listing of the city's portfolio,

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investment Report for Period Ending January 31, 2024

Form Review

Inbox

Brian Hagen

Form Started By: Diana Lund

Final Approval Date: 02/08/2024

Reviewed By

Brian Hagen

Date

02/08/2024 01:26 PM

Started On: 02/01/2024 05:11 PM

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended January 31, 2024

	January-24	2024
	CURRENT MONTH	YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 & 2023 Bond Proceeds)	\$ 106,089,798.33	\$ 106,089,798.33
CASH INFLOWS:		
Daily Deposit	1,221,517.55	1,221,517.55
Tax Settlements	203,234.45	203,234.45
U/B Receipts	14,298.76	14,298.76
Credit Cards (Includes Utility Billing)	234,846.08	234,846.08
Interest Earnings [Net of Interest Paid on Investments]	236,648.43	236,648.43
Bond Proceeds-int		
TOTAL CASH INFLOW	\$ 1,910,545.27	\$ 1,910,545.27
TOTAL CASH AVAILABLE	\$ 108,000,343.60	\$ 108,000,343.60
CASH OUTFLOWS:		
Prepaid Checks	1,177,506.94	1,177,506.94
Bills Lists	792,745.66	792,745.66
Pay Estimates	1,409,469.89	1,409,469.89
Credit Cards	6,564.37	6,564.37
Payroll - Net	489,503.26	489,503.26
Flex Reimbursement	312.12	312.12
Void Checks/Dormant Checks Paid	(187.16)	(187.16)
Debt Service		
Miscellaneous [Bank Charges; etc.]	250.50	250.50
TOTAL CASH OUTFLOW	\$ 3,876,165.58	\$ 3,876,165.58
POOLED CASH AND TEMPORARY INVESTMENTS		
ENDING BALANCE	\$ 104,124,178.02	\$ 104,124,178.02
MEMO - NET 2024 CASH INFLOW (OUTFLOW)	(1,965,620.31)	(1,965,620.31)
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	\$ 71,631,912.26	71,631,912.26
Purchases	301,274.74	301,274.74
Maturities/Sales	(244,000.00)	(244,000.00)
ENDING BALANCE	\$ 71,689,187.00	\$ 71,689,187.00

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BY PRIN BAL 12/31/2024
230804	4/30/2024	4M	4M TERM SERIES			10,000,000.00		0.00	10,000,000.00
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	FREPORT 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-FI-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
									5,650,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
221014	1/12/2024	UBS	CD-ISRAEL DISCOU	19977	465076TW7	244,000.00		244,000.00	0.00
190315	3/15/2024	UBS	CD-COMENITY CAP	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-SALLIE 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 NATION	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
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		93612JX1	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		683489ZG1	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		959878RJ0	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

2024 CASH AND INVESTMENT ACTIVITY

CITY	STATED MAT	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
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		914745G2	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		745401EG03	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
230131	9/30/2024	UBS	CD-PLANTERS BANJ	34254	72741PGZ4	244,000.00		0.00	244,000.00
230303		UBS	UBS PRIME FUND			51,724.41		0.00	51,724.41
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		0.00	243,000.00
230322	3/24/2025	UBS	CD-PINNACLE BANJ	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		514264FG0	1,675,000.00		0.00	1,675,000.00
230731		UBS	UBS PRIME FUND			554,843.90		0.00	554,843.90
231204		UBS	UBS PRIME FUND			249,389.65		0.00	249,389.65
230831A		UBS	UBS PRIME FUND			2,769,474.27		0.00	2,769,474.27
20831B		UBS	UBS PRIME FUND			6,001,637.81		0.00	6,001,637.81
230630		UBS	UBS PRIME FUND			859,359.98		0.00	859,359.98
23093023		UBS	UBS PRIME FUND			64,956.23		0.00	64,956.23
230430		UBS	UBS PRIME FUND			170,879.16		0.00	170,879.16
230531		UBS	UBS PRIME FUND			229,646.85		0.00	229,646.85
240131		UBS	UBS PRIME FUND				301,274.74	0.00	301,274.74
TOTAL INVESTMENTS						71,631,912.26	301,274.74	244,000.00	71,689,187.00
Unamortized Premiums						1,759,475.03			1,759,475.03
Unamortized Discounts						(4,343,552.11)			(4,343,552.11)
BMO						8,036,228.16	2,474,539.26	4,183,463.10	6,327,304.32
Bond Proceeds						11,822,518.12		391,276.89	11,431,241.23
Money Market Accounts						17,183,216.87	77,305.68		17,260,522.55
Net Cash and Investments						106,089,798.33	2,853,119.68	4,818,739.99	104,124,178.02

CC Regular Session

Meeting Date: 02/13/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

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

- Planning Commission Meeting Minutes Dated November 30, 2023
- Economic Development Authority Meeting Minutes Dated December 14, 2023

Purpose/Background:

Approve Meeting Minutes

Recommendation:

Approval

Action:

Approved

Attachments

November PC Minutes

EDA December Minutes

Form Review

Inbox

Mariah Albrecht

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 02/08/2024

Reviewed By

Kathy Schmitz

Brian Hagen

Date

02/08/2024 03:47 PM

02/08/2024 03:50 PM

Started On: 02/05/2024 09:08 AM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 30, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Randy Bauer
 Commissioner Ryan Heineman
 Commissioner Tom Hunt
 Commissioner Eric Peters
 Commissioner Gary Van Scoy

Members Absent: Commissioner Bruce Anderson

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 Senior Planner Chris Anderson
 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 Peters, seconded by Commissioner Hunt, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the October 26, 2023 Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 23-120); Case of Nick Larson

Public Hearing

Chairperson Gengler called the public hearing to order at 7:01 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends adoption of Resolution #23-294, approving a variance to accessory structure setbacks at 6070 143rd Lane NW.

Commissioner Van Scoy asked if the request is to reduce the front yard setback.

City Planner Martin confirmed that to be correct. He noted that with the newly adopted zoning code updates, the minimum setback for accessory structures is no closer than the front of the house and this variance would reduce that to 15 feet.

Commissioner Van Scoy referenced the statement that the accessory structure could not be placed in the side yard. He stated that there appears to be a space that is relatively flat on the side of the home and asked why that location would not work.

City Planner Martin replied that he would defer that question to the property owner as that statement was made by the property owner.

Commissioner Hunt asked for more details on the line shown on the site plan.

City Planner Martin explained that the site plan submitted used a lot survey of when the home was constructed in 1993. He stated that he visited the site and measured the setback from the property line to be 15 feet. He stated that the shed is more in line with the front of the garage rather than the front of the home.

Chairperson Gengler asked if the setback is measured by the home itself or the most protruding point, which would be the garage in this case.

Planning Manager Larson provided additional details on how that standard would typically be measured and how it was measured in this instance.

Commissioner Van Scoy commented that he would believe that the garage is part of the principle building in this instance.

Citizen Input

Nick Larson, applicant, stated that there is a large tree on the side of the home which has a large root system they did not want to disrupt. He stated that the location of the shed also did not interfere with the location of the sprinklers. He stated that they also considered locating near the deck, but the runoff would have gone onto the neighbor's property. He confirmed that they would need to uproot the entire sprinkler system to have the shed in the side yard location. He believed that the location for the shed fits well with the existing vegetation and additional vegetation that they planted for screening.

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

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

Chairperson Gengler closed the public hearing at 7:13 p.m.

Commission Business

Commissioner Van Scoy stated that when reviewing a variance, they should consider whether there is another place that would fit the requirements. He stated that there is another location that would meet the standards, but the issue was the cost to relocate the sprinklers and cost cannot be considered. He stated that he would think that because of the screening, he does believe that this location is probably the better choice but would still have a hard time supporting the request.

Commissioner Heineman commented that this is a suitable location, and the variance process exists for this reason. He found this to be a reasonable ask and will therefore support the request.

Planning Manager Larson stated that while financial considerations cannot be the sole factor, they can weigh in on the overall determination.

Motion by Commissioner Bauer, seconded by Commissioner Heineman, to adopt Resolution #23-294 Approving a Variance to Accessory Structure Setbacks at 6070 143rd Lane NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Heineman, Hunt, and Peters. Voting No: Commissioner Van Scoy. Absent: Commissioner Anderson.

6.02: Public Hearing: Consider a Conditional Use Permit from Rare Pomeranians at 15110 Uranimite St NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:16 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of Resolution #23-293 approving a Conditional Use Permit for a commercial dog kennel for a commercial dog breeder at 15110 Uranimite Street NW.

Commissioner Bauer asked if there is a maximum number of dogs that one owner can have under the previous code.

City Planner Martin replied that three dogs would be allowed without a private kennel license or commercial kennel license.

Commissioner Bauer asked the maximum number of dogs within the revised code.

Planning Manager Larson replied that there is not a maximum.

Citizen Input

Angeliah Kohout, applicant, commented that she is a passionate dog owner, and her dogs are well cared for. She stated that this has been a dream of hers for some time.

Commissioner Peters asked if there is licensure from the AKC or other organization that would be required for breeding.

Ms. Kohout replied that she does have the registration papers and also made her own personal health certification for the dogs to go home with.

Commissioner Bauer stated that there was a letter received complaining about dogs barking. He asked how often the dogs are outside and how much noise they are making. He asked if the applicant has heard that complaint from her neighbors.

Ms. Kohout replied that she has not heard anything from her neighbors but recently added bark collars, which do not shock. She noted that it was one of the smaller dogs that was barking, and she was finally able to find an appropriate fit, which has reduced the barking.

Commissioner Bauer asked for details on the breeding process and whether the client brings their dog in to be bred and then leaves the same day.

Ms. Kohout replied that she does not have outside clients of that nature and her operation is all in-house.

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

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

Chairperson Gengler closed the public hearing at 7:25 p.m.

Commission Business

Commissioner Van Scoy acknowledged the letter received relating to noise that was entered into the record.

Motion by Commissioner Hunt, seconded by Commissioner Van Scoy, to recommend that City Council adopt Resolution #23-293 Approving a Conditional Use Permit for a Commercial Dog Kennel for a Commercial Dog Breeder at 15110 Uranimite Street NW.

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

6.03: Public Hearing: Consider a Code Amendment Pertaining to Address Numbers

Public Hearing

Chairperson Gengler called the public hearing to order at 7:26 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the ordinance pertaining to address numbers.

Commissioner Bauer referenced number one under specifications and asked how a four-inch number on a building 30 feet from the street would be visible at night without being lit.

City Planner Martin replied that a common strategy would be to use colors that offset from the base color to increase contrast. He noted that there are also requirements for reflectivity. He stated that for homes set even further back, there is a requirement to have a posted sign if the home cannot be seen from the road.

Commissioner Bauer stated that vehicle headlights would be shining on the street for a passing vehicle and therefore the lights would not shine on the home until you are in the driveway. He stated that he is not aware of many places where house numbers are visible from the street at night and did not want to create an undue burden.

City Planner Martin stated that this code was developed using language from other communities. He stated that Ramsey is one of the few cities that does not have a requirement of this nature.

Commissioner Van Scoy asked if other cities require visibility of the number of the home from the street at night and asked how that is enforced.

City Planner Martin replied that is correct.

Senior Planner Anderson replied that the language can be tweaked. He recognized that unless the outside lights of the home are on, the house number would not be visible at 2 a.m. He stated that the intention would be that the house number is visible during daylight hours for public safety staff.

Commissioner Van Scoy commented that would seem more reasonable.

Commissioner Bauer referenced number two which mentions a minimum of four inches, while number four mentions a minimum of three inches for multi-tenant structures. He asked for clarification on the different size requirements.

City Planner Martin replied that the specifications were pulled from the building code. He stated that the intent for multi-tenant structures would be for the primary address number to meet the requirement in number three which requires a large number, while the tenants could then have smaller numbers.

Planning Manager Larson commented that this would apply more to the back of a multi-tenant space, again for public safety purposes.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:37 p.m.

Commission Business

Commissioner Van Scoy referenced the construction site requirements which states that the address must be visible but did not notice a size requirement.

City Planner Martin replied that requirement was added with input from the building department. He stated that the idea is that the address would be posted and visible at all times.

Planning Manager Larson replied that the same permanent requirements would apply during construction in terms of size.

Commissioner Van Scoy stated that perhaps additional clarity should be added.

Motion by Commissioner Heineman, seconded by Commissioner Van Scoy, to recommend that City Council adopt Ordinance #23-18, Amending Chapter 105, Buildings and Building Regulations, Pertaining to Address Numbers with the clarification of daylight hours as discussed.

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

6.04: Public Hearing: Consider Ordinance #23-19 Amending Temporary Sign Regulations

Public Hearing

Chairperson Gengler called the public hearing to order at 7:40 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff and the EDA recommend adoption of Ordinance #23-19 pertaining to temporary signs.

Commissioner Bauer asked if a business could have a temporary sign for 20 weeks in the first year and 20 weeks in the second year. He stated that some businesses were lost during the Armstrong interchange construction because of the reduced visibility and difficulty reaching those businesses. He asked why the temporary signage would be limited to 20 weeks.

Planning Manager Larson replied that this is a temporary sign. He stated that if a business wanted to invest in permanent signage changes, they could do so, noting that taller signs are now allowed in the corridor. He stated that the EDA was looking to provide a low-cost option for a business, without allowing something that would be tacky or a distraction.

Commissioner Bauer commented that he did not believe a business would want to install a permanent sign that would only be needed for one to two years. He stated that the ordinance does allow for signs to be located on other property if the permission of the property owner is obtained. He noted that people will most likely use that option to assist in directing traffic to their business. He stated that he would favor this without the 20-week annual limit.

Planning Manager Larson stated that issue was discussed. He noted that in the winter months the construction would ease up and therefore the 20-week period would cover most of the construction season.

Commissioner Bauer commented that 20 weeks would cover a portion of that time, but not the entire construction season.

Senior Planner Anderson commented that there will still be a limitation on the number of signs on any given property. He stated that if a business is allowed to have a sign on a property year-round, that would preclude another business from using that location.

Planning Manager Larson commented that the benefit of a temporary sign is that it is a change in the vision. He stated that after 20 weeks, a driver would no longer notice a sign that has been there for that period of time.

Commissioner Bauer asked if a business could have a temporary sign in one location for 20 weeks and then swap to another location for another 20 weeks.

Senior Planner Anderson commented that temporary signage has been enforced per property. He stated that if a business wants to have an off-site sign, with the permission of the property owner, for four weeks that would leave 16 weeks for that property to have other temporary signs. He explained that the regulation applies per property, not per business.

Commissioner Bauer stated that his interpretation was that the regulation was applied to the business rather than the property.

Commissioner Peters asked if this would include the feather signs that say, “still open”.

Planning Manager Larson replied that this would apply to any temporary sign. He stated that this project is much more involved than the Armstrong project and includes an outreach team. He would hope that if a business were struggling, they would reach out to the outreach team in order to find a solution/strategy for their problem.

Commissioner Van Scoy asked if there was consideration to allow signage for the duration of the construction rather than using time limits.

Planning Manager Larson commented that if a sign stays out for two years, it will blend into the background and no longer catch the attention of passersby.

Commissioner Heineman stated that while he understands the idea of having a time limit, he does think it would make sense to allow the temporary signs for the duration of construction. He noted that perhaps a fresh sign is required every 20 weeks to ensure that they are keeping attention of drivers rather than having the same sign.

Chairperson Gengler commented that when there are multiple tenants at a property, she would want to ensure there is the ability for rotation as well.

Commissioner Hunt stated that he also agrees it would be great to extend the timeline, as 20 weeks seems arbitrary. He stated that he would support allowing the temporary signage for the duration of construction and leave it up to the business as to whether the sign continues to provide benefit.

Councilmember Woesthoff stated that the limitation helps to ensure the signs stay in good shape rather than someone placing a sign and forgetting about it.

Commissioner Hunt agreed that is a valid point and stated that perhaps there is language that could be added that would provide the ability to address damaged signs.

Commissioner Van Scoy asked how a violation would be defined for temporary signage.

Planning Manager Larson replied that the sign code includes standards and provided some examples.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:58 p.m.

Commission Business

Commissioner Bauer asked the length of time needed for an ordinance to take effect after the recommendation is made by the Planning Commission.

Planning Manager Larson replied that this would go to the Council for introduction on December 12th and if that first reading is approved, the second reading and adoption would occur at the first meeting in January. He stated that this would be effective prior to the construction season.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to direct staff to revise the proposed ordinance to lengthen the duration to allow temporary signage for the duration of construction and to include language that would address ongoing maintenance and condition of signs as discussed.

Further discussion

Planning Manager Larson commented that there will not be a meeting in December and therefore this will come to the Commission in January, the Council in February, and would not become effective until March. Commissioner Bauer stated that the Commission would not need to see the final draft and once revised to capture the comments of the Commission it could move forward to the City Council. Councilmember Woestehoff stated that perhaps it is as simple as removing the “up to” related to the extension, which would allow for additional extensions in perpetuity until the end date specified. Commissioner Bauer stated that he could agree to that. Commissioner Hunt asked how a business would request an extension. Planning Manager Larson provided those details. Chairperson Gengler asked why this would be allowed city-wide rather than specific to the area impacted by construction. Planning Manager Larson stated that three map options were

presented to the EDA and the EDA recommended that this apply city-wide. Commissioner Van Scoy asked if the motion needs to be modified.

Commissioner Bauer withdrew his motion and Commission Van Scoy agreed.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend City Council approval or Ordinance #23-19 Amending Temporary Sign Regulations, with the modification to remove “up to” related to the eight-week restriction for extensions, which would allow the ability for perpetual extensions during the length of construction.

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

7. COMMISSION BUSINESS

7.01: Consider Site Plan and Minor Plat for Storyteller Café Located at 7790 Sunwood Drive NW (Project 23-118); Case of Stories Foundation

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends approving the Site Plan and Minor Plat, contingent upon compliance with staff’s review comments (this contingency is incorporated into the draft resolution) and that the Planning Commission provide staff and the applicant direction on the preferred method to address the proposed live-work units (Conditional Use Permit or a rezoning from COR-2 to COR-1).

Commission Business

Commissioner Bauer asked if everything east of Yolite, after this parcel is zoned COR-1.

Senior Planner Anderson provided details on previous zoning actions and stated that if the zoning option is chosen, staff would recommend incorporation of Sunwood Village as well so that everything east of Yolite would be COR-1 and everything west would be COR-2.

Commissioner Bauer commented that seems to be the most logical path.

Chairperson Gengler asked if that divide extends north of Sunwood as well.

Planning Manager Larson provided details on that zoning. He stated that the intent of mapping within the zoning districts, and subdistricts within the COR, is to track the changes that have occurred.

Commissioner Van Scoy asked if the subdistricts within the COR will be reviewed in the future by the Commission.

Planning Manager Larson recalled a recent meeting involving a sketch plan for townhomes, which is also a change in the subdistricts, but was wrapped into the zoning code update. He stated that the Commission will most likely review that townhome request in January under the new subdistrict.

Jessica Dolezal-Rowland applicant, commented that she would also prefer the rezoning option. She confirmed that she can comply with the suggestions of staff.

Commissioner Hunt referenced the live/work unit and asked if someone working at the business would then live above the business, or whether anyone could live in one of those units.

Planning Manager Larson commented that the unit would morph between living and working space and provided additional details. He stated that the apartments are intended solely for the clients and not for general occupancy.

Commissioner Van Scoy asked the math used to determine the parking.

Senior Planner Anderson stated that staff did request additional information on parking. He noted that the parking proposed is an increase from what had originally been proposed in the first review. He stated that between the retail, office and living space, eight parking stalls would be required and the remainder would be allocated for the café use. He stated that staff will use the additional information from the applicant to determine if parking is sufficient. He recognized that this will be a tighter space and therefore there will be limitations on the number of stalls that can exist while still ensuring sufficient space for emergency vehicles and maneuverability. He confirmed that there would be on-street parking available as well.

Motion by Commissioner Heineman, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-296 Granting Approval of the Site Plan and Minor Plat for Storyteller Café contingent upon compliance with staff's review comments.

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

Motion by Commissioner Heineman, seconded by Commissioner Van Scoy, to direct staff and the applicant to address the live-work units via a Zoning Amendment to rezone the subject property from COR-2 to COR-1.

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

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the Commission will not be holding a December meeting. He reported that the updated zoning code was adopted by the Council on November 17, 2023.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:30 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, December 14, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wyingner
 Member Chelsee Howell
 Member Rachal Johnson
 Member Brittany Lindahl
 Member William MacLennan (arrived at 7:35 a.m.)
 Member Chris Riley
 Member Shanna Stewart

Members Absent: Member William MacLennan

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated October 12, 2023

Motion by Member Johnson, seconded by Member Lindahl, to approve the October 12, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Loan Application from Restaurant Subsidy Program: Bossman Inc. dba Chanticlear Pizza

Economic Development Manager Sullivan presented the staff report.

Member MacLennan arrived.

Chairperson Wyinginger invited the applicant to speak.

Nicholas Swanson, applicant, stated that he has had the location on the Anoka/Ramsey border for 16 years and most of their delivery business is to Ramsey. He stated that he has also lived in Ramsey since 2014 and has been considering a location in the COR for many years. He stated that he is ready for the full-service idea as the two other locations have been working well.

Member Riley noted that the case stated that this will be a full-service restaurant and not just a to-go pizza place and asked applicant to better describe the full-service restaurant concept

Mr. Swanson commented that the two existing Chanti Grille concepts in Maple Grove and Coon Rapids do not have a large delivery business and more focus is on dine-in. He stated that there will be 160 seats in Ramsey.

Member MacLennan asked if this is a franchise restaurant.

Mr. Swanson commented that the delivery/carry-out businesses are franchised but the grill concept has not yet been franchised and is available through license. He stated that he has a full team set up and the owners of the Coon Rapids and Maple Grove locations are also assisting.

Member Johnson asked for details on the menu.

Mr. Swanson commented that it would be typical American sports bar fare, catered for a Ramsey audience.

Member Johnson asked if the pizza location would remain.

Mr. Swanson commented that he will be selling that location, so it will remain in business under a new operator with a larger delivery area. He stated that the restaurant will have a very small delivery area.

Member Riley commented that residents, the Council and EDA have had a goal to bring in full-service restaurants. He stated that the SAC and WAC are an obstacle for new businesses and this program is a good way to assist businesses in coming to Ramsey. He believed that this would be a good use of EDA resources to meet a need and want from residents.

Motion by Member Johnson, seconded by Member Stewart, to recommend to City Council approval of a \$30,538.20 (70%) SAC and WAC loan to Bossman Inc. dba Chanticlear Pizza; subject to underwriting and City Attorney review.

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

Economic Development Manager asked the applicant what the time frame was for opening the restaurant.

Mr. Swanson stated that the lease commencement is January 1st with an estimated 12 weeks of construction and anticipated opening on May 1st.

4.02: Consider EDA Funding for Replacement of Entrance Monument at TH #47 and Bunker Lake Boulevard NW

Economic Development Manager Sullivan presented the staff report.

Member Johnson asked what the sign used to look like as she could not recall.

Member Riley commented that it was a smaller sign that was lit but did not match any of the other City signs. He noted that it did not stand out.

Member Johnson stated that there has not been a sign in that location for a few years and she had not noticed the previous sign. She asked if that would be the proper focal point and perhaps those funds would be better allocated in another location.

Economic Development Manager Sullivan stated that he likes signage that is done right and looks good. He agreed that the previous sign did not stand out. He commented that the Public Works Committee and Parks put a lot of thought into this to ensure that it will look nice and stand out. He noted that other communities have this type of signage at key entry points into the community. He stated that location does have a lot of eyes on it and trusted that the design is something that will be seen and will be a landmark. He stated that he does support the sign and noted that there is a significant EDA fund balance that has not been touched for a number of years and would consider this to be a capital expense as there should not be much for ongoing maintenance costs. He believed that there would still be funds to do other things in the COR and this expenditure would not limit the ability to do other projects in the future.

Member Johnson stated that she does like the sign and was just questioning the location.

Member Lindahl commented that perception is exactly why the sign should be there to alert people to the break between Anoka and Ramsey. She stated that the COR is easily identified as Ramsey while that area may be confusing as to where Anoka and Ramsey split.

Chairperson Wyingner agreed that it will be helpful to extend the branding to that edge and put the Ramsey stamp there.

Member Riley stated that the City does have an existing location for the sign as well, which is helpful. He stated that they are limited as to what can be done in that location and this does follow

the City sign guidelines to create cohesive branding throughout the community. He believed that this would be an appropriate use of fund balance as well. He commented that while the cost of signage is always a shock, this will be built right to last with little ongoing maintenance costs.

Member Johnson asked if only one bid was received.

Economic Development Manager Sullivan commented that this falls under the threshold for bidding, but the City did make its best attempt to receive multiple quotes and therefore proceeding with the one quote would be acceptable.

Chairperson Wyingner referenced the options for funding before the EDA. He asked where the remaining funding would come from if the EDA were to only recommend funding half of the balance.

Economic Development Manager Sullivan commented that would need to be determined. He stated that initially the sign was fully funded through the EDA and therefore that could be done again.

Member Stewart commented that she could support 50 percent but would not want to fund more than that from the EDA. She stated that she would also like to see more quotes.

Chairperson Wyingner stated that he looks at the businesses that are there that have aligned their businesses with Ramsey and this would be a way to show that the EDA recognizes that and supports those businesses as well.

Economic Development Manager Sullivan commented that both landowners for the multi-tenant spaces have recently reinvested into their properties to enhance that vision and therefore the sign would show commitment to the area as well.

Motion by Member Johnson, seconded by Member Howell, to allocate up to \$21,500 from the EDA Unencumbered Fund Balance for the construction of a monument sign at the NW corner of Highway 47 and Bunker Lake Boulevard NW. (Note that the \$4,500 in insurance money already received would be allocated in addition to the \$21,500)

Further discussion: Member Stewart commented that she does not agree that this would be the best way to spend these funds in order to support these businesses. She asked why the money would only come from one fund, rather than be split between the different funding sources. Economic Development Manager commented that this is not a budgeted expense and therefore the \$21,500 would come from the unencumbered fund balance and believed that within the budget the funds would most likely be coded as marketing but ultimately would be decided by the Finance Director.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan noted previous discussion about a potential senior development interested in a parcel within the COR and the direction from the EDA was a preference for another location. He stated that the developer has come back to determine if there would be interest in first floor retail with senior living above.

Member Stewart asked if there would be ample parking.

Economic Development Manager Sullivan commented that there would be parking on both sides of Sunwood and there would likely be some type of shared parking behind the building for both the retail and residential uses.

Member Stewart stated that she would support that concept if there is ample parking.

Member MacLennan stated that he would be in favor of seeing the proposal as that would include business and additional residents. He stated that his only concern would be whether that would cause competition with Affinity.

Member Lindahl asked the type of senior living.

Economic Development Manager Sullivan stated that he believes the developer is flexible on that element. He noted that Affinity is 55 plus and is amenity rich. He believed that there is a lot of room within that market and that this building would target a different market.

Chairperson Winyinger stated that he would support additional retail and believes that would be a strong move for that area. He stated that he would advocate more for 55 plus rather than memory care as those residents would be patrons of the local businesses whereas memory care residents would not.

Member Johnson asked if there is a height regulation in that area of the COR.

Economic Development Manager Sullivan confirmed that there are such regulations that would be handled by the Planning Commission. He noted that there is a decent height allowed, and existing within the COR, so he would assume that this would follow that trend.

Chairperson Winyinger confirmed the consensus of the EDA in support of seeing more information on this concept with retail on the first floor and senior living above.

Economic Development Manager Sullivan provided a general update on ongoing and proposed development projects and interest.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:22 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sean M. Sullivan".

Sean Sullivan
Economic Development Manager

ATTEST:

A handwritten signature in black ink that reads "Wendy Schlueter".

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 02/13/2024

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

Information

Title

Approve the Following Meeting Minutes:

- 1. City Council Work Session dated 01/23/24
- 2. City Council Regular Session dated 01/23/24

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

- 1. City Council Work Session dated 01/23/24
- 2. City Council Regular Session dated 01/23/24

Attachments

- 1-23-24 CCWS
- 1-23-2024 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2024 01:39 PM
Form Started By: Katie Schmidt		Started On: 02/06/2024 11:01 AM
Final Approval Date: 02/08/2024		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 23, 2024, 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 Westby
Finance Director Diana Lund
Community Development Director Stephanie Hanson
Planning Manager Todd Larson
Economic Development Manager Sean Sullivan
Zoning Code Enforcement Officer Craig Swalchick
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Anoka County Assessor Property Valuation Process

Alex Guggenberger, the Anoka County Assessor, reviewed the report on the County property valuation process. He reviewed his assessment process, the appeals process, the changes in values over the last 10 years, and the 2024 assessment that they are wrapping up in the next few weeks.

Councilmember Woestehoff asked if the trends come from the State.

Mr. Guggenberger said yes; however, they do calculate their own trends when it comes to appeals.

City Administrator Hagen shared they plan on summarizing Mr. Guggenberger's presentation into the upcoming newsletter.

Councilmember Musgrove thanked Mr. Guggenberger for his presentation and his work at the County being proactive with businesses trying to ward off the 5-10% increase. She shared that she had her assessment done wrong for a few years then it jumped up right away. She asked how they internally track this kind of stuff so a resident can be assured that their property is being assessed accurately year after year.

Mr. Guggenberger shared that some of this had to do with former processes that were in place. He explained there are certain situations where they need to add obsolescences that would reduce the value. He shared that when they do the sales ratio analysis, they are expecting the values to move 4% or 5%. He stated that the obsolescences were being added for years and never removed. He noted they have changed some of their internal processes that were in place for a long time.

Informational only.

2.02: Anoka County Housing Study

Karen Skepper, Director of Community and Government Relations for Anoka County, reviewed her report on the Anoka County housing study. She shared that this study is done approximately every 10 years. She reviewed the data found in the study concerning housing and employment in the County. She shared her recommendations for the City of Ramsey based on the data she presented.

Economic Development Manager Sullivan asked if there is a map from 2000 to show how jobs were distributed and how they have changed over the last 20 years.

Ms. Skepper said she can try to get a map that would identify this. She noted that the map may not show a great migration of jobs.

Councilmember Woestehoff asked if the recommendation of rental demand of 695 units is in addition to what the City already has.

Ms. Skepper said yes.

Councilmember Woestehoff asked if the recommendations for the senior limits are included in these 695 units.

Ms. Skepper said no.

City Administrator Hagen asked if there have been any studies done that look past 2040 when there will be a housing surplus.

Ms. Skepper said people are starting to talk about this and added that there has been a shift in how they are talking about the life of a building and if it could have a second use.

Councilmember Riley asked if they are measuring different numbers when they look at the median income and the average wage.

Ms. Skepper said they are not measuring different numbers and noted that many households have more than one income earner. She noted these numbers reflect that more households have two income earners.

Councilmember Musgrove asked about rental units and rural areas and if this refers to apartment buildings or rental homes.

Ms. Skepper explained that there is a need for both apartment style buildings in rural areas, as well as rental homes. She noted they need to be able to develop smaller units as this is an unmet need.

Mayor Kuzma thanked Ms. Skepper for her presentation.

Ms. Skepper stated that once they have made their final edits to this report there will be a final version that will be available on their website and made available to Staff.

Informational only.

2.03: Consider Economic Development Manager Request to Interview and Serve on CMDC Board of Directors

City Administrator Hagen reviewed the Staff report in regard to Economic Development Manager Sullivan's request to interview and serve on the CMDC Board of Directors. He noted that Staff does not believe that there is a conflict of interest with this and that Economic Development Manager Sullivan would just abstain from voting on something that pertained to Ramsey.

Councilmember Riley shared that he also does not see this as a conflict of interest. He added that this could also give Economic Development Manager Sullivan a lot of experience and gives the City a seat at the table with CMDC.

Councilmember Musgrove asked what occupations some of the other members of the board have. She asked if this is a non-paid position.

Economic Development Manager Sullivan shared there are real estate agents, bankers, former city administrators, and other people who are around the development world on the board. He shared this is something he has wanted to do for a while. He added that he looks at this as a professional development opportunity for himself. He appreciates the opportunity to apply.

Councilmember Musgrove shared that she sees the benefits and trust that Economic Development Manager Sullivan will recuse himself when it comes to any conflict of interest.

The consensus of the Council was to allow Economic Development Manager Sullivan to apply for the CMDC Board of Directors.

RECESS AND RECONVENE

The meeting recessed at 6:48 p.m.

The meeting reconvened at 7:31 p.m.

2.04: Continuation of Nuisance Code Update

Zoning Code Enforcement Officer Swalchick reviewed the Staff report in regard to the continuation of the review of the nuisance code.

Councilmember Woestehoff asked about the exemptions for prohibited parking and shared an example of a box truck breaking down and the contents of the truck having to be loaded in another truck. He asked if something like this would be covered by an exemption.

Zoning Code Enforcement Officer Swalchick noted that would fall under the emergency repair exemption.

Councilmember Musgrove asked if this also includes buses.

Zoning Code Enforcement Officer Swalchick said no as buses have their own category under State statute.

Councilmember Musgrove stated she made comments on the whole body of the work and not just the sections being discussed today. She asked how she will know what the other parts were that were or were not changed in order to discuss them.

Zoning Code Enforcement Officer Swalchick explained that if they would like to open up the entirety of the code then they can do so. He noted that for the purposes of time he was asked to just bring forward changes. He added that they can go back and review the existing codes if the Council desires.

Planning Manager Larson noted that this project was to update the Nuisance Code and there were some things that worked better in other codes. He stated that there are a lot of things in these other chapters that are not nuisance related which is why they were not brought forward.

Councilmember Musgrove shared she understands the purpose of this; however, it seems like a duplication of services and staffing to handle the same thing as another agency.

Zoning Code Enforcement Officer Swalchick explained that in these situations, a police officer would have to cite the property owner, not necessarily the vehicle of the problem. He noted that the Police Department Staff is already overworked and understaffed, he gets a majority of these complaints during the day and if his department is able to address these issues rather than the police officers then they would have the potential to reach a resolution without issuing a ticket. He added that the goal in code enforcement is education over enforcement action. He noted that this was an opportunity to work with property owners to get their issue into compliance without involving the police. He stated this makes things streamlined for the enforcement of properties.

Mayor Kuzma stated he likes the fact that they are trying to work with property owners rather than penalizing them.

Zoning Code Enforcement Officer Swalchick reiterated that he would rather not involve the police in this case if it is not necessary and added that he was hired to try to educate property owners and work with them to reach compliance.

Councilmember Howell asked if it would lengthen the process by this going through code enforcement rather than the police.

Zoning Code Enforcement Officer Swalchick said it would likely shorten the process. He noted if the Police Department was to issue a court ticket, it would likely be a long time until these would be assigned court dates. He shared that through code enforcement they could penalize the property owner, abate the nuisance and charge it back to the property owner, and take other actions to correct the issue far faster than a court may be able to do so. He said if they do need to write a ticket they would do so.

Councilmember Musgrove asked if they are writing this code for only one incident of plowing snow into handicapped spots that has occurred or if these are often occurrences.

Zoning Code Enforcement Officer Swalchick said he has dealt with this situation 15 times since he started in his position. He noted that it varies by location. He added that even some of the public parks have had these incidents. He shared they are already working with the Parks and Recreation Department to fix all of the City owned properties to make sure they are in compliance. He added that they want to make sure that this is being enforced across the board for everyone. He explained that these parking spots not being able to be used is a big thing for those who need to use these spots.

Mayor Kuzma asked if there was a consensus on this ordinance.

The consensus of the Council was to move forward with the changes to Chapter 54 pertaining to traffic and vehicles.

Councilmember Howell shared that they had previously discussed items I, M and R under General Nuisances and they do not appear to be changed from the discussion that took place.

Zoning Code Enforcement Officer Swalchick said he does not recall this discussion; however, they can make changes to these items as needed. He shared that these items were existing in the prior code and can be changed or removed as the Council sees fit. He noted he believes that item I is in the code because there are certain buildings and structures that have a roof that hangs over a sidewalk and if the snow starts to come down on the sidewalk, it could injure or hurt someone and they should try to insure that these properties do not have any of these issues. He added they have also had issues with sump pumps pumping water across a right-of-way or sidewalk which then freezes in the winter.

Councilmember Howell said she knows it was discussed in a previous meeting and encouraged Zoning Code Enforcement Officer Swalchick to go back and listen to the recording from the Work Session on December 28, 2023 so he can revisit these updates.

Zoning Code Enforcement Officer Swalchick explained that for log and brush piles there are requirements for size, height, location, and being placed off of the ground to eliminate some of the rodent concerns. He shared that there are a lot of residents in the City who burn wood logs; however, they also get a lot of complaints on location and storage of logs and brush piles.

Councilmember Musgrove asked about item C under Obstructions of Right-of-Ways and noted this covers things in a better way than item I under General Nuisances.

Zoning Code Enforcement Officer Swalchick said both of these items are existing in the current code and have just been rearranged. He noted this item covers trails and walkways whereas the other covers debris falling from roofs so there is a difference between these two items.

Councilmember Riley asked if the City follows the 48 hour requirement of removing snow or ice from sidewalks and trails.

Zoning Code Enforcement Officer Swalchick said this would be a question for Parks and Assistant Public Works Director Riverblood. He added this is a part of the existing code so he would hope they were complying with this.

Mayor Kuzma stated he does not believe they are currently clearing trails and sidewalks in 48 hours.

Councilmember Musgrove noted that it could also depend on the amount of snow.

Zoning Code Enforcement Officer Swalchick said they can lengthen this to 72 hours to give everyone more time to comply.

Councilmember Woestehoff suggested adding the need for a special event permit to subdivision 7 of the Noise section, rather than having it in subdivision 1.

Zoning Code Enforcement Officer Swalchick said they could move this to the Exemptions subdivision.

City Administrator Hagen asked how the noise of heavy equipment relates to general business operations in an industrial park.

Zoning Code Enforcement Officer Swalchick shared that this needs to meet State statute for noise limits from the MPCA. He explained when there is a large business operation plant that operates 24/7, the decibel limits have to meet the State guidelines, which is what the ordinance says. He noted if a business park has a complaint against them for noise then they would contact the MPCA to have an agent come out with their sound meters and take a sample of the noise at the time the complaint is occurring and the MPCA would address this.

Mayor Kuzma noted that the Police Department has these sound meters.

Zoning Code Enforcement Officer Swalchick said he also has a sound meter; however, they have not been calibrated since he started working for the City and that it is hard for them to take an hour sample with their devices.

Councilmember Musgrove shared that she thinks some of the titling seems a little inconsistent and lacking in connective terminology between the subtitles.

Zoning Code Enforcement Officer Swalchick said they can format this in whatever way possible. He noted that since this is the Nuisance Code, they could eliminate the word 'nuisance' from any titles since it is all a part of this code.

Councilmember Howell shared that she had heard a comment about the licenses being required for tree services and that this is what Minneapolis does and added that the people who do not bother to get a license up in the north metro as they would not have the expectation that they should get one. She noted this will not keep those unlicensed to do this work from coming into town. She said she does not know why they would require a City license for tree trimming unless it is just to collect more revenue. She added that she sees this as an impediment to small businesses and would like to see this be removed.

Zoning Code Enforcement Officer Swalchick shared he has been doing code enforcement for a long time and one of the shadiest businesses he has come across is tree trimming. He noted he has cited more illegal tree trimmers for damaging people's properties and leaving debris across roadways than one could imagine. He added that a lot of metro cities do license tree trimming companies. He explained they are required to be licensed due to tree diseases being spread to parks and with trees being a valuable resource, they need to have an arborist on Staff. He noted that the idea behind the licensing fee is not to prevent small businesses from doing their work, but rather as a safeguard for residents. He said that requiring a license for these companies sets the good people who are doing the right thing up to help the residents.

Councilmember Howell said these stories prove her point as a disreputable person is not going to get a City license either and it would require the homeowner to check and see if they have a license. She noted that a license would not get the City out of this bind, it only puts another burden on the business owners that are doing the responsible thing. She stated that requiring a City license is not going to deter disreputable people; however, it may deter reputable businesses.

Mayor Kuzma stated he likes the fact that City licenses would be required as a lot of homeowners do not think about checking to make sure that the company they are working with is bonded and insured.

Zoning Code Enforcement Officer Swalchick explained this makes things easy for him when he stops at a tree trimming site to ask the tree trimmer if they are licensed in the City. He shared he has written tickets for tree trimmers, and they have then gone to get their license from the City for a very low amount and the City is also able to check their insurances and the requirements so that

they are able to continue to do this work, and if they do not meet the requirements then these are addressed. He added that he has also had compliance issues with licensed tree trimmers. He noted they also require contractors to be licensed in the City for building purposes.

Councilmember Olson asked how this would be different from asking if someone was licensed in the City versus licensed in the State. He stated that the State license just seems to verify that the tree trimmer has a State license.

Zoning Code Enforcement Officer Swalchick suggested tabling the tree licensing questions and have Senior Planner Chris Anderson attend a meeting to address all of these questions.

Councilmember Musgrove asked if a majority of cities in the area and in the State require city licenses for this. She noted that if the State is licensing these businesses and the City is just confirming the license, they would just be redoing what the State has already done. She stated she would like to hear from Senior Planner Anderson and get more data to make a decision on this matter.

Councilmember Specht agreed.

Councilmember Howell stated that if data is brought forward that shows that other cities require these licenses, she would like to look at just the cities in the County and other cities surrounding Ramsey in the north metro area.

Councilmember Musgrove shared she had a question that she previously addressed with Zoning Code Enforcement Officer Swalchick concerning agricultural zones and noted she did not see it in the materials reviewed. She asked if this was in a different code that had already been reviewed.

Zoning Code Enforcement Officer Swalchick said this was just in the definitions section of the code.

The consensus of the Council was to move forward with the Nuisance Code updates, while tabling the section pertaining to trees.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 8:30 p.m.

Respectfully submitted,

Brian Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
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, January 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
Parks and Assistant Public Works Director Mark Riverblood
Planning Manager Todd Larson
Economic Development Manager Sean Sullivan
Community Development Director Stephanie Hanson
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

Councilmember Musgrove noted there are a lot of items on the Consent Agenda relating to payments for road work that has been done as well as plans for road work to be done in the future.

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

- 5.01: Approve the Following Meeting Minutes:
 - 1) City Council Work Session dated 1/9/2024
 - 2) City Council Regular Session dated 1/9/2024
- 5.02: Approve Amending City Council Meeting Schedule for 2024
- 5.03: Approve Business Licenses
- 5.04: Authorization to Hire Public Works Streets Maintenance Workers
- 5.05: Authorization to Hire Paid-on-call Firefighters
- 5.06: Authorize Project Development - Trail Gap Construction, a 2024 Capital Improvement Project
- 5.07: Adopt 2024 Legislative Priorities
- 5.08: Adopt Resolution #24-031 Adopting 2024 Enterprise Fund Budgets
- 5.09: Adopt Resolution #24-048 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 4, 2024, through January 17, 2024.
- 5.10: Adopt Resolution #24-002 Approving Partial Payment to Meyer Contracting, Inc. for Improvement Project #23-11; Lift Station #10 Improvements.
- 5.11: Adopt Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS
- 5.12: Adopt Resolution #24-028 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction.
- 5.13: Adopt Resolution #24-029 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20; COR Mass Grading.
- 5.14: Adopt Resolution #24-030 Prohibiting Parking on Alpine Drive Between Armstrong Blvd. and Puma St. for IP #24-11, State Aid Project No. 199-112-010
- 5.15: Adopt Resolution #24-032 Approving Joint Powers Agreement with the City of Nowthen regarding the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03
- 5.16: Adopt Resolution #24-034 Amending Scope of Improvement Project #24-05, MSA Xkimo Street Reconstruction to Include Streets within Riversbend 3rd, 4th, and Plaza Subdivisions
- 5.17: Adopt Resolution #24-036 Approving MOU and VCSA with Anoka County Regional Economic Development Partnership (ACRED)
- 5.18: Adopt Resolution #24-037 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR
- 5.19: Adopt Resolution #24-038 Approving Youth First Community of Promise Lease Agreement at 6701 Hwy 10 NW

- 5:20: Adopt Resolution #24-042 Approving Plans and Specifications and Authorizing Advertisement for Bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12
- 5:21: Adopt Resolution #24-043 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11
- 5:22: Adopt Resolution #24-044 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 Crack Seal Improvements, Improvement Project #24-08
- 5:23: Adopt Resolution #24-047 Authorizing Partial Pay #7 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
- 5:24: Adopt Resolution #24-049 Approving Letters of Support for Anoka County to Apply for Highway Safety Improvement Program Funds for Roundabout Improvements on CSAH 5 / Nowthen Boulevard
- 5:25: Adopt Resolution #24-050 Approving Temporary Use Agreement for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11
- 5:26: Adopt Resolution #24-051 to Authorize an Adjustment to the Hourly Wages for Temporary Seasonal Employees Working in the Public Works Department
- 5:27: Adopt Resolution #24-052 Appointing Election Judges for the Presidential Nomination Primary Election on March 5, 2024.

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

6. PUBLIC HEARING

6.01: Public Hearing - Adopt Resolution #24-010 Vacating Various Street Rights-of-Way in the COR

Presentation

Planning Manager Larson reviewed the Staff report in regard to vacating street right-of-ways in the COR area.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:04 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:05 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to adopt Resolution #24-010 Vacating Various Street Rights-of-Way in the COR.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #24-035 Approving Purchase Agreement and Right of Re-Entry Agreement and Sale of Lot 1, Block 1, Rivers Bend Plaza 2nd Addition; MW Properties LLC

Economic Development Manager Sullivan reviewed the Staff report concerning the purchase agreement and right of re-entry agreement for the sale of Lot 1, Block 1, Rivers Bend Plaza 2nd Addition. He shared the EDA's recommendation for approval for the purchase agreement and the right of re-entry agreement.

Councilmember Musgrove shared that she is excited about this business coming to this portion of Ramsey.

Mitchell Webb, MW Properties dba Complete Auto, came forward and shared that they currently have three locations for Complete Auto. He stated they see this property to be a good property for everyone to be able to use it. He noted that their business is not complicated and has a clean cut operation with good staff.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to Adopt Resolution #24-035 Approving Purchase Agreement and Right of Re-Entry Agreement and Sale of Lot 1, Block 1, Rivers Bend Plaza 2nd Addition; MW Properties LLC (As presented) Subject to City Attorney review.

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

7.02: Adopt Resolution #24-045 Approving the 2024 Playground Replacement Plan - Alpine and River's Bend Parks

Parks and Assistant Public Works Director Riverblood reviewed the Staff report in regard to the Playground Replacement Plan for Alpine Park and River's Bend Park.

Councilmember Specht shared that he loves the Playground Replacement Plan as he often hears feedback from residents about the playgrounds. He asked if the additional area at Alpine Park is needed.

Parks and Assistant Public Works Director Riverblood explained that the judges came up with this plan and sold him on it. He noted that the proximity of a nice lot to this playground makes a lot of sense.

Councilmember Musgrove shared that she asked this same question to the Parks and Recreation Commission. She said part of this discussion was that Staff looked at this and said it would be easier to mow the whole area rather than how they have to mow the current areas.

Councilmember Woestehoff asked if this will be the same equipment that was done at Elmcrest Park.

Parks and Assistant Public Works Director Riverblood said yes.

Councilmember Woestehoff shared he likes the consistency of this.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to Adopt Resolution #24-045 authorizing up to \$200,000 from the Lawful Gambling Fund for the refurbishment of River's Bend Park's playground and the replacement of Alpine Park's playground, pursuant to the proposals received and the Playground Replacement Plan and Policy.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:27 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
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:** 02/13/2024**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.

Action:

Motion to approve the attached business license applications.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	02/06/2024 01:53 PM
Brian Hagen	Brian Hagen	02/08/2024 01:40 PM
Form Started By: Wendy Schlueter		Started On: 02/06/2024 11:00 AM
Final Approval Date: 02/08/2024		

Report Name: License Report - License Types
 Council Dates: 2/13/2024 to 2/13/2024
 Status: Active, Inactive

City of Ramsey License Report - License Types

Printed: 2/6/2024
 Page: 1

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, Hemp, Low-Potency
 Edible Retailer Registration, 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

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council Date</u>	<u>Status</u>
Tobacco							
Ramsey Tobacco 2 LLC	Downtown Smoke Shop		Rafil S Jassim	7962 Sunwood Dr NW 300	12/31/2024	2/13/2024	A

Tobacco License Count: 1

Transient Merchant/Peddler/Solicitor

Everlight Solar			Brady E Glause		12/31/2024	2/13/2024	A
Everlight Solar			Brian R Halvorsen		12/31/2024	2/13/2024	A
Everlight Solar			Christopher T Corum		12/31/2024	2/13/2024	A
Everlight Solar			Derek J Brellenthin		12/31/2024	2/13/2024	A
Everlight Solar			Evan B Murphy		12/31/2024	2/13/2024	A
Everlight Solar			Graham R Gunderson		12/31/2024	2/13/2024	A
Everlight Solar			Hayden J Lacy		12/31/2024	2/13/2024	A
Everlight Solar			Hunter D Radloff		12/31/2024	2/13/2024	A
Everlight Solar			Jacob R Baker		12/31/2024	2/13/2024	A
Everlight Solar			Josue Her		12/31/2024	2/13/2024	A
Everlight Solar			Joshua P Nielsen		12/31/2024	2/13/2024	A
Everlight Solar			Jacob Lee Smith		12/31/2024	2/13/2024	A
Everlight Solar			Kevin J Kvern		12/31/2024	2/13/2024	A
Everlight Solar			Logan J Collien		12/31/2024	2/13/2024	A
Everlight Solar			Nick R Carnagey		12/31/2024	2/13/2024	A
Everlight Solar			Wade A Shepherd		12/31/2024	2/13/2024	A

Transient Merchant/Peddler/Solicitor License Count: 16

Report Name: License Report - License Types
Council Dates: 2/13/2024 to 2/13/2024
Status: Active, Inactive

City of Ramsey License Report - License Types

Printed: 2/6/2024
Page: 2

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, Hemp, Low-Potency
Edible Retailer Registration, 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

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council</u> <u>Date</u>	<u>Status</u>
Total Licenses: 17							

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Connect the community through Parks, Trails and Recreational Programming.**Information****Title**

Approve Landscape for Central Park Main Parking Lot Reconstruction, Improvement Project #23-02

Purpose/Background:**Purpose:**

The purpose of this case is to complete the Central Park Main Parking Lot Reconstruction, Improvement Project #23-02 by the addition of trees, shrubs, and irrigation within the two new median swales at the park.

Background:

City Improvement Project #23-02 entailed the reconstruction of Central Park's main parking lot in 2023. The preponderance of that project has been successfully completed —remaining is the landscape elements for the drainage swales.

Project History:

- April 12, 2022, Resolution #22-089, the Ramsey City Council accepted a proposal for a topographic survey of the project area from Bolton & Menk.
- June 21, 2022, the Ramsey Public Works Committee (PWC) reviewed bicycle and pedestrian facilities as part of the 16th Avenue Street Reconstruction. The PWC recommended extending pedestrian facilities with a goal of minimizing tree impacts and existing park facilities. Those recommendations were incorporated into the parking lot reconstruction plans.
- November 10, 2022, the Ramsey Park and Recreation Commission (PRC) had a discussion of the proposed Central Park parking lot reconstruction as part of consideration of the 2023 – 2032 Parks Capital Improvement Plan. The PRC supported the project in general, specifically using medians to collect stormwater runoff and provide shade trees. Additionally, using the available green space adjacent to the parking lot to increase the footprint of the parking lot, while not losing trees. The PRC supported a one-way directional parking lot layout to increase safety for pedestrians, but also to maximize stall count if possible.
- November 15, 2022, the PWC recommended City Council authorization to prepare plans and specifications. The PWC generally supported the project, including creating the medians to provide shade trees, using the available green space adjacent to the parking lot to increase the footprint of the parking lot while not losing trees. The PWC also supported a two-way parking lot layout to maximize the total stall count.
- December 13, 2022, Resolution #22-285, the Ramsey City Council ordered the City Engineer to prepare plans and specifications for Improvement Project #23-02, Central Park Main Parking Lot Reconstruction.
- July 18, 2023, the PWC recommended City Council approve plans and specifications and authorize an advertisement for bids for Central Park Main Parking Lot Reconstruction, Improvement Project #23-02.
- July 25, 2023, Resolution #23-166, the Ramsey City Council approved plans and specifications and authorized an advertisement for bids.
- August 10, 2023, the Park and Recreation Commission recommended City Council partially fund Central Park Main Parking Lot Reconstruction using Park Improvement Trust Funds.
- October/November 2023, the concrete curbing, storm water infrastructure, and paving was completed, and readied for the planned-for planting and irrigation elements.
- January 11th, 2024, the Park & Recreation Commission recommends completion of the project by the addition of trees and irrigation at a not-to-exceed amount of \$55,000 from the Park Trust Fund.

Final Project Improvements:

The landscape elements consist of the planting of a mix of Swamp White Oak, River Birch, Tamarack, 109 shrubs (two species), 80 cubic yards of landscape mulch, 20 cubic yards of soil amendments; and the installation of an irrigation for the two large medians within the parking lot. The first attachment (the RFQ) highlights the planting palette which was selected for hardiness for the site as well as visual appeal throughout the seasons. The fast-growing River Birch and Tamarack will also provide valuable shade for the parking stalls on the north side of both medians. The RFQ also details other project element necessary for completion.

Notification:

Notifications are not required with this case.

Observations/Alternatives:

Staff has developed a detailed Request for Quotation (RFQ), and an estimate to complete this project at approximately \$45,000 for all the landscape work, and \$10,000 for the required irrigation components, including a new controller to be installed in the warming house with wires and four valves to be installed near the pickleball courts. This combined estimated total of \$55k includes mobilization and all other incidentals for a project to be completed by May 15, 2024.

The RFQ was sent to four area landscape firms, and quote was received from Great Northern Landscapes of Nowthen, MN in the amount of \$53,420, which is in keeping with the estimate and the amount recommended by the Park & Recreation Commission to complete this project.

Funding Source:

Funding for the landscape and irrigation improvements will be from Park Improvement Trust Fund, which has an existing balance of \$7.4M

Recommendation:

Recommendation:

The Park & Recreation Commission and staff recommend proceeding with the completion of the parking lot project this case describes and authorizes

Action:

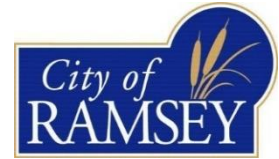
Motion to direct staff to complete the Central Park Main Parking Lot Reconstruction project, with the installation of landscape and irrigation by Great Northern Landscapes in amount of \$53,420 from the Park Trust Fund.

Attachments

RFQ
23-02 Final Plans

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/08/2024 01:35 PM
Brian Hagen	Brian Hagen	02/08/2024 01:39 PM
Form Started By: Mark Riverblood		Started On: 01/10/2024 02:14 PM
Final Approval Date: 02/08/2024		



REQUEST FOR QUOTATION

QUOTES MUST BE RECEIVED BY:
2:00 PM on Monday, January 29th, 2024

E-mail to: malbrect@cityoframsey.com

Mariah Albrect

763-433-9820

**Provide and Plant 52 B & B Trees, 109 #5 Container Shrubs with
Corresponding Design-build Irrigation System.**

~Central Park~

Median Landscape Improvements, Project #24-50



PROPOSAL SPECIFICATIONS

Provide and plant trees and shrubs, and provide and install irrigation system as follows:

I/We agree to furnish all trees, materials, labor and incidentals to perform the work below.

- Mobilization, deliver and plant, B & B trees and shrubs in a pattern as depicted in the enclosed exhibit on page 7.
- A mandatory pre-construction meeting shall occur at the job with the City and the Contractor's on-site supervisor.
- Each tree shall have no less than ½ cubic yard 'Plaisted's Growers Mix' incorporated into the parent soil immediately surrounding each tree, at a rate of 25% Plaisted's soil to 75% native or parent soil. A similar ratio of growers mix shall be incorporated into the shrub plantings as well, with the minimum amount of trucked in soil estimated at 20 cubic yards. Contractor may have to truck away excess soil from the planting holes.
- All trees shall be staked, flagged or paint-located in the medians, by the contractor, and then verified/approved by a City representative.
- Trees and shrubs shall be thoroughly watered-in upon planting, and kept sufficiently moist by the Contractor until acceptance of the irrigation system by the City.
- Trees shall be individually approved for planting on site by the City upon visual inspection – no park grade trees permitted, nor any defects in the trunk, crown or rooting structures will be approved. The American Nurseryman's Standards shall be the minimum standards for grading, measurements and determining appropriate form for trees and shrubs.
- The root flare shall be properly located level with the adjoining ground level. See exhibit on page 7 to accommodate this measurement for trees planted on slopes within the median
- After the correct placement and planting depth is approved by the city representative for all trees and shrubs, approximately 2" of Coco Brown or 'mink mulch' wood chips shall be placed uniformly within the medians – with no wood chips 'banked' against the trunk or stem of any plant.
- All trees and shrubs shall be warranted until July 1st 2025, and a 5% retainage shall be held by the City until that date.

- Trees to include; **12 Swamp White Oak** 2.5" BB, **28 Clump Form River Birch** 12' BB, **12 Tamarack** 6' BB.
- Shrubs to include; **65 Low Grow Sumac** #5 Container Grown, **44 Artic Fire Dogwood** #5 Container Grown.
- Site preparation to include cutting and removing a circular disc of existing erosion control fabric for each tree and shrub, and the application of Preen over the entire medians before the placement of the woodchips.
- Mulch to be an estimated 80 cubic yards of Coco Brown wood chips (2" thick coverage).
- This Request for Quotation shall be a not-to-exceed, lump sum amount, for the irrigation component, and numbers of trees and shrubs to be planted. If upon field staking in the medians, it is determined that the tree and shrub count can not 'fit', the tree(s)/shrubs shall be planted by the Contractor elsewhere in the park, without the corresponding irrigation component. The Contractor must include within his/her quote any time or materials necessary and incidental to complete the work in a professional and quality manner. **There will be no Change Orders.**
- Key points of the design-build irrigation are noted below. All irrigation components shall be staked or located for field verification and approval by the City.
- The irrigation main line is in place and consists of a 2" PVC pressurized pipe approximately 4' to 6' west of the north/south driveway. Two, 2" 'T's shall be placed into this main line, one for each median and routed with the new wires (+/- 100' feet) into existing sleeves to and within the medians. The new 2" PVC pipe shall be terminated at two (2), 1 ½ inch Hunter valves in each median (four new valves).
- From the four new valves, 1 ¼ poly pipe shall be ran to the center point of each of the four existing long runs of 1" poly pipe that the individual sprays shall be attached to, for uniform pressure.
- Add approximately 700' feet of 13 strand, 14 gauge wire from warming house to beyond the median to the existing drinking fountain.
- Install new, 24 zone Weathermatic controller in the warming house utility room and connect to the existing zones and four (4) new valves.
- Medians shall have one zone of 12' Hunter Pros-04 spray heads (26) on each side, back of curb for a total of 104 new spray heads for both medians.

- Each zone and the controller shall be grounded pursuant to valve and controller manufactures specifications.
- Each valve shall be in a green, irrigation box blocked and secured to industry standards. Valve boxes may be two, 12x17 boxes that is 6" deep, with the bottom box cut around the pipes and a second box to bring it to grade – or a single 12x17 box that is 12" deep.
- Existing zone valve #7 shall be removed and capped.
- The contractor shall work with the City to program the new controller and ensure each preexisting valve is properly connected and operational, following the new irrigation component's installation.

Award and Selection Process:

The City (Owner) *anticipates* award of landscape and irrigation project the day following City Council approval on February 13th, 2024. The city will award the project to the most responsible proposer.

Right to Reject Quotes:

The City of Ramsey reserves the right to award or reject any and all proposals in whole or in part, and to waive any informality or technical defects, in the City's judgment.

Work and Staging Areas:

Confine work activities to the parking lot area and protect the bituminous surface areas and pavement markings from marring. Contactor is responsible for protecting concrete and pavement edges from breaking and damage. No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 4 PM Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval may be required for Sunday work.

A special dumpster is not anticipated to be needed on site, and no construction related disposal is to be placed in the trash receptacles at the park. Contractor may dispose of any project refuse in the dumpster at Public Works, 14199 Jasper Street.

Storage of Materials on Site or Off-site:

Contractor shall not store materials on-site (E.g. wood chips or growers mix) unless expressly approved by the City. Storage of materials is to be confined to areas designated by the City if any. City will not sign for, or be responsible for, materials delivered to the site.

Schedule:

A schedule for the work shall be submitted to the City upon notification to the Contractor that they have been awarded the job. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The City shall apply herbicide in the early Spring to any green and growing weeds in the medians to prepare the site for planting, a repeat spot spraying may be necessary. The planting (not the irrigation work) shall not occur within 14 days of the herbicide treatment. It is the responsibility of the Contractor to coordinate the planting time accordingly.

Liquidated Damages:

Liquidated damages shall be deducted from the approved quoted amount, in a sum of \$100 dollars per weekday (M-F) for non-completion after May 15th, 2024.

License and Insurance:

By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability \$1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability \$1,000,000 per occurrence (including hired & non-owned bodily injury and property damage).

The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

Payment:

Payment will be made upon submittal of an invoice to the City on a net 30-day basis following City acceptance of the work (there will be no partial payments, nor change orders). An IC 134 form may be required prior to final payment.

Proposal(s) Duration:

The Contractor in submitting their proposal, acknowledges the amount shall be honored for a period of 90 days from the date of submission.

Warranty/Guarantee:

The Contractor warrants and guarantees to the Owner that all Work will be of good quality and free from faults or defects until July 1st 2025 in accordance with this RFQ. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

Specification References:

- Minimum of 20 CY Plaisted's Grower's Mix

<https://plaistedcompanies.com/horticultural-mixes/>



P.O. Box 332 • 11555 205th Avenue NW • Elk River, MN 55330 U.S.A.
www.plaistedcompanies.com
Tel 763.441.1100 • Fax 763.441.7782

Tree planting detail

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1-2" LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH - 1-4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE(40 MIL) 1 1/2 WIDE STRIP- (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

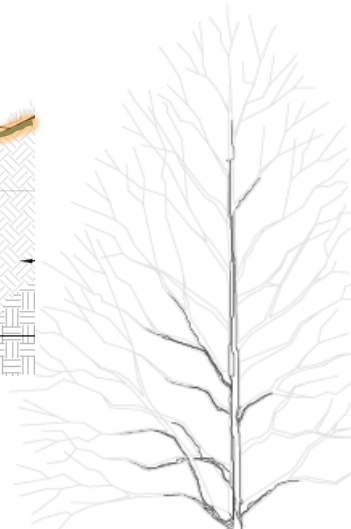
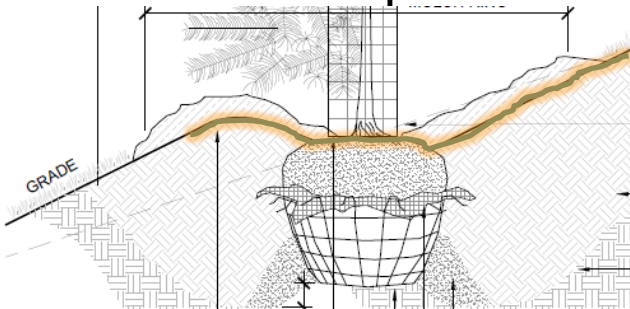
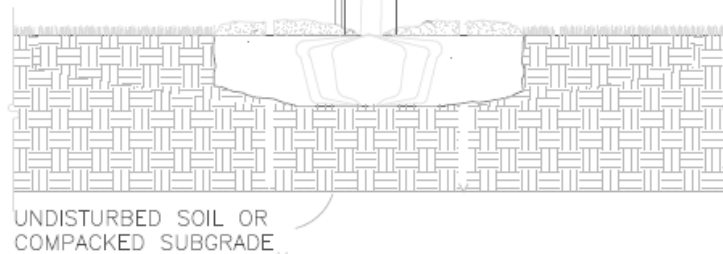
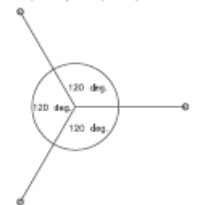


PHOTO DEGRADABLE TREE TUBE STURDY STAKE

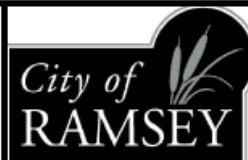


SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

SEE NOTES:
6,11,12,14,17,18



APPROVED:
5 - 1997

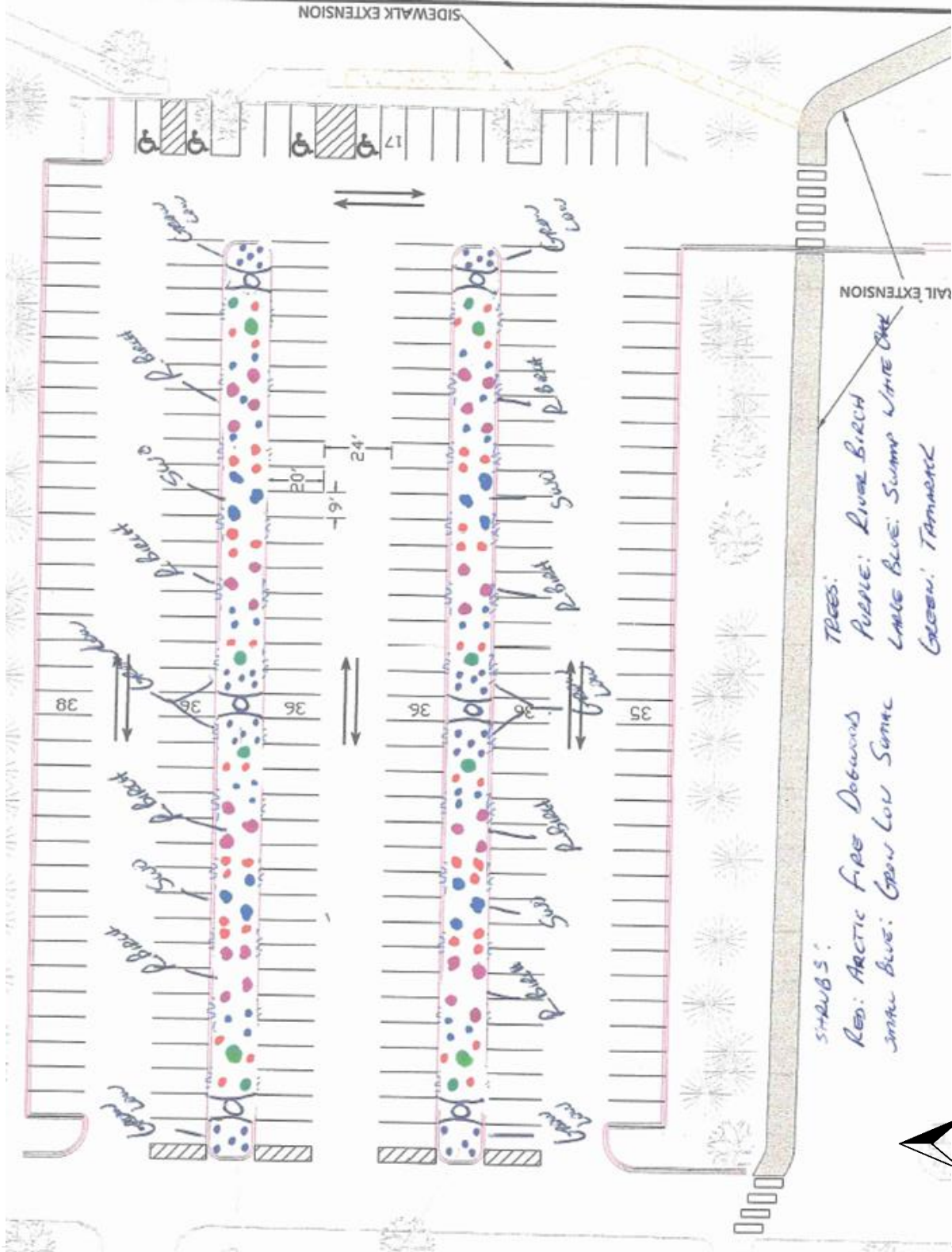


STANDARD DETAILS:
TREE PLANTING

CITY PLATE No.

PARK-2

Plant placement schematic



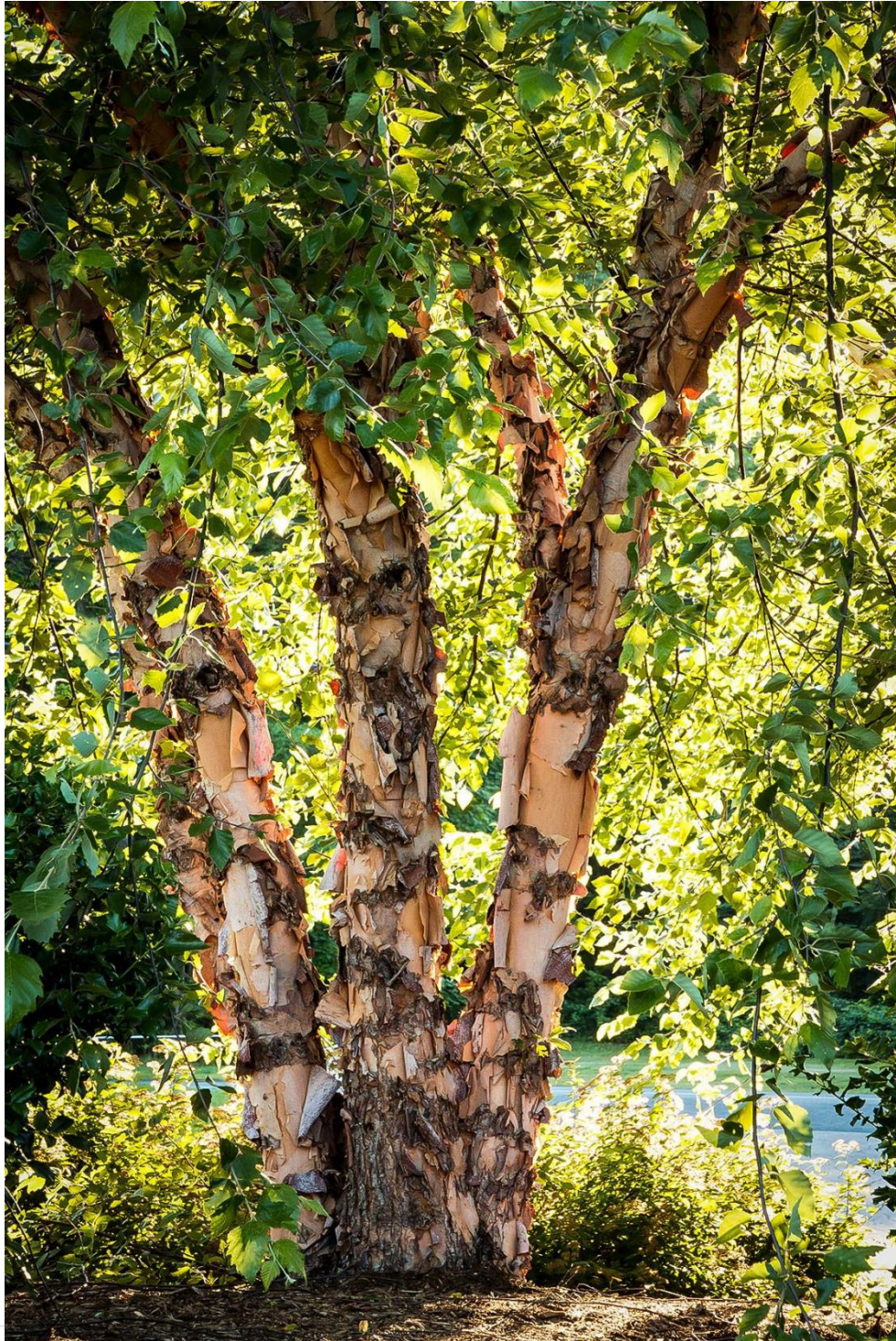
Existing Conditions







River Birch
(28, 12' BB)



River birch (*Betula nigra*)



Click on the images help you identify an River birch.



Form

Height 40' to 60' with a diameter of up to 24"; a mature tree usually has a short trunk that divides into several large ascending limbs that compose an open, irregular crown of slender drooping branchlets.

Bark

Dark brown at base of old trunks, deeply furrowed; higher up on main stem and on larger branches, becomes lustrous reddish brown; peels more or less freely; twigs, reddish color with white dots (lenticels).

Leaf

Simple, alternate on stem, length 1-1/2" to 3"; more or less triangular with double-toothed edges; upper surface dark green, lower surface pale yellow green; turns yellow in autumn.

Fruit (seed)

Winged nutlets densely crowded into a cone-shaped catkin about 1" long; ripens in late spring or early summer.

Range

Grows along rich bottom lands of streams and rivers in the southeastern corner of the state, especially in the Mississippi and Root River valleys; common along Mississippi River as far as Wabasha County; also reported near Mankato; shade intolerant, moderately fast growing.

Wood uses

Swamp White Oak
(12, 2.5" BB)



Swamp white oak (*Quercus bicolor*)



Click on the images help you identify an Swamp white oak.



Form

Height may reach 65' with a diameter of up to 36"; narrow, rounded top, open crown; the upper trunk is often fringed with short drooping branches.

Bark

Thick, deeply and irregularly divided by fissures into broad ridges; grayish brown; bark on twigs ragged and often peeling.

Leaf

Simple, alternate on stem, length 5" to 6"; often crowded toward ends of twigs; broad at middle (pear shaped) and wedge shaped at base; wavy and indented along margins; dark green and shiny above, grayish and fuzzy beneath; turns brown in autumn.

Fruit (seed)

Nut or acorn, length about 1"; enclosed for about one-third of its length in a thick, narrow cup; usually in pairs on slender dark brown stalks that are 2" to 4" long.

Range

Common in river bottoms in the extreme southeastern corner of the state and in the southern part of the Minnesota River Valley; rarely grows as far north as St. Paul; requires moist soil as name implies; moderately shade tolerant, slow growing.

Wood uses

Light brown, hard, strong, tough, and durable; used for railway ties, barrels, mine

Tamarack
(12, 6' BB)



Tamarack (*Larix laricina*)



Click on the images help you identify an Tamarack.



Form

Straight, upright trunk extending to top of tree; spreading or ascending branches; height 40' to 70', diameter 14" to 24". Large trees are rare because most old specimens were killed years ago by the larch sawfly.

Bark

Rough with thin, reddish brown scales. Twigs are light brown and covered with numerous tiny spurs or short branches.

Leaf

Needlelike, flat, soft, slender, length about 1"; borne in clusters on spurlike branches and distributed singly on terminal shoots; bright green in spring, turning dull yellow in September or October just before falling. Tamarack is the only conifer in Minnesota that sheds all its leaves each fall.

Fruit (seed)

Young cones red or greenish, mature cones light brown; 3/4" long; nearly spherical; open in the fall to release small winged seeds. Cones often remain on trees several years.

Range

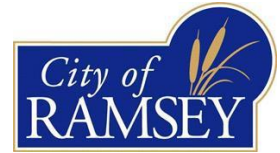
Found chiefly in the swamps in the coniferous forest region of northern Minnesota; occasionally found in drier localities where it reaches larger size; also found southward scattered in cold swamps throughout the hardwood region as far south as the Twin Cities; shade intolerant.

Arctic Fire Dogwood
(44, #5 container grown)



Grow Low Sumac
(65, #5 container grown)





Provide and Plant 52 B & B Trees, 109 #5 Container Shrubs with corresponding Design-build Irrigation System for Central Park

Lump Sum Landscape and Irrigation \$ _____.

In submitting the above quote, I/We warrant the quote valid for work to be completed May 15th, 2024. (Bidders need only to submit this page, not the entire RFQ.)

Additionally, I/we acknowledge the specifications and provisions above.

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

E-mail _____

CITY OF RAMSEY

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION

CITY IMPROVEMENT PROJECT NO. 23-02

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

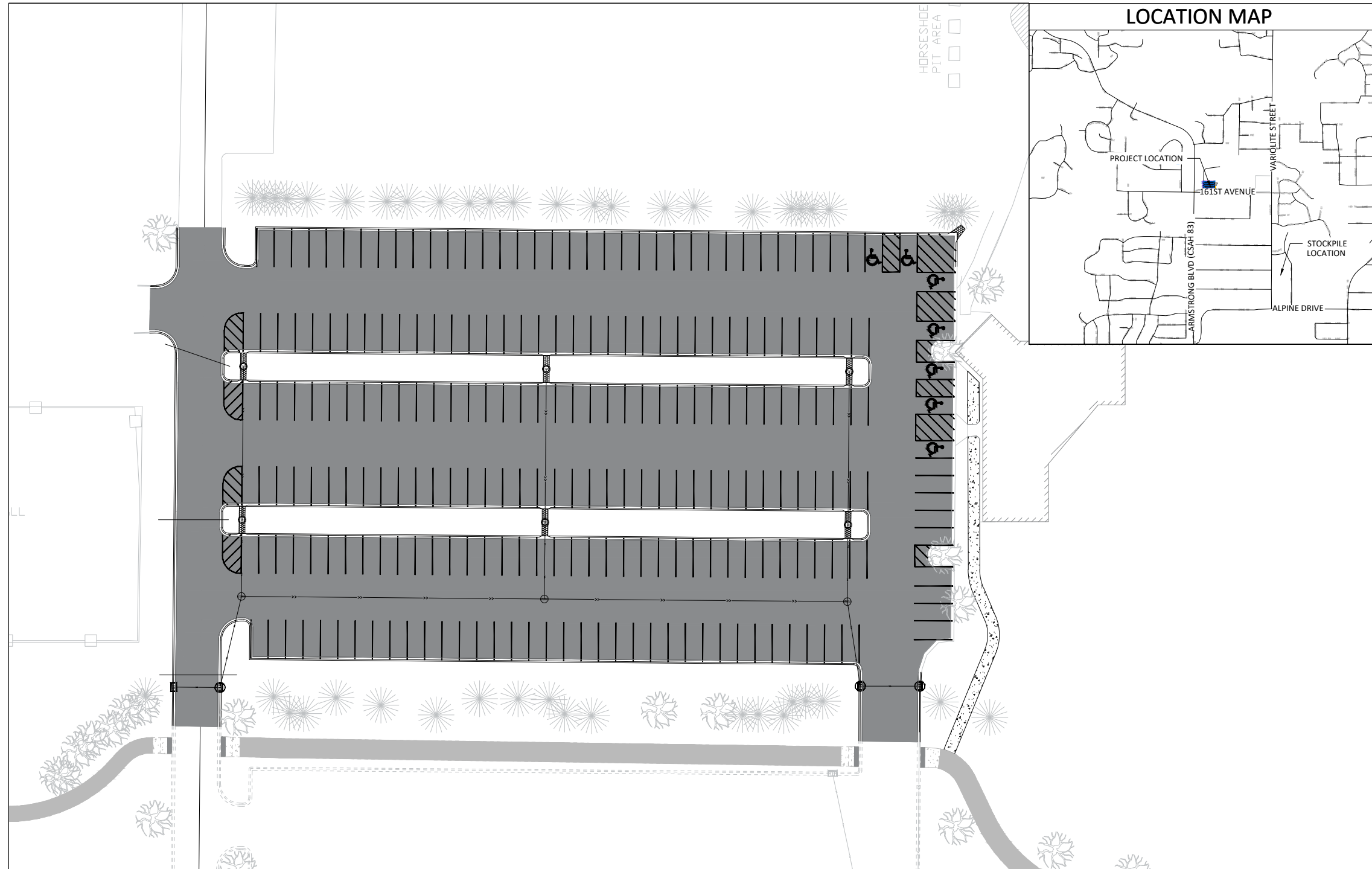
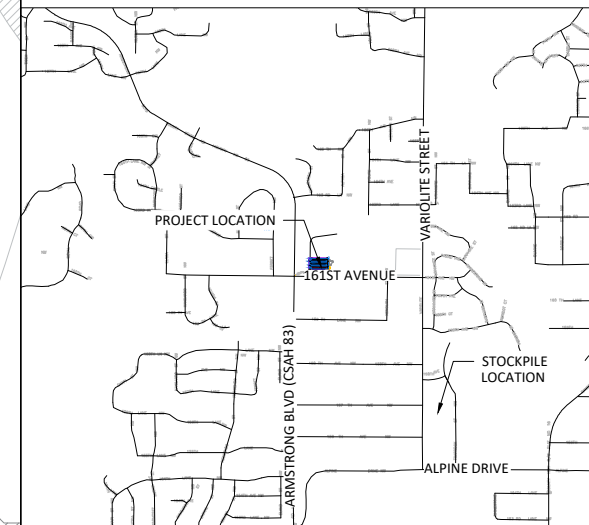
SHEET INDEX

THIS PLAN CONTAINS 13 SHEETS

SHEET No.	DESCRIPTION
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01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03-05	DETAILS
06	EXISTING CONDITIONS & REMOVALS
07	GRADING & EROSION CONTROL
08-09	STORM SEWER
10	RESTORATION
11	PAVEMENT MARKING & SIGNAGE
12-13	SWPPP

LOCATION MAP



LEGEND

	SANITARY MANHOLE		Easement - Drainage & Utility
	STORM SEWER MANHOLE		Easement - Roadway
	CATCH BASIN MANHOLE		LOT LINE
	CATCH BASIN		ELECTRIC LINE
	CATCH BASIN - GROUT		ELECTRIC LINE - BURIED
	CATCH BASIN - RESET		ELECTRIC LINE - OVERHEAD
	FLARED END SECTION		GAS LINE
	CULVERT END SECTION		TELECOMMUNICATION LINE
	HYDRANT		TELECOMM - OVERHEAD
	VALVE		FIBER OPTIC LINE
	TREE - CONIFEROUS		TREE LINE
	TREE - DECIDUOUS		LANDSCAPE
	SHRUB		RETAINING WALL
	LIGHT POLE		TREE SAVE FENCE
	SIGN		SILT FENCE
	MAILBOX		WATERMAIN
	PEDESTAL - TELECOM		SANITARY SEWER
	PEDESTAL - ELECTRIC		STORM SEWER
	HAND HOLE		DRAIN TILE

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

JOE FERJANCEK, P.E.
 ASSISTANT CITY ENGINEER

57095 DATE 07/27/23
 LIC. NO.

DATE	REVISION

SHEET 01 OF 13 SHEETS

0 30 60 90
 SCALE (FEET)



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

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

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



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

STATEMENT OF ESTIMATED QUANTITIES					
NOTE	ITEM NO.	MNDOT NO.	ITEM	UNIT	ESTIMATED QUANTITY
	1	2021.501	MOBILIZATION	LS	1
	2	2101.501	CLEARING & GRUBBING LANDSCAPING	LS	1
1	3	2101.502	CLEARING	EACH	7
1	4	2101.502	GRUBBING	EACH	7
1	5	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	101
1	6	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	32
1	7	2104.503	REMOVE BITUMINOUS CURB	LF	39
1	8	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	8837
13	9	2106.507	EXCAVATION - COMMON (EV)	CY	100
10, 11, 12	10	2106.507	EXCAVATION - SUBGRADE (EV)	CY	1632
2, 12	11	2106.607	HAUL & STOCKPILE SUBGRADE EXCAVATION MATERIAL	CY	1705
	12	2112.604	SUBGRADE PREPARATION	SY	9305
	13	2130.523	WATER	MGAL	30
2, 14	14	2211.507	AGGREGATE BASE CLASS 5 MODIFIED	CY	1354
3	15	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	608
4	16	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,E)	TON	982
4	17	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,E)	TON	736
	18	2502.603	4" PVC CONDUIT - SCHEDULE 40	LF	111
	19	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	429
	20	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	358
	21	2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LF	31
	22	2503.503	30" RC PIPE SEWER DESIGN 3006 CLASS III	LF	24
	23	2503.503	CLEAN & VIDEO PIPE SEWER	LF	842
	24	2503.602	CONNECT TO EXISTING STORM SEWER	EA	1
	25	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	1
	26	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 27-4020	EA	6
	27	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	5
	28	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EA	1
	29	2506.502	CASTING ASSEMBLY (STORM)	EA	13
	30	2521.504	6" CONCRETE WALK	SY	129
	31	2531.604	6" CONCRETE FLUME	SY	26
	32	2534.503	CONCRETE CURB & GUTTER DESIGN B612	LF	2551
9	33	2563.601	TRAFFIC CONTROL	LS	1
	34	2572.503	TEMPORARY TREE PROTECTION FENCE	LF	697
	35	2573.501	STABILIZED CONSTRUCTION EXIT	EA	1
	36	2573.502	STORM DRAIN INLET PROTECTION	EA	11
	37	2573.503	SILT FENCE, TYPE MS	LF	239
2	38	2574.507	TOPSOIL (LV)	CY	567
5	39	2574.508	FERTILIZER TYPE 3	LBS	40
	40	2575.505	SEEDING	ACRE	0.4
8	41	2575.508	HYDRAULIC MULCH MATRIX	LBS	760
6	42	2575.508	SEED MIXTURE 25-151	LBS	25
7	43	2575.508	SEED MIXTURE 33-262	LBS	10
	44	2575.604	ROLLED EROSION PREVENTION CATEGORY 25	SY	1009
	45	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	5314
	46	2582.618	PAVEMENT MESSAGE (EPOXY)	SF	25

PAY ITEM NOTES:

- REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
- EV TO CV CONVERSION FACTOR = 1.25.
- ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
- ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
- ESTIMATED QUANTITY BASED ON 100 LB/ACRE.
- ESTIMATED QUANTITY BASED ON 120 LB/ACRE.
- ESTIMATED QUANTITY BASED ON 35 LB/ACRE.
- ESTIMATED QUANTITY BASED ON 4000 LB/ACRE.
- LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
- THE EXCAVATION REQUIRED FOR UTILITY INSTALLATION IS INCIDENTAL TO THE UTILITY PAY ITEM.
- SUBGRADE EXCAVATION IS CONSIDERED EXCAVATION BELOW THE EXISTING BITUMINOUS PAVEMENT AND EXISTING MEDIAN. THE EXISTING MEDIAN IS ASSUMED TO CONTAIN 3 FEET OF RE-USABLE TOPSOIL..
- THE HAUL & STOCKPILE SUBGRADE EXCAVATION MATERIAL IS ESTIMATED BASED ON 1364 CY OF NET EXCESS EXCAVATION MATERIAL. THE STOCKPILE LOCATION IS LOCATED OFF OF ZEOLITE STREET, SOUTH OF BUNKER LAKE BOULEVARD. PROVIDING ALL REQUIRED EQUIPMENT FOR STOCKPILING IS INCIDENTAL TO THE PAY ITEM.
- THE COMMON EXCAVATION QUANTITY IS BASED ON EXCAVATING FOR 4 INCHES OF TOPSOIL IN AREAS DISTURBED BY CONSTRUCTION. ON-SITE TOPSOIL MAY RE-USED AND SHALL BE PAID FOR UNDER THE TOPSOIL PAY ITEM. ON-SITE STOCKPILING OF TOPSOIL IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
- THE CONTRACTOR MAY USE RECLAMATION MATERIAL PASSING THE CITY'S CLASS 5 MODIFIED SPECIFICATION AS AGGREGATE BASE. THE CITY ANTICIPATES HAVING A RECLAIM STOCKPILE AT TRAPROCK PARK, LOCATED AT 15650 TRAPROCK STREET. THE ACCESS FOR TRAPROCK PARK IS OFF OF VARIOLITE STREET, NORTH OF ALPINE DRIVE.

GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
- PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.

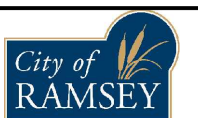
DATE	REVISION

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Joe Feriancek
JOE FERIANCEK
 Date 07/27/23 Lic. No. 57095

DESIGNED BY: JJF
 DRAWN BY: JJF
 CHECKED BY: JJF

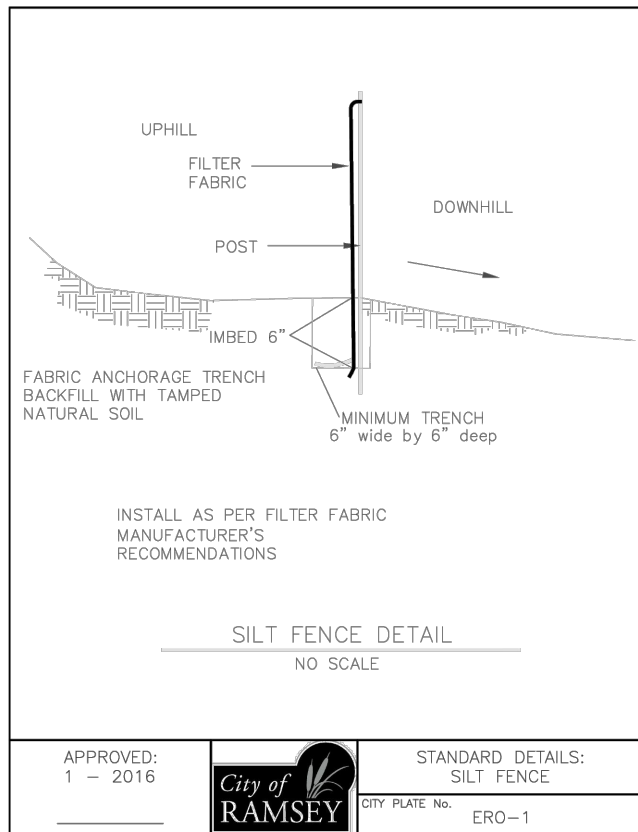
DATE: 07/21/23
 FILE: 23-02



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

STATEMENT OF ESTIMATED QUANTITIES

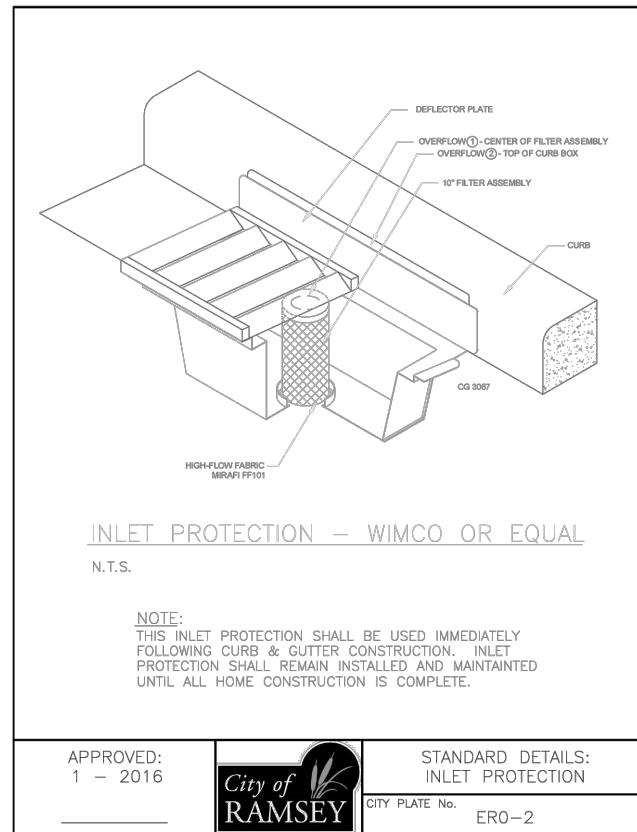
CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA



APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-1

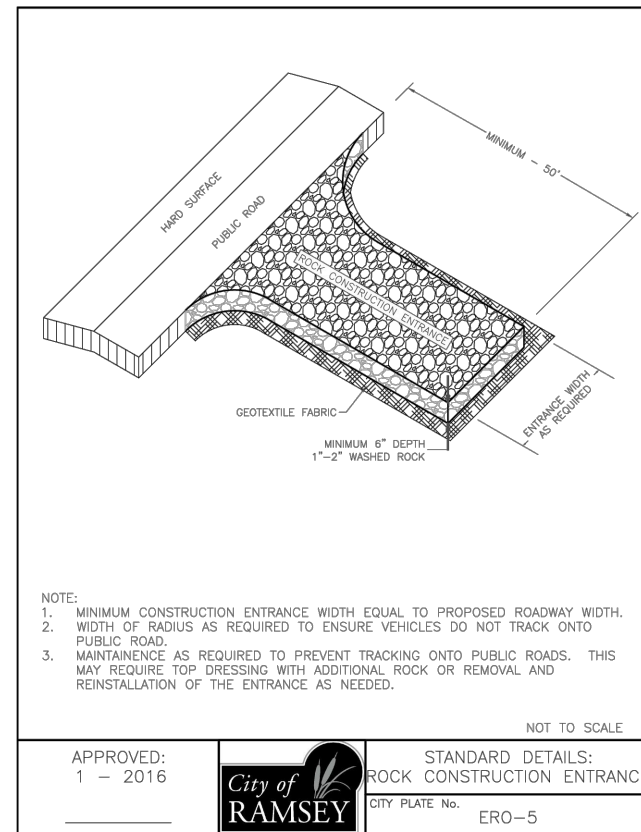
STANDARD DETAILS: SILT FENCE



APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-2

STANDARD DETAILS: INLET PROTECTION



APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-5

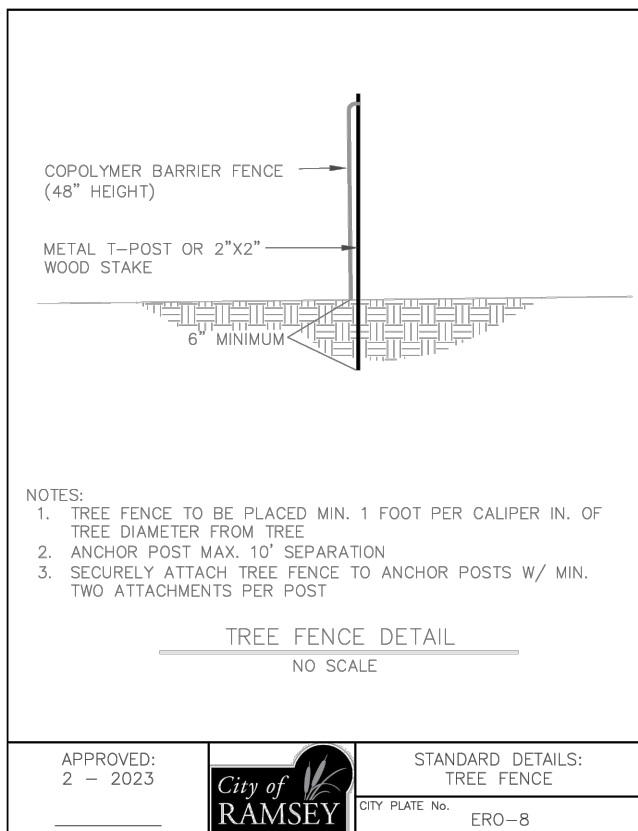
STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

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

APPROVED: 7 - 2019

City of RAMSEY
CITY PLATE No. ERO-6

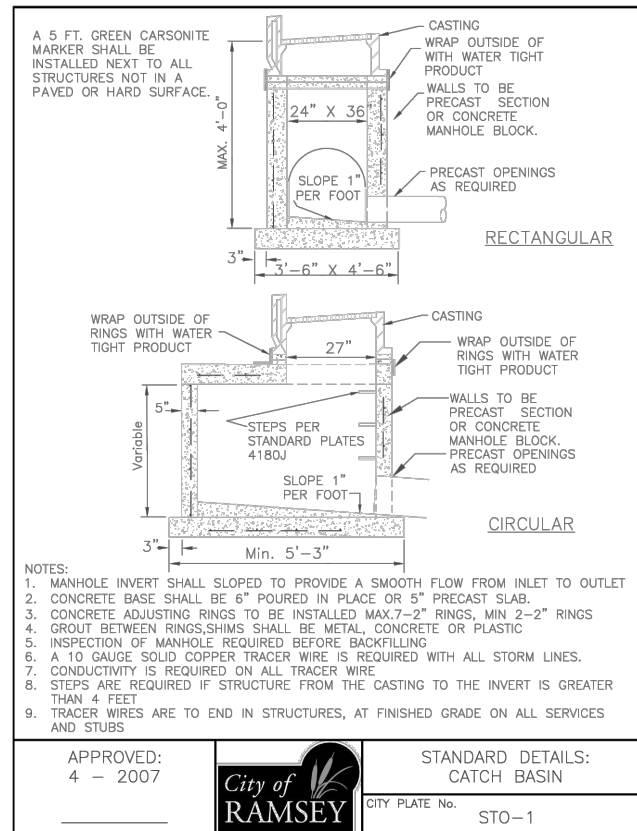
STANDARD DETAILS: TOPSOIL REQUIREMENTS



APPROVED: 2 - 2023

City of RAMSEY
CITY PLATE No. ERO-8

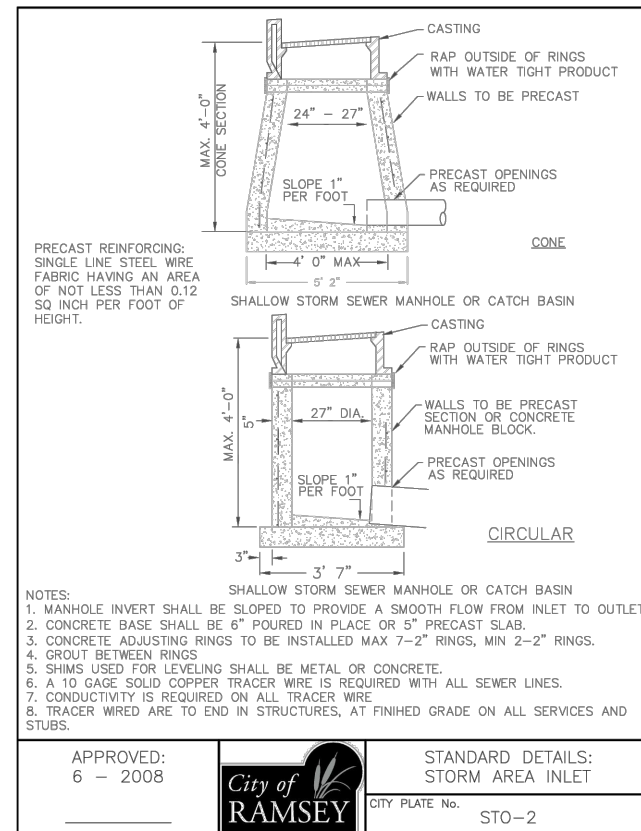
STANDARD DETAILS: TREE FENCE



APPROVED: 4 - 2007

City of RAMSEY
CITY PLATE No. STO-1

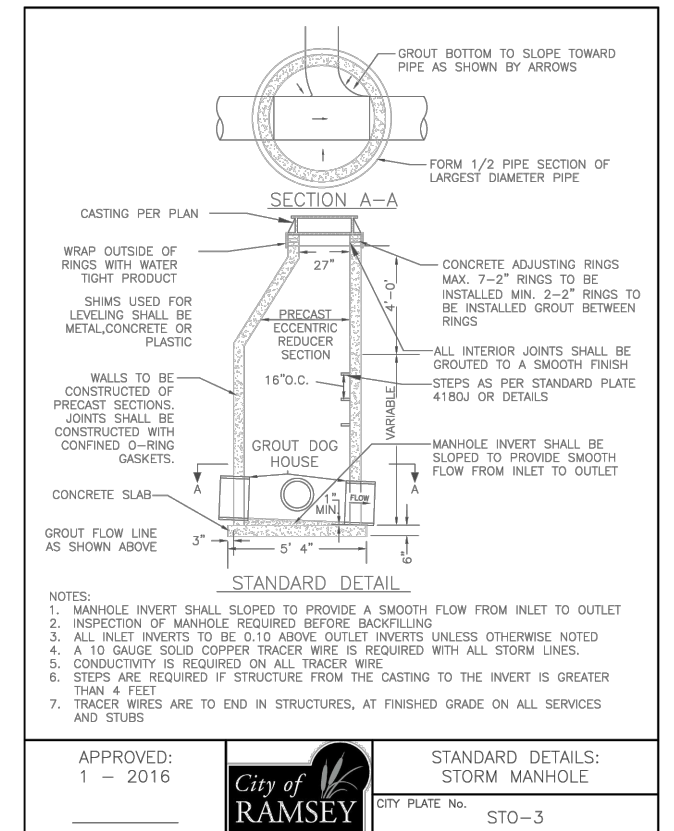
STANDARD DETAILS: CATCH BASIN



APPROVED: 6 - 2008

City of RAMSEY
CITY PLATE No. STO-2

STANDARD DETAILS: STORM AREA INLET



APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. STO-3

STANDARD DETAILS: STORM MANHOLE

DATE	REVISION

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

Joe Feriancek
JOE FERIANCEK
Date 07/27/23 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF

DATE: 07/21/23
FILE: 23-02

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

DETAILS

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
CITY PROJECT NO. 23-02
CITY OF RAMSEY, MINNESOTA

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYCLE SAFE) OR APPROVED EQUAL.

2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPROVED EQUAL.

2 LUGS WITH 5/8" DIA. HOLE

ONE NO. 4 X 5' LONG BAR PLACED THROUGH LUG HOLES

NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL.

TYPE * PRECAST CONC. SLAB W/ OFFSET 2'x3' OPENING

STANDARD CATCHBASIN CASTING

APPROVED: 7 - 2016

City of RAMSEY CITY PLATE No. STD-4

STANDARD DETAILS: STORMWATER CASTING

ROADWAY STRUCTURE

DISTANCE TO FACE OF CURB THEN SUBTRACT -0.73' TO CL OF 48" STRUCTURE.

* SEE CHART FOR OTHER DIA MH'S

Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

TYPE * PRECAST CONC. SLAB W/ OFFSET 2'x3' OPENING

STANDARD DETAILS: SLAB TOP MANHOLE COVER

APPROVED: 4 - 2005

City of RAMSEY CITY PLATE No. STO-5

R-2560 Series or Approved Equal. 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.

Catalog No.	Dimensions in Inches							ML LBS	
	A	B	C	D	E	F	G		
R-2560-A	12	1 1/4	11	12 1/2	19	4	4	80	
R-2560-B	18	1 1/4	18	18 1/2	27	8	8	150	
R-2560-C	24	1 1/2	23	24 1/2	35	12	12	190	
R-2560-C1	22	1 1/2	20	23	28 1/4	4	4 1/2	185	
R-2560-C2	22	1 1/2	20	24	28 1/4	8	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	8	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	23	3/4	7/8	24 1/8	28 1/2	35 1/2	4	6	230
R-2560-EB	25	3/4	7/8	24 1/8	28 1/2	35 1/2	4	9	255
R-2560-E1	25	3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	285
R-2560-E2	25	3/4	7/8	24 1/8	28 1/2	35 1/2	7	9	300
R-2560-E3	25	3/4	7/8	24 1/8	28 1/2	35 1/2	8	6	345
R-2560-E4	25	3/4	7/8	24 1/8	28 1/2	35 1/2	8	9	365
R-2560-E5	25	3/4	7/8	24 1/8	28 1/2	35 1/2	9	6	300
R-2560-E6	25	3/4	7/8	24 1/8	28 1/2	35 1/2	9	9	365
R-2560-E7	25	3/4	7/8	24 1/8	28 1/2	35 1/2	10	6	380
R-2560-E8	25	3/4	7/8	24 1/8	28 1/2	35 1/2	10	9	385
R-2560-E9	25	3/4	7/8	24 1/8	28 1/2	35 1/2	10	6	380
R-2560-E10	25	3/4	7/8	24 1/8	28 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	48 1/2	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: 9 - 2011

City of RAMSEY CITY PLATE No. STO-6

STANDARD DETAILS: STORM CASTING - NON TRAFFIC AREAS

SECTION B-B

SECTION A-A

NOTE: NOT TO SCALE

APPROVED: 2 - 2019

City of RAMSEY CITY PLATE No. STO-14

STANDARD DETAILS: WATER TIGHT CASTING

MnDOT B618 (URBAN)

DRIVEWAY FOR B618

MnDOT B612 (URBAN)

SURMOUNTABLE

NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.

2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016

City of RAMSEY CITY PLATE No. STR-1

STANDARD DETAILS: CURB AND GUTTER

PLAN

SECTION A-A

NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 - 2015

City of RAMSEY CITY PLATE No. STR-3

STANDARD DETAILS: CONCRETE SIDEWALK

TABLE A
MODIFIED CLASS 5
SPECIFICATIONS

% PASSING

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

NOTES:

1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.

2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.

3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

City of RAMSEY CITY PLATE No. STR-26

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED

2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.

3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

PLAN VIEW

SECTION VIEW

NOTE: NOT TO SCALE

APPROVED: 3 - 2017

City of RAMSEY CITY PLATE No. STR-31

STANDARD DETAILS: STREET TIE-IN

DATE	REVISION

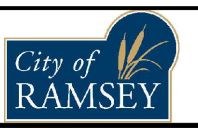
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Joe Feriancek

JOE FERIANCEK
Date 07/27/23 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF

DATE: 07/21/23
FILE: 23-02



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

DETAILS

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
CITY PROJECT NO. 23-02
CITY OF RAMSEY, MINNESOTA

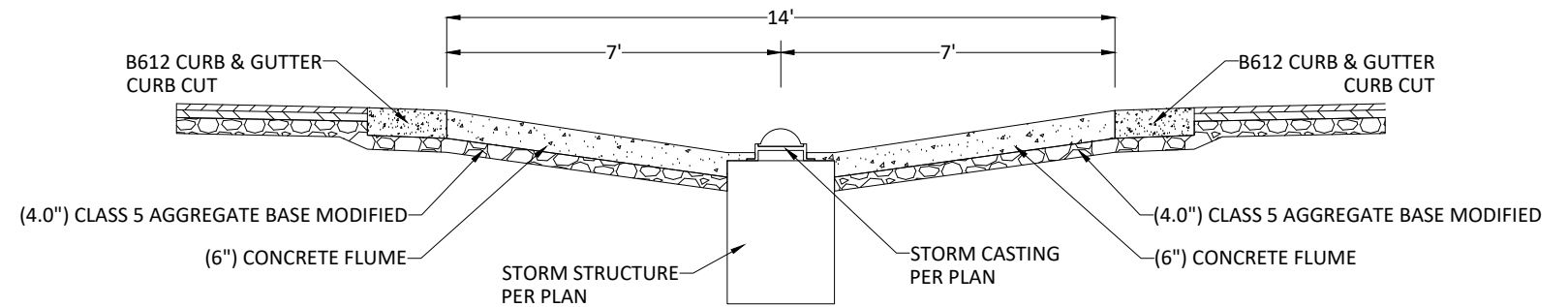
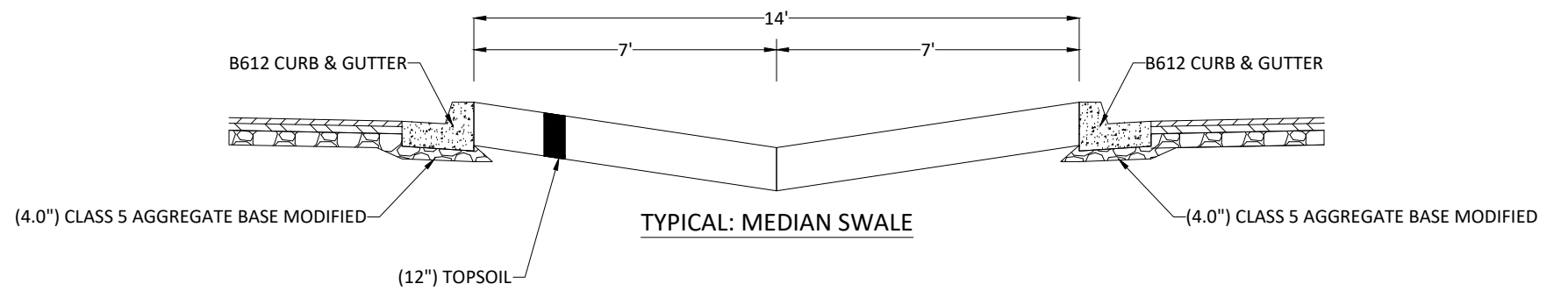
CONDUIT INSTALLATION GUIDE

REQUIREMENTS

1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.

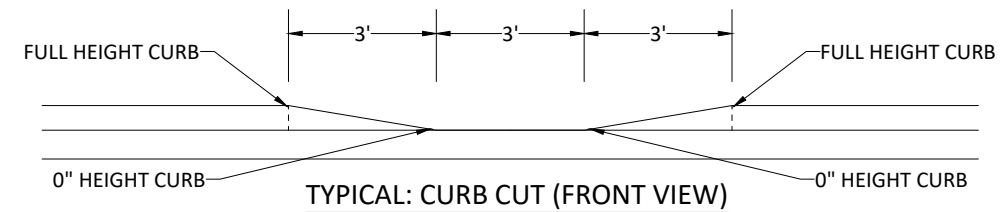
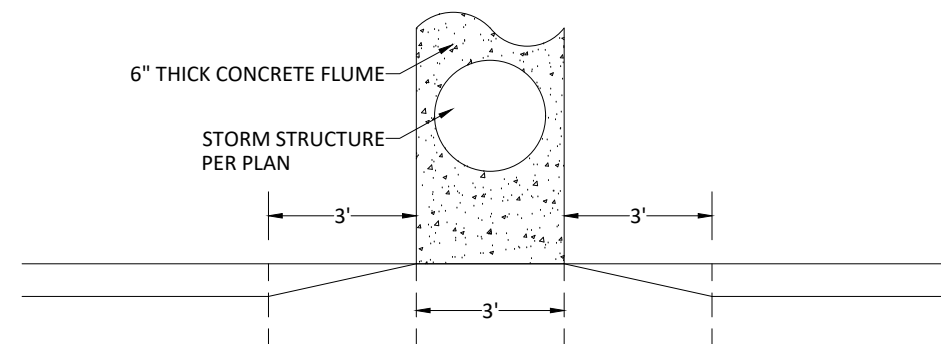
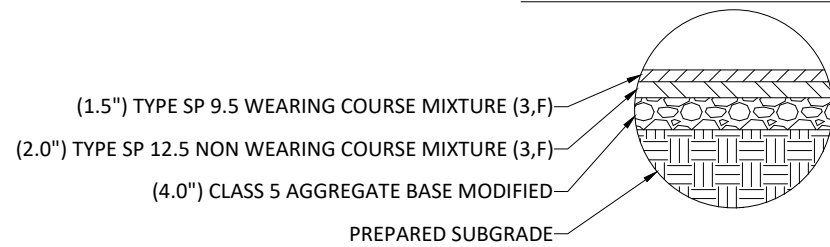
CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 - 2016		STANDARD DETAILS: CONDUIT INSTALLATION
	CITY PLATE No. UTL-3	



NOTE: NOT TO SCALE

PARKING LOT PAVEMENT SECTION



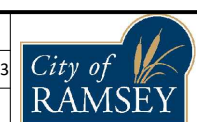
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Date 07/27/23 Lic. No. 57095

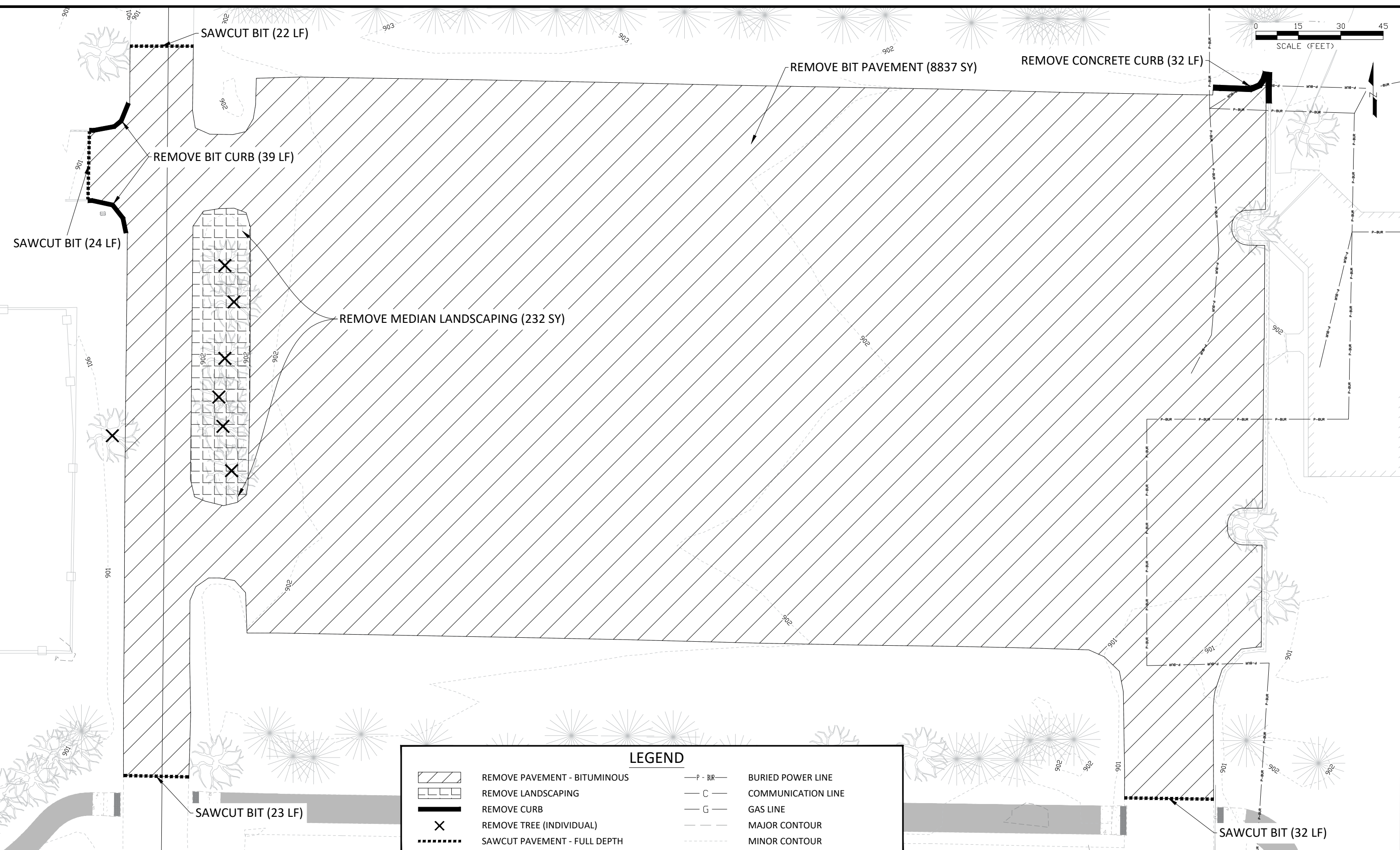
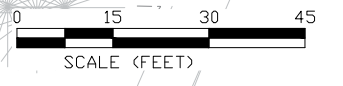
DESIGNED BY: JJF	DATE: 07/21/23
DRAWN BY: JJF	FILE: 23-02
CHECKED BY: JJF	



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

DETAILS

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
CITY PROJECT NO. 23-02
CITY OF RAMSEY, MINNESOTA



LEGEND			
	REMOVE PAVEMENT - BITUMINOUS		BURIED POWER LINE
	REMOVE LANDSCAPING		COMMUNICATION LINE
	REMOVE CURB		GAS LINE
	REMOVE TREE (INDIVIDUAL)		MAJOR CONTOUR
	SAWCUT PAVEMENT - FULL DEPTH		MINOR CONTOUR

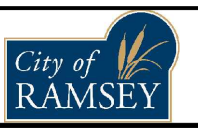
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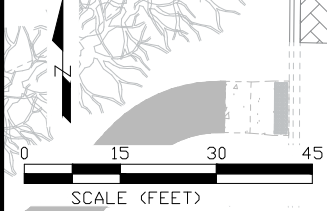
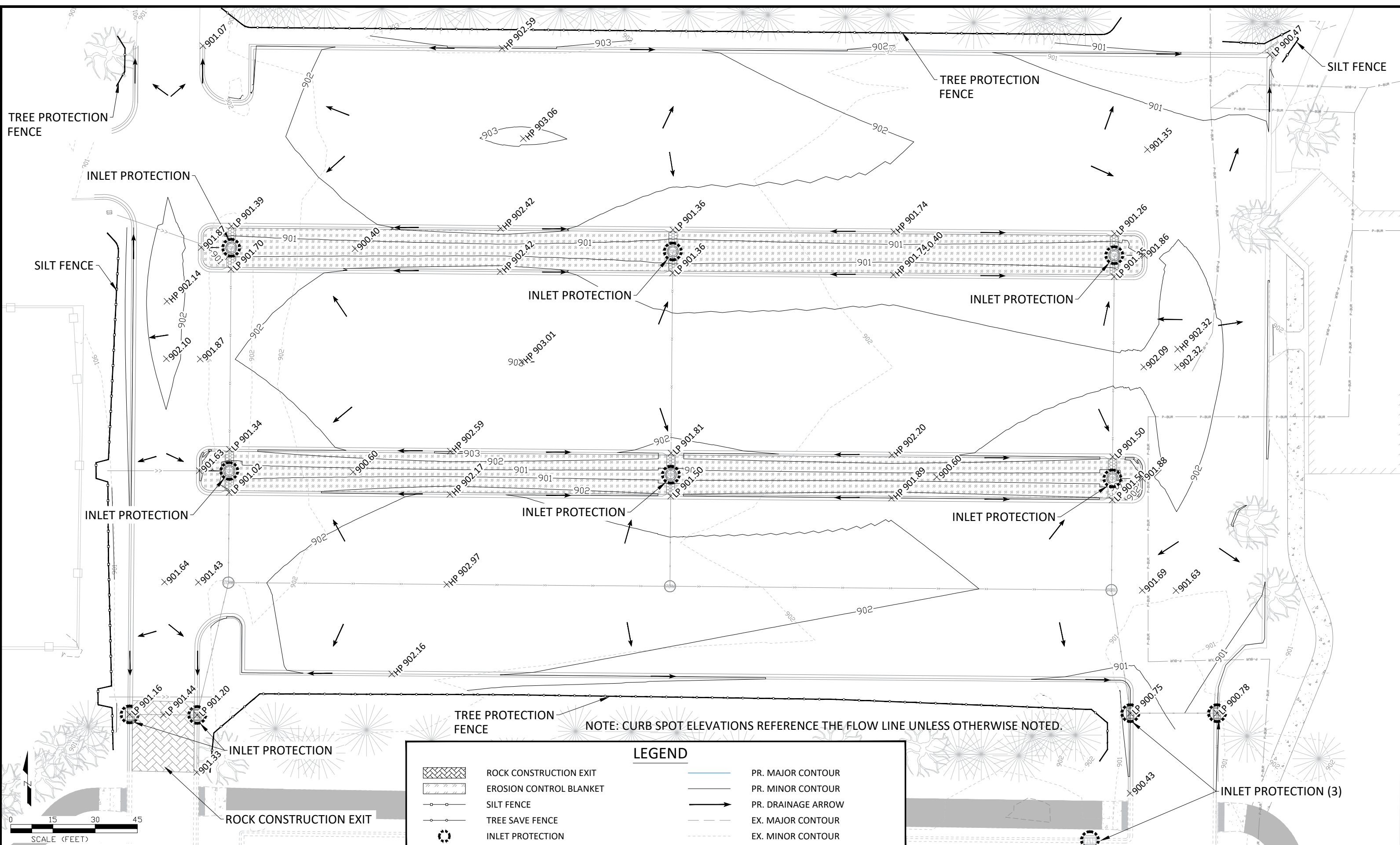
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EXISTING CONDITIONS & REMOVALS

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
 CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA



LEGEND	
	ROCK CONSTRUCTION EXIT
	EROSION CONTROL BLANKET
	SILT FENCE
	TREE SAVE FENCE
	INLET PROTECTION
	PR. MAJOR CONTOUR
	PR. MINOR CONTOUR
	PR. DRAINAGE ARROW
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR

NOTE: CURB SPOT ELEVATIONS REFERENCE THE FLOW LINE UNLESS OTHERWISE NOTED.

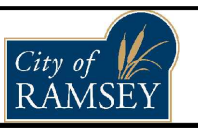
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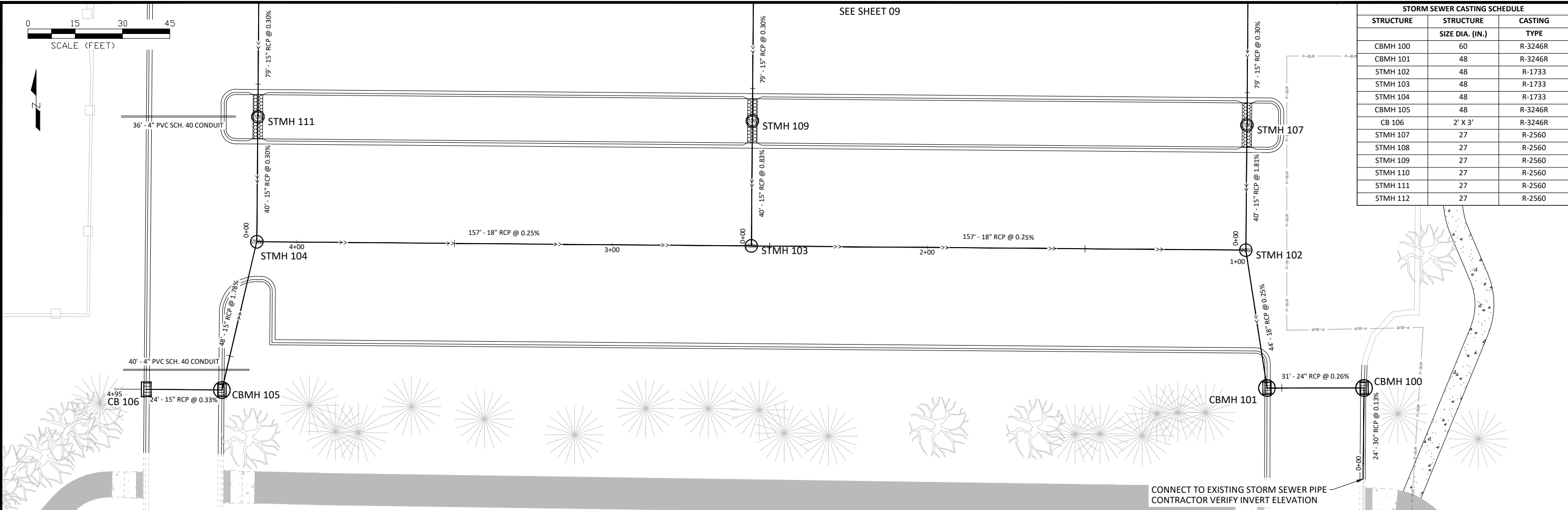
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GRADING & EROSION CONTROL

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
 CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA

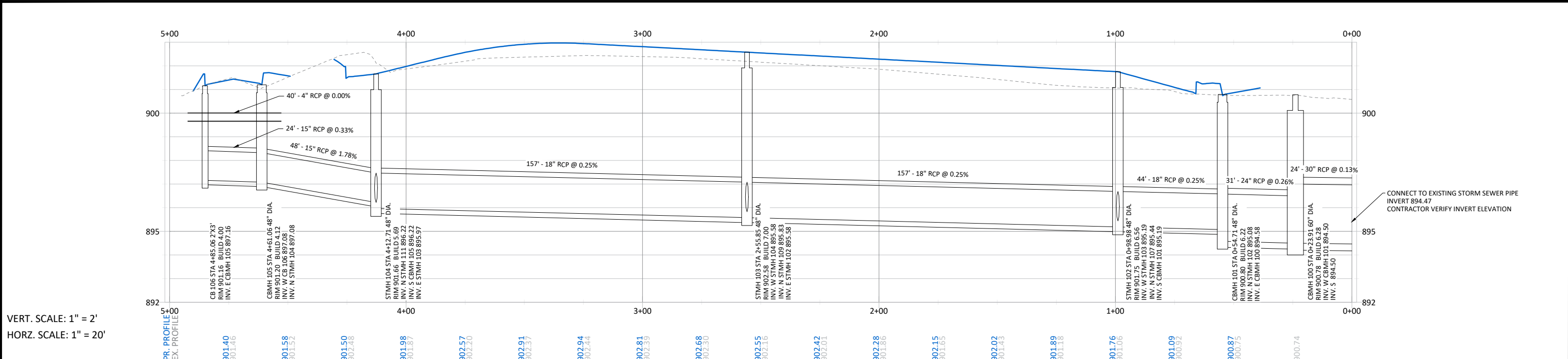


STORM SEWER CASTING SCHEDULE		
STRUCTURE	STRUCTURE SIZE DIA. (IN.)	CASTING TYPE
CBMH 100	60	R-3246R
CBMH 101	48	R-3246R
STMH 102	48	R-1733
STMH 103	48	R-1733
STMH 104	48	R-1733
CBMH 105	48	R-3246R
CB 106	2' X 3'	R-3246R
STMH 107	27	R-2560
STMH 108	27	R-2560
STMH 109	27	R-2560
STMH 110	27	R-2560
STMH 111	27	R-2560
STMH 112	27	R-2560



CONNECT TO EXISTING STORM SEWER PIPE
CONTRACTOR VERIFY INVERT ELEVATION

	PR. B-612 CONCRETE CURB & GUTTER		PR. STORM SEWER		PR. PVC CONDUIT
	PR. CONCRETE FLUME		PR. 2'X3' CATCH BASIN		
	PR. 6\"/>				



VERT. SCALE: 1" = 2'
HORIZ. SCALE: 1" = 20'

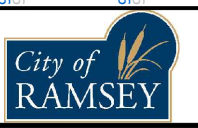
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STORM SEWER

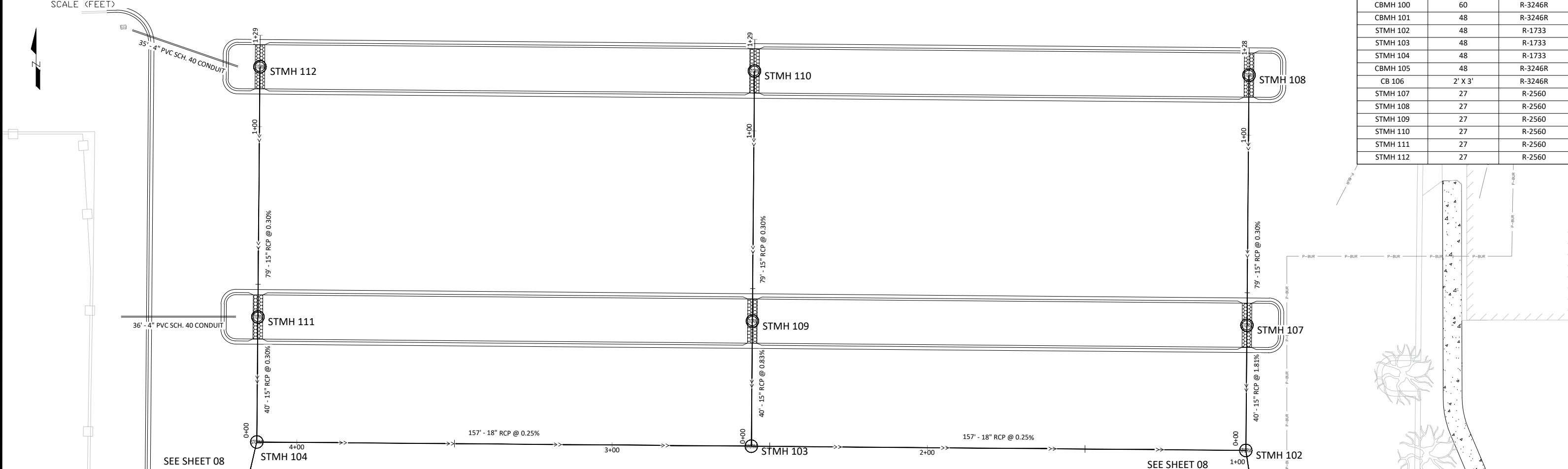
CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
 CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA

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SCALE (FEET)

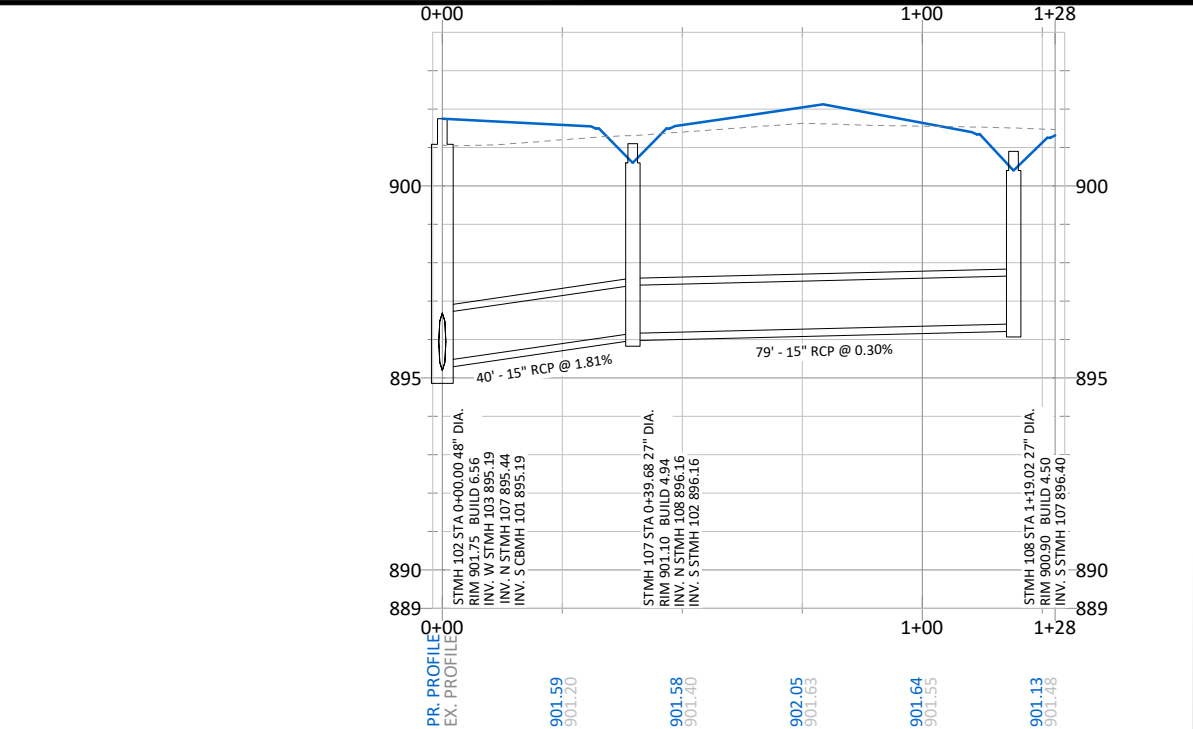
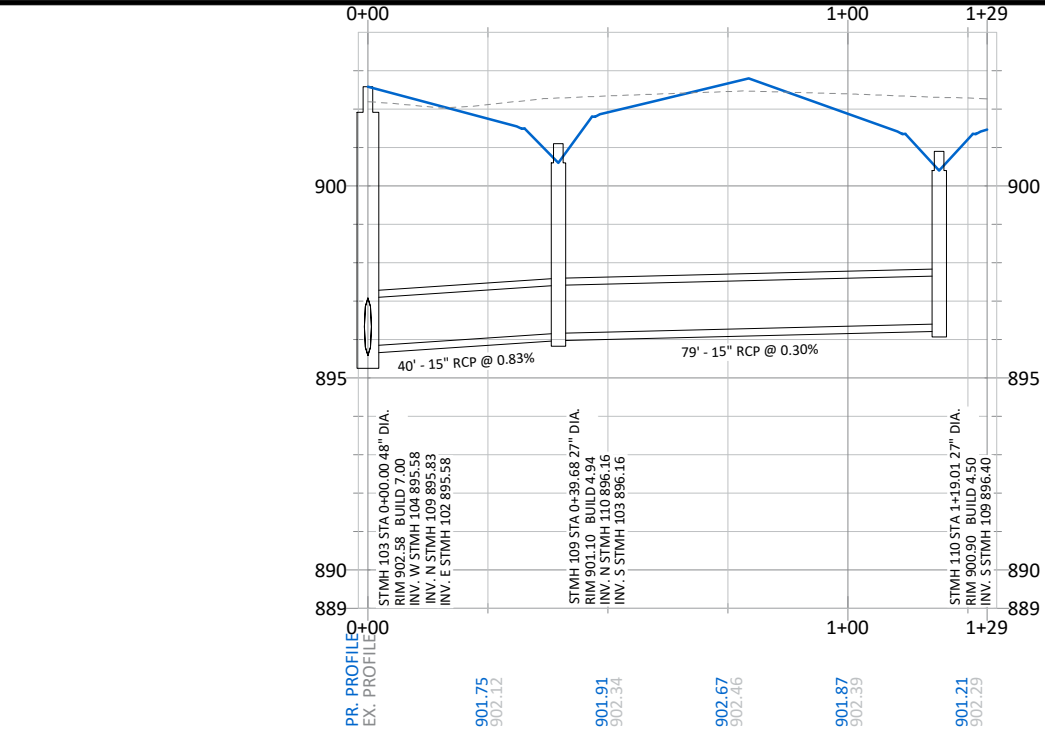
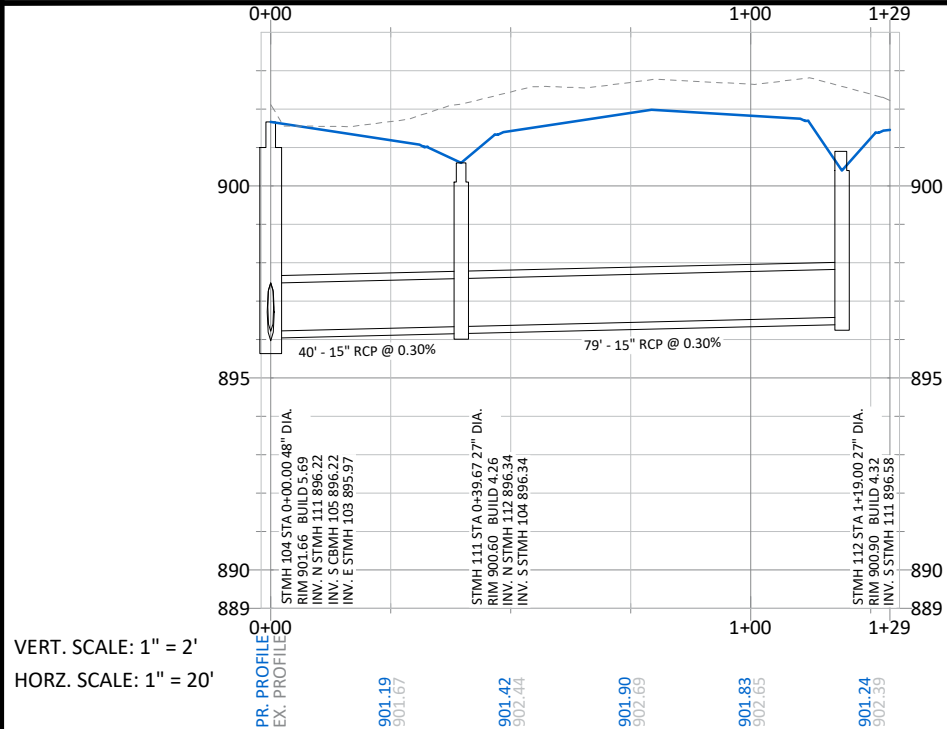


STORM SEWER CASTING SCHEDULE		
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CBMH 101	48	R-3246R
STMH 102	48	R-1733
STMH 103	48	R-1733
STMH 104	48	R-1733
CBMH 105	48	R-3246R
CB 106	2' X 3'	R-3246R
STMH 107	27	R-2560
STMH 108	27	R-2560
STMH 109	27	R-2560
STMH 110	27	R-2560
STMH 111	27	R-2560
STMH 112	27	R-2560



LEGEND

	PR. B-612 CONCRETE CURB & GUTTER		PR. STORM SEWER		PR. PVC CONDUIT
	PR. CONCRETE FLUME		PR. 2'X3' CATCH BASIN		PR. CATCH BASIN MANHOLE
	PR. 6" CONCRETE WALK		PR. STORM MANHOLE		



VERT. SCALE: 1" = 2'
HORIZ. SCALE: 1" = 20'

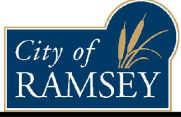
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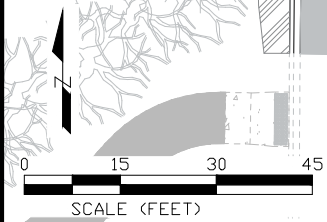
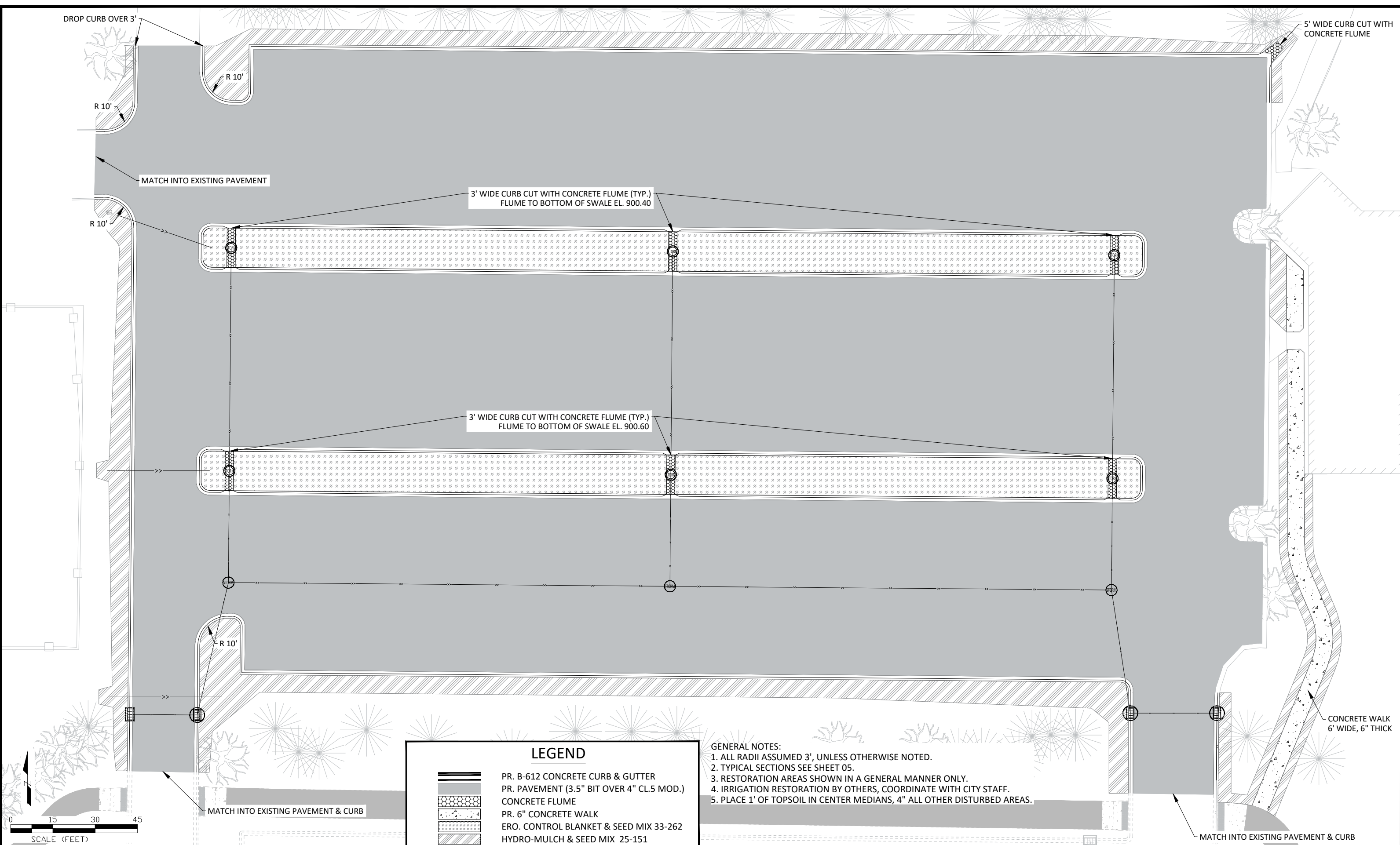
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


CITY OF RAMSEY
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STORM SEWER

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
 CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA



LEGEND

-  PR. B-612 CONCRETE CURB & GUTTER
-  PR. PAVEMENT (3.5" BIT OVER 4" CL.5 MOD.)
-  CONCRETE FLUME
-  PR. 6" CONCRETE WALK
-  ERO. CONTROL BLANKET & SEED MIX 33-262
-  HYDRO-MULCH & SEED MIX 25-151

- GENERAL NOTES:**
1. ALL RADII ASSUMED 3', UNLESS OTHERWISE NOTED.
 2. TYPICAL SECTIONS SEE SHEET 05.
 3. RESTORATION AREAS SHOWN IN A GENERAL MANNER ONLY.
 4. IRRIGATION RESTORATION BY OTHERS, COORDINATE WITH CITY STAFF.
 5. PLACE 1" OF TOPSOIL IN CENTER MEDIANS, 4" ALL OTHER DISTURBED AREAS.

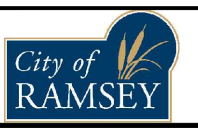
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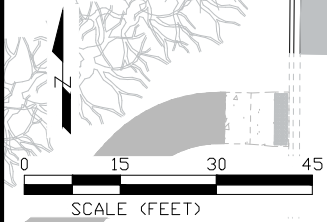
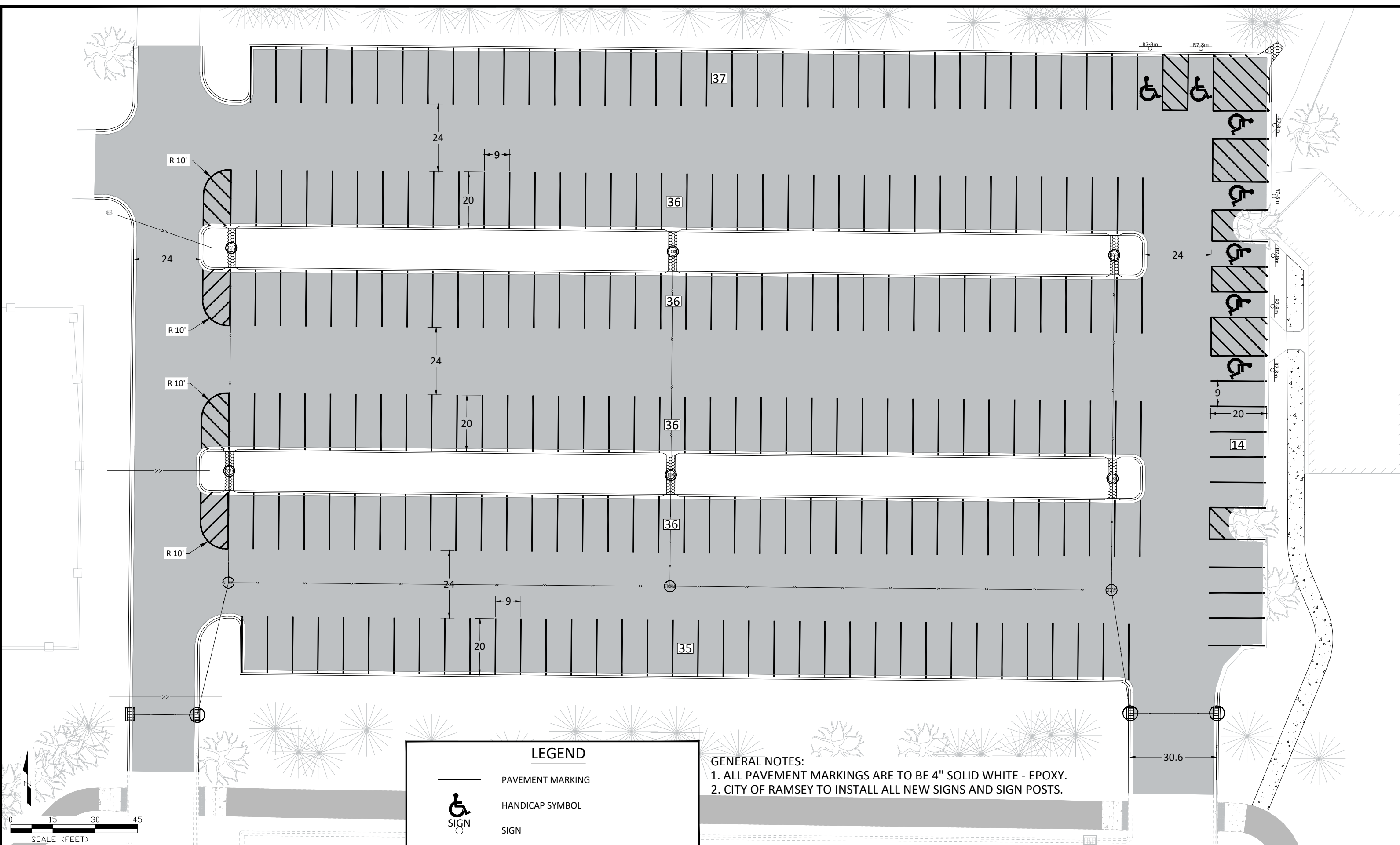
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CITY OF RAMSEY
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RESTORATION

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
 CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA



LEGEND	
	PAVEMENT MARKING
	HANDICAP SYMBOL
	SIGN

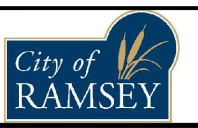
GENERAL NOTES:
 1. ALL PAVEMENT MARKINGS ARE TO BE 4" SOLID WHITE - EPOXY.
 2. CITY OF RAMSEY TO INSTALL ALL NEW SIGNS AND SIGN POSTS.

DATE	REVISION

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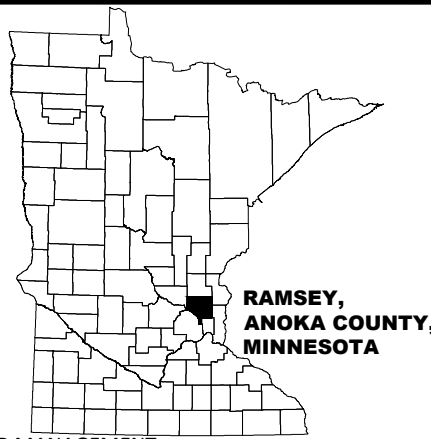
PAVEMENT MARKING & SIGNAGE

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
 CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Parking Lot Construction, and Permanent Stabilization.

Project Description: This project consists of reconstruction of 1.83 acres of existing bituminous parking lot. Includes installation of new concrete curb and gutter, including 2 lowered medians to collect storm water runoff. The collected runoff will be collected and routed to the existing 161st Avenue storm sewer system, which carries runoff to a pond on the south side of 161st Avenue within drainage & utility easement. There is no outlet for the pond, which will allow storm water runoff to infiltrate into the ground. There is no change to the outfall location of the storm water runoff proposed with this project.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	JOE FERIANCEK, PE	763-433-9893
CONTRACTOR:			
STIE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. 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. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

- Names of trained personnel associated with this project.
- Dates of training, names of instructor(s) and entity providing training.
- Content of training course or workshop including the number of hours trained.
- As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:

The following documentation will be retained for a period of not less than 3-years from the date of submittal of the NOT.

- The final SWPPP.
- Copies of all stormwater related permits required for the project.
- Records of all inspection and maintenance conducted during construction.
- Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
- All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

- Furnish & Install perimeter sediment control and inlet protection.
- Removal of existing bituminous pavement.
- Rough grade site.
- Furnish & install concrete curb and gutter and bituminous pavement.
- Add additional temporary BMP's as necessary during construction based on inspection reports.
- Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:

The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

- All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;
 - All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
 - All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
 - The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.
- Final vegetation cover shall be in the Project Specifications.
- For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

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
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:

The permittee(s) shall implement the following pollution prevention management measures on the site:

- Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
- Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

- The expected amount, frequency, intensity and duration of precipitation.
- The nature of stormwater runoff and run-on at the site.
- Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
- The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:

Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
TROTT BROOK	RIVER	YES	YES	YES

IMPAIRMENTS: DO; FISHSBIO; INERTBIO

PROJECT AREAS:

Total project size (disturbed area) =	2.31 acres
Existing area of impervious surface =	1.83 acres
Post construction area of impervious surface =	1.92 acres
New impervious surface area created =	0.09 acres

Planned construction start date: September 2023
Planned construction completion date: November 2023

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 16 Latitude: 45.263662 Longitude: -93.46842

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created:

- Wet Sedimentation Pond
- Infiltration / Filtration
- Regional Pond
- Permanent Stormwater Management Not Required

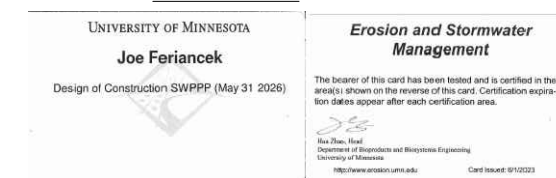
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEET No. 07
FINAL STABILIZATION	SHEET No.10
STORM SEWER TABULATION	SHEETS No. 08 - 09
EROSION AND SEDIMENT CONTROL DETAILS	SHEETS No. 03 - 05

EROSION AND SEDIMENT CONTROL QUANTITIES:

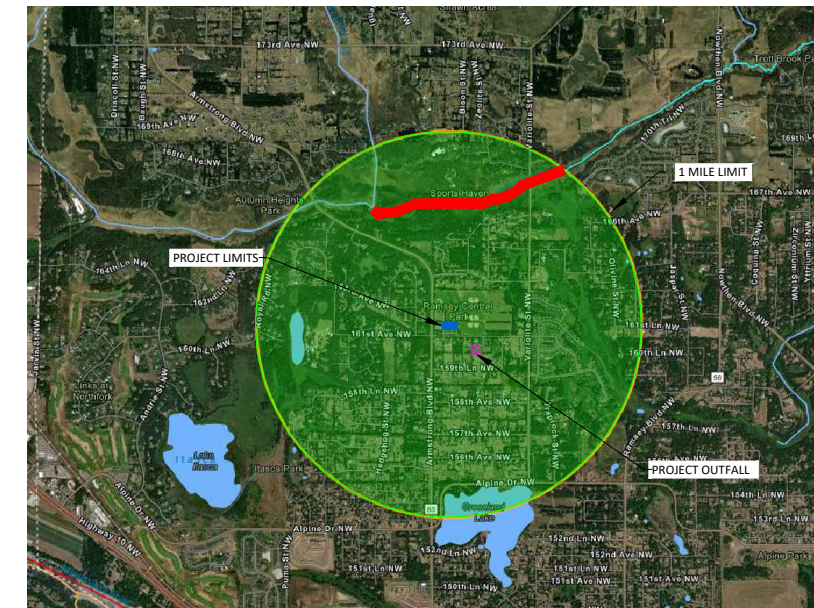
DESCRIPTION	QUANTITY
SILT FENCE TYPE MS	239 LF
TREE SAVE FENCE	697 LF
INLET PROTECTION	11 EA
EROSION BLANKET CATEGORY 25	1009 SY
CONSTRUCTION EXIT	1 EA

CERTIFICATION:



IMPAIRED WATERS SEARCH: 1 MILE RADIUS

LEGEND	
	PROJECT LIMITS
	1 MILE LIMIT
	RECEIVING WATER
	IMPAIRED WATER

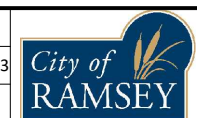


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SWPPP

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
CITY PROJECT NO. 23-02
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 13 SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Remove existing bituminous pavement and base.
6. Grade the site.
7. Install utilities; backfill excavation, grade and compact as required.
8. Furnish & install concrete curb and gutter.
9. Furnish & install aggregate base, base course of bituminous pavement
10. Install restoration per plan.
11. Furnish & install wear course of bituminous pavement.
12. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased.
These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 4 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. All water from dewatering or basin draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
 - a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
 - b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
 - c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

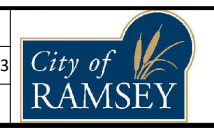
1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:
 - a. Date and time of inspections;
 - b. Name of persons conducting inspections;
 - c. Accurate findings of inspections, including the specific location where corrective actions are needed;
 - d. Corrective actions taken (including dates, times, and party completing maintenance activities);
 - e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
 - f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s));
 - g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.
3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:
 - a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
 - b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
 - c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
 - d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
 - e. The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
 - e. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).
5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

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

Joe Feriancek
JOE FERIANCEK
 Date 07/27/23 Lic. No. 57095

DESIGNED BY:	JJF	DATE:	07/21/23
DRAWN BY:	JJF	FILE:	23-02
CHECKED BY:	JJF		



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

SWPPP

CENTRAL PARK MAIN PARKING LOT RECONSTRUCTION
CITY PROJECT NO. 23-02
 CITY OF RAMSEY, MINNESOTA

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Authorize Preparation of Plans and Specifications and Advertisements for Bids for The Waterfront - Trails and Trees

Purpose/Background:

As part of the city's community park system, a water-centric park known as The Waterfront has been envisioned for more than a decade in Ramsey's downtown. This Fall, the mass grading for the park was completed and final seeding will occur in 2024. Last Winter, the Park & Recreation Commission performed a detailed analysis of how a park building could best serve the community— this process resulted in a concept for an approximate 37,000 gross square foot two-story building, consisting of mass timber construction; and including dining, fitness, large indoor play area, gallery, and banquet space. The structure with proposed indoor and outdoor program areas is essentially a modern community center, with outdoor water-play elements replacing a traditional public swimming pool.

The purpose of this case is to authorize staff to proceed to finalize plans and specifications for a trail construction project that would circumnavigate the 7+ acre pond that is in place now. The capital improvement project would include the planting of 60 trees and the installation of benches and trash receptacles around the park. This case does not authorize the larger project in any way, but rather authorizes staff to complete the trail plans and obtain bids.

The first attachment illustrates the scope of the proposed project this case authorizes. The last three attachments are planning concepts and included as background and for context.

Notification:

A Public Hearing was conducted in December 2023 on the city-wide Capital Improvement Plan, and park improvements in Ramsey's downtown were identified as a proposed 2024 project.

Time Frame/Observations/Alternatives:**Observations**

Note: separately within this agenda, Council is anticipated to Approve Plans and Authorizing Advertisements for Bids for Improvement Project #23-19, COR Infrastructure Improvements—while the activity this case authorizes is similar in terms of process and location; the scope of work is quite different (trails and landscape versus streets and utilities), and also is to be funded via the Park Trust Fund (with no TIF funding whatsoever).

Funding Source:

This case does not authorize funding per se. The primary funding for the proposed trail and related elements would be from the Park Trust Fund, and would occur following a formal recommendation from the Park & Recreation Commission to City Council at a later date in 2024.

Recommendation:

The Park & Recreation Commission and staff recommend moving towards construction of the trails and related improvements for The Waterfront in 2024, and therefore supports the motion below.

Outcome/Action:

Motion to authorize the preparation of Plans and Specifications for the trail and related elements for The Waterfront, and obtaining bids for the same.

Attachments

- Illustrative Plan View
- Cost Estimates
- 2024 CIP worksheet
- Building program description
- splash pad planning
- Community building program

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/08/2024 01:41 PM
Brian Hagen	Brian Hagen	02/08/2024 02:09 PM
Form Started By: Mark Riverblood		Started On: 01/30/2024 02:52 PM
Final Approval Date: 02/08/2024		

NOT FOR
CONSTRUCTION



95% TRAIL PAVING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____

Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

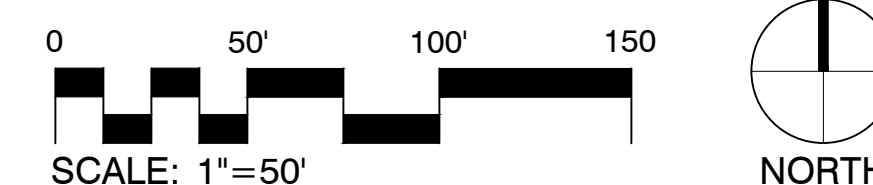
Scale AS SHOWN

Drawn/Checked AG/CE

REVISION

SITE ORIENTATION PLAN

L110



for

The Waterfront @ Ramsey

GRADING

	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Common Excavation	C.Y.	2250	\$15.00	\$33,750.00
2	Erosion Control (Silt Fence and/or Haybales)	L.F.	4200	\$3.50	\$14,700.00
				TOTAL	\$48,450.00

RESTORATION AND SPECIAL ITEMS

	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
3	Mobilization	L.S.	1	\$10,000.00	\$10,000.00
4	EC Blanket Category 20	S.Y.	2800	\$6.00	\$16,800.00
5	Boulder Retaining Wall	S.F.	375	\$35.00	\$13,125.00
				TOTAL	\$39,925.00

BITUMINOUS AND CONCRETE PAVING

	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
6	SPWEA240B Bituminous Wear Coarse	Ton	600	\$125.00	\$75,000.00
7	Class 5 (100% Crushed Quarry Rock)	Ton	1430	\$27.50	\$39,325.00
8	Class 3 (Crushed Granite)	S.F.	2350	\$7.50	\$17,625.00
9	5" Concrete Walk	S.F.	5360	\$14.00	\$75,040.00
10	Concrete Pads for Bench, Receptacle, & Bike Rack	S.F.	930	\$14.00	\$13,020.00
				TOTAL	\$220,010.00

SITE FURNISHINGS

	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
11	Benches - 6' Long Backed Bench	Each	9	\$2,000.00	\$18,000.00
12	Trash & Recycle Receptacle	Each	7	\$1,300.00	\$9,100.00
13	Bicycle Bollard/Rack - Each Secures 2 Bikes	Each	20	\$600.00	\$12,000.00
				TOTAL	\$39,100.00

LANDSCAPE

	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
14	1" Caliper Trees	Each	26	\$200.00	\$5,200.00
15	2.5" Caliper Trees	Each	14	\$600.00	\$8,400.00
16	6' Ht. Coniferous Trees	Each	20	\$600.00	\$12,000.00
17	Mulch (8' Diameter Ring @ each tree)	Each	60	\$20.00	\$1,200.00
				TOTAL	\$47,900.00

TOTALS:

GRADING	\$48,450.00
RESTORATION AND SPECIAL ITEMS	\$39,925.00
BITUMINOUS AND CONCRETE PAVING	\$220,010.00
SITE FURNISHINGS	\$39,100.00
LANDSCAPE	\$47,900.00

TOTAL

10% Contingency \$39,538.50

GRAND TOTAL \$434,923.50

Capital Improvement Program
 City of Ramsey, Minnesota

2024 *thru* 2033

Department Park Improvements
 Contact
 Type Improvement
 Useful Life 20 Years
 Category Park Improvement
 Priority 2-New Addition (High)
 Status Active

Project # 08-PARK-005
 Project Name Park Development in The COR

Total Cost \$1,350,000

Description

This proposed capital improvement represents additional park development in The COR, beginning in 2023. The project may be landscape improvements at Municipal Plaza and/or first phase development of The Waterfront to include a splash pad.

Justification

A splash pad continues to be requested by residents, and mass grading for The Waterfront park will generate fill for areas of The COR the city desires to sell.

Prior	Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
150,000	Improvements Other than Building Cost	1,200,000										1,200,000
Total	Total	1,200,000										1,200,000

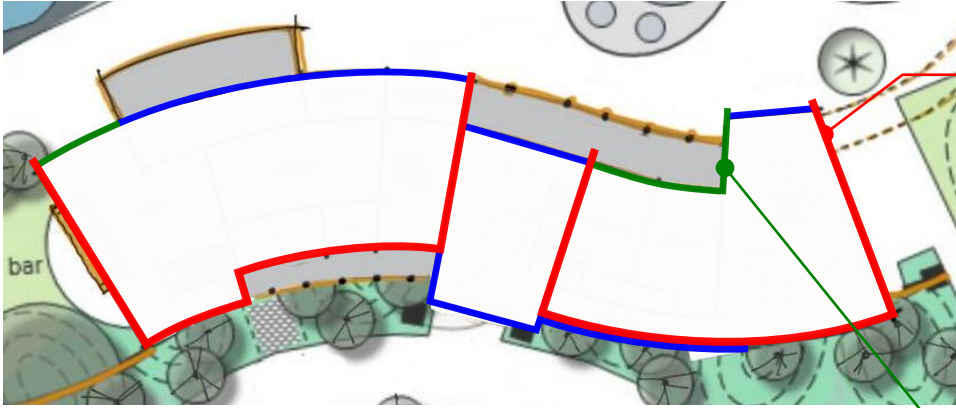
Prior	Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
150,000	Park Improvement Trust Fund	1,200,000										1,200,000
Total	Total	1,200,000										1,200,000



Ramsey Waterfront Community Building
 Floor Plan – Ground Floor



Ramsey Waterfront Community Building
 Floor Plan - Second Level



Ground Floor - Exterior Wall Type Key
Floor to Floor Height: 15'

Stone Finish Insulated Wall System

- Stone Veneer
- Rigid Insulation
- Exterior Sheathing
- Wall Framing w/Batt Insulation
- Interior Sheathing

Approximate Material Take-Offs

Level 1: 8,900 SF
Level 2: 4,300 SF
TOTAL: 13,200 SF

Insulated Plaster Wall System

- Exterior Plaster with Integral Color
- Rigid Insulation
- Exterior Sheathing
- Wall Framing w/Batt Insulation
- Interior Sheathing

Approximate Material Take-Offs

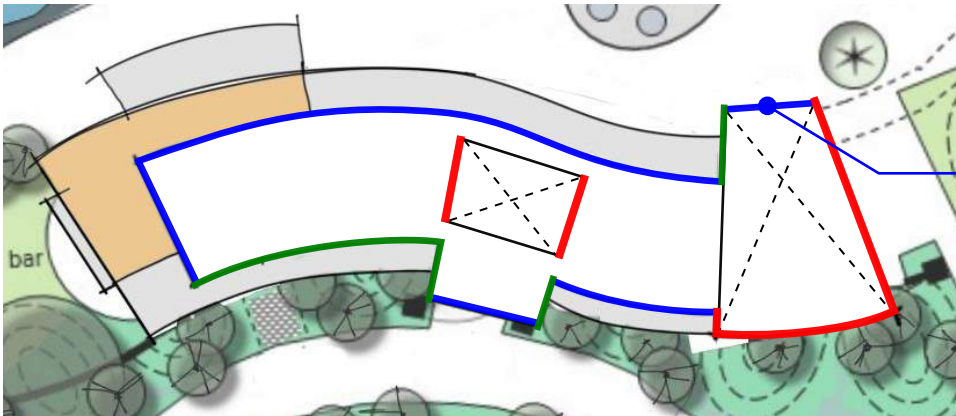
Level 1: 1,900 SF
Level 2: 3,200 SF
TOTAL: 5,100 SF

Timber Curtain Wall System

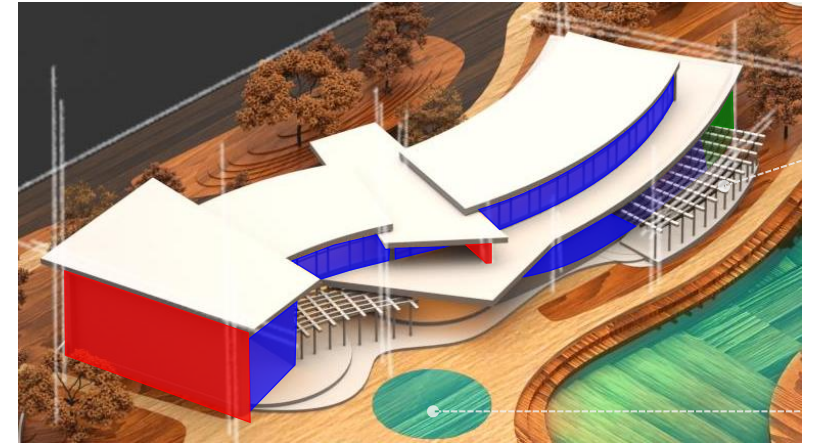
- Low-e Insulated Glazing Units
- Thermally broken framing

Approximate Material Take-Offs

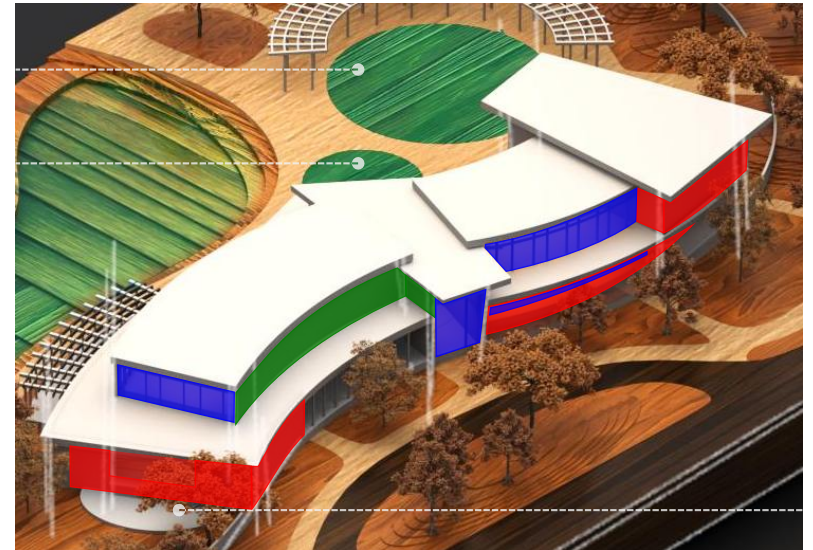
Level 1: 4,800 SF
Level 2: 7,100 SF
TOTAL: 11,900 SF



Second Floor - Exterior Wall Type Key
Floor to Roof Height: 17'



3D View - Looking Southwest



3D View - Looking Northeast

Exterior/Interior Stone Finish



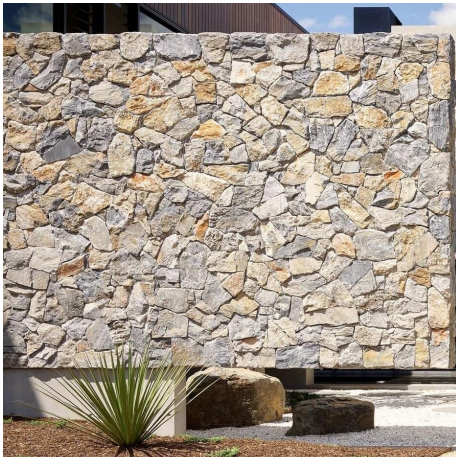
Exterior Plaster Finish

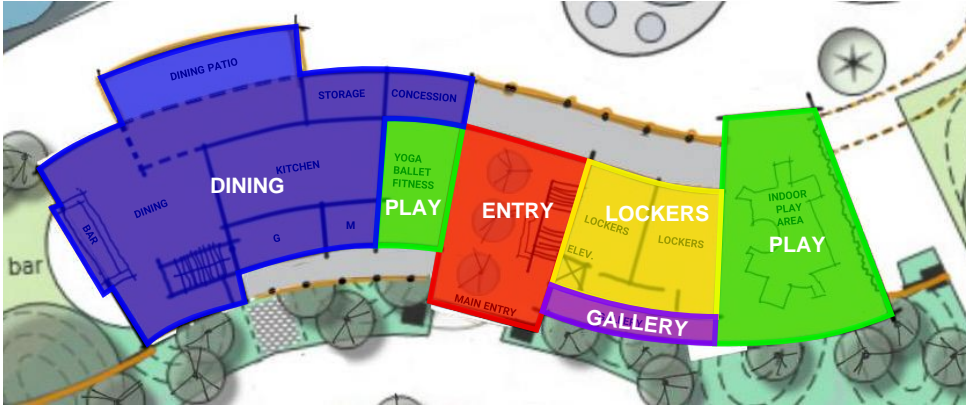


Timber Curtain Wall

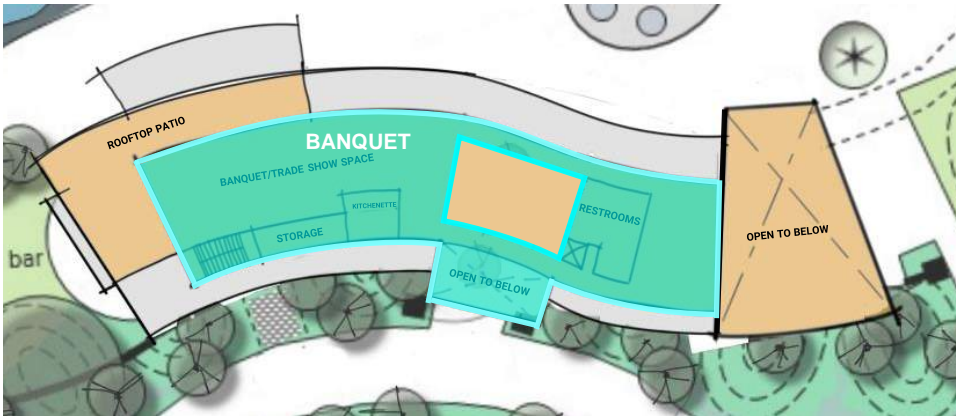


Heavy Timber Construction





Ground Floor - Room Type Categories



Second Floor - Room Type Categories

Interior Finishes by Room Type Category:

Dining Areas

- Upscale pub finishes, exposed timber structure and ceiling
- Kitchen areas: washable wall/ceiling surfaces

Play Areas (Yoga/Indoor Play Area)

- Durable finishes with rubberized flooring
- Sound insulation on the walls; acoustic ceiling tiles
- Indoor play area: ~75 linear feet of climbing wall + indoor play structure

Entry

- Interior stone veneer on walls to match exterior facades
- Expansive curtain wall with low-E glass
- Exposed timber structure and ceiling

Lockers

- Resilient/utilitarian finishes
- Expansive curtain wall with low-E glass
- Exposed timber structure and ceiling

Lockers

- Painted gypsum board walls
- Accommodations for mounted art on north/south wall
- Clerestory window on south wall for natural light

Banquet

- Painted gypsum board walls, exposed ceiling structure
- East wall: windows down into play area

Lockers/Play Area



Play Area



Gallery/Banquet



Dining





THE WATERFRONT

RAMSEY, MN

DECEMBER 14, 2023

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CONCEPT DEVELOPMENT

BACKGROUND - MASTER PLAN



BACKGROUND - PROGRAM ELEMENTS



PICNIC MOUND



REFLECTION POND / SHOAL



BOARDWALK



WATER PLAY & LIGHTING



BEER GARDEN



PLAZA



FLEXIBLE LAWN



DINING TERRACE

PROCESS - REGULATIONS & CODES



WADING POOL:

Wading pools are shallow pools that are usually less than two feet deep. They're best for young children to splash around and cool off without having to worry about swimming. Wading pools are governed by the MN pool code.

- **Defining Features:** 2' standing water depth, can also incorporate fountains, jets, structural play elements
- **Seasonal Interest:** Open when the temperature is 65 degrees and higher.
- **Depth**

Min: 2"	Max: 24"
---------	----------
- **Fencing:** Yes - code now requires a 48" high perimeter fence.
- **Rules:** Requires the direct supervision by an adult caregiver.
- **Revenue:** Possible - Staff could monitor access at fence gate.
- **Capacity:** Varies depending on size. 15 square feet per bather.
- **Approximate Days of Use:** 100



SPLASH PAD:

Traditional splash pads are fountain/water features intended for recreational use and designed to contain no more than 1 inch of water depth. Splash pads vary greatly in design, scale and features, but in general they allow users interact with bubblers, water nozzles and sprinklers and fountains.

- **Defining Features:** 1" max standing water depth with interactive fountains, jets, structural play elements
- **Seasonal Interest:** Open when the temperature is 65 degrees and higher.
- **Depth**

Min:0" / Zero Entry	Max: 2"
---------------------	---------
- **Fencing:** Fencing is not required
- **Rules:** Not required, but recommended for caregivers to accompany and supervise children
- **Revenue:** If the design includes a fenced area - revenue generation is possible.
- **Capacity:** Varies depending on size. 15 square feet per bather.
- **Approximate Days of Use:** 100



ARCHITECTURAL WATER PLAY:

Custom experience for users. Artistic/sculptural features provide outdoor interest for users throughout all seasons. Contextually unique design affords users a sensory destination even when water features are not available.

- **Defining Features:** Integrated sculptural/interpretive water features
- **Seasonal Interest:** Open when the temperature is 65 degrees and higher. Lights and artistic/sculptural features provide 4 season interest.
- **Depth**

Min:0" / Zero Entry	Max: 24"
---------------------	----------
- **Fencing:** Not required, but recommended for caregivers to accompany and supervise children
- **Rules:** If the design includes a fenced area - revenue generation is possible.
- **Revenue:** Somewhat (private/reserved private events)
- **Capacity:** Varies depending on size. 15 square feet per bather.
- **Approximate Days of Use:** 365

CASE STUDY - WATER FEATURE

CENTRAL PARK MAPLE GROVE, MN

- Equipment/Features: 49 Jet Sprays And 18 Arching Sprays
- Chlorinated: Fountain water is chlorinated and recycled through a filtration system in the lower level of the community building.
- Surrounding Area: Concrete & Unit Paver Hardscape Patio
- Water Depth: 0" / Spray Only
- Lighting: Led Lights Turn The Fountain Into A Light Show Once The Sun Goes Down
- Targeted Age Group: All Age Groups
- Seasons of Use: Open year-round (water in warmer temps)

WATER PLAY USER CAPACITY 150



CASE STUDY - WATER FEATURE

WABUN PARK WADING POOL MINNEAPOLIS, MN

- Equipment/Features: Wading Pool With Spraying Rock Structure
- Chlorinated: Fountain water is chlorinated and recycled through a filtration system and the water is reused just like in a swimming pool
- Surrounding Area: Concrete with Furnishings & Umbrellas
- Water Depth: Zero-Depth Entry To 24" Depth @ Deepest
- Fencing: Yes - 42" perimeter fencing per MN wading pool code.
- Targeted Age Group: Tot - 12 Years
- Seasons of Use: Summer Only

WATER PLAY USER CAPACITY 140



CASE STUDY - WATER FEATURE

ELEPHANT PARK LONDON, UK

- Equipment/Features: "Village" Pumps, Jets, Water Cascades, Rock Channels, Babbling Stream, Sand Pits
- Surrounding Area: Sand Play, Lawn, Stone Paving, Landscaping
- Water Depth: Zero-Depth Entry To 3"
- Lighting: Perimeter Post Lights
- Targeted Age Group: Tot - 18 Years
- Seasons of Use: Open year-round (water in warmer temps)

WATER PLAY USER CAPACITY 400



CASE STUDY - WATER FEATURE

MADRID RIO PARK MADRID, SPAIN

- Equipment/Features: Splash Pads with Water Jets
- Surrounding Area: Unit Pavers, Lawn, Landscaping
- Water Depth: Zero-Depth Entry To 1"
- Lighting: Park Lamp Posts
- Targeted Age Group: All Ages
- Seasons of Use: Open year-round (water in warmer temps)

WATER PLAY USER CAPACITY 900



SUMMARY - CASE STUDIES



4,000 SF OF WATER PLAY

CENTRAL PARK - MAPLE GROVE, MN

- Jet & Arching Spray Pad
- Recycled Water Via Filtration System
- Hardscape Perimeter Patio w/ Seatwalls
- 0" Depth Water - Spray Only
- Integrated LED Fountain Lighting
- No Fencing
- All Age Groups



6,500 SF OF WATER PLAY

WABUN WADING POOL - MINNEAPOLIS, MN

- Wading Pool With Spraying Rock Structure, Sprayers
- Recycled Water Via Filtration System
- 2 Umbrellas @ Patio
- Zero-Depth Entry To 24" Depth @ Deepest
- 42" Fencing
- Tot - 12 Years Targeted Age Group



10,000 SF OF WATER PLAY

ELEPHANT PARK - LONDON, UK

- "Village" Pumps, Jets, Water Cascades, Rock Channels, Babbling Stream, Sand Pits
- Chlorinated: Unknown
- Lush Planted Edges
- Zero-Depth Entry To 1"
- Perimeter Post Lights
- Fencing: Unknown
- Tot - 12 Years Targeted Age Group

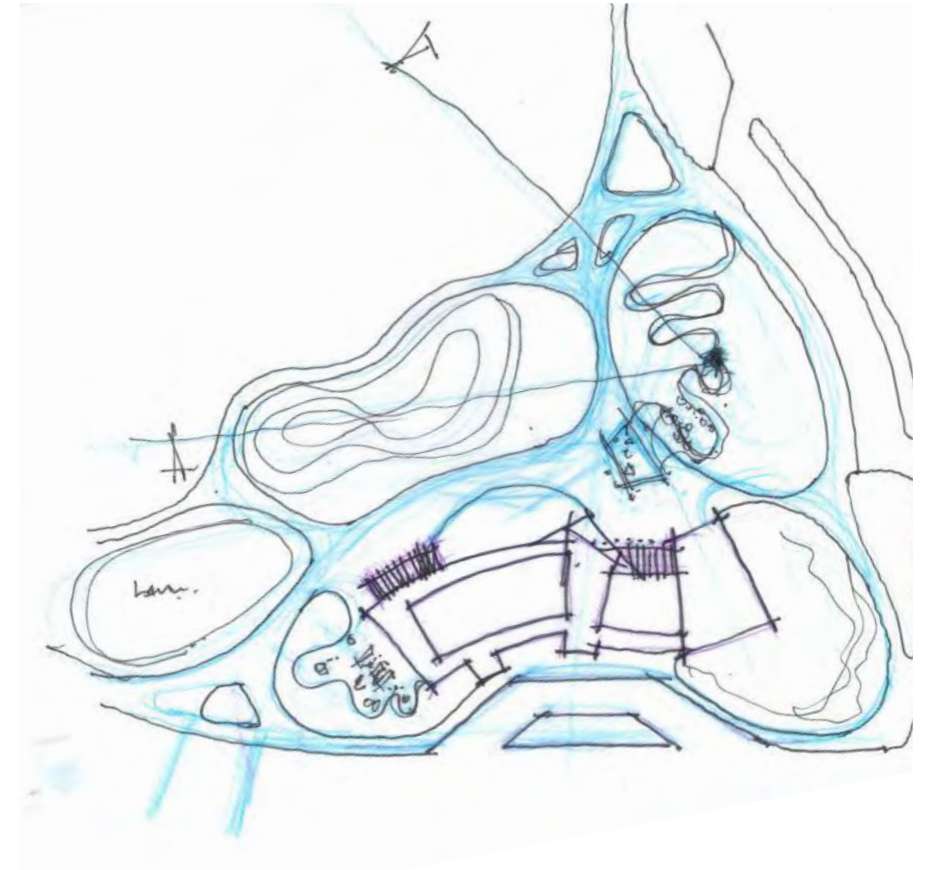
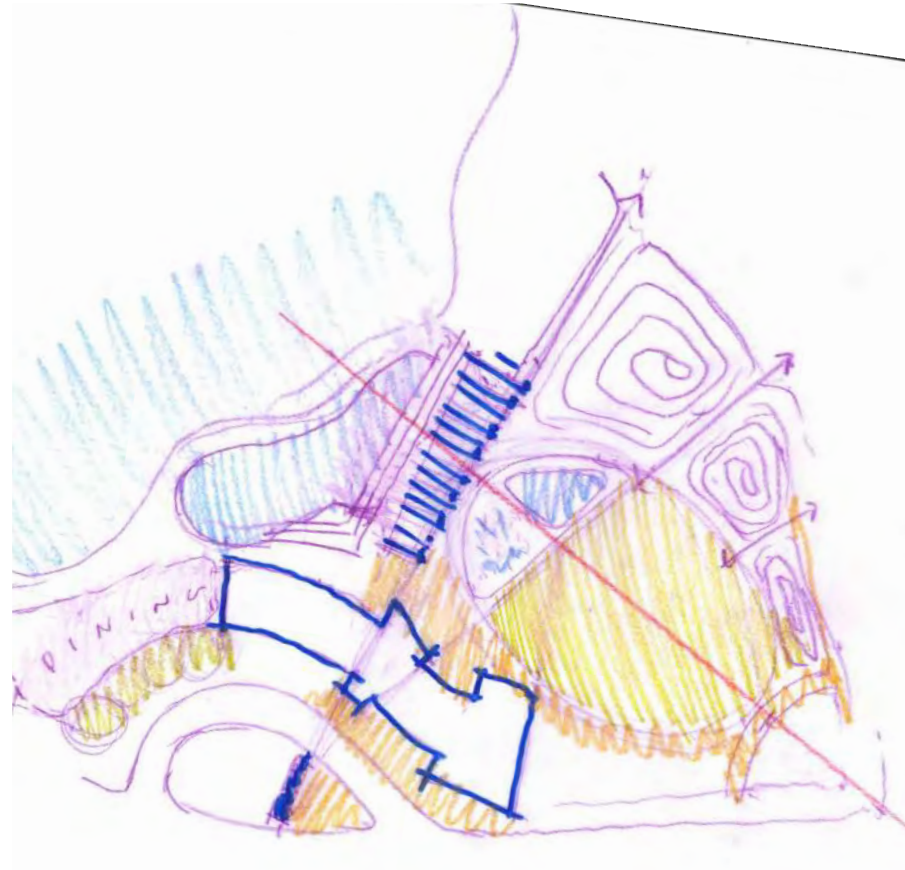


25,500 SF OF WATER PLAY

MADRID RIO PARK - MADRID, SPAIN

- Wading Pool Series (3), Jets
- Chlorinated: N/A
- Hardscape Perimeter With Grass And Planted Canopy
- Zero-Depth Entry To 24"
- Park Lamp Posts
- No Fencing
- All Age Groups

PROCESS - CONCEPT DEVELOPMENT



CONCEPT 1

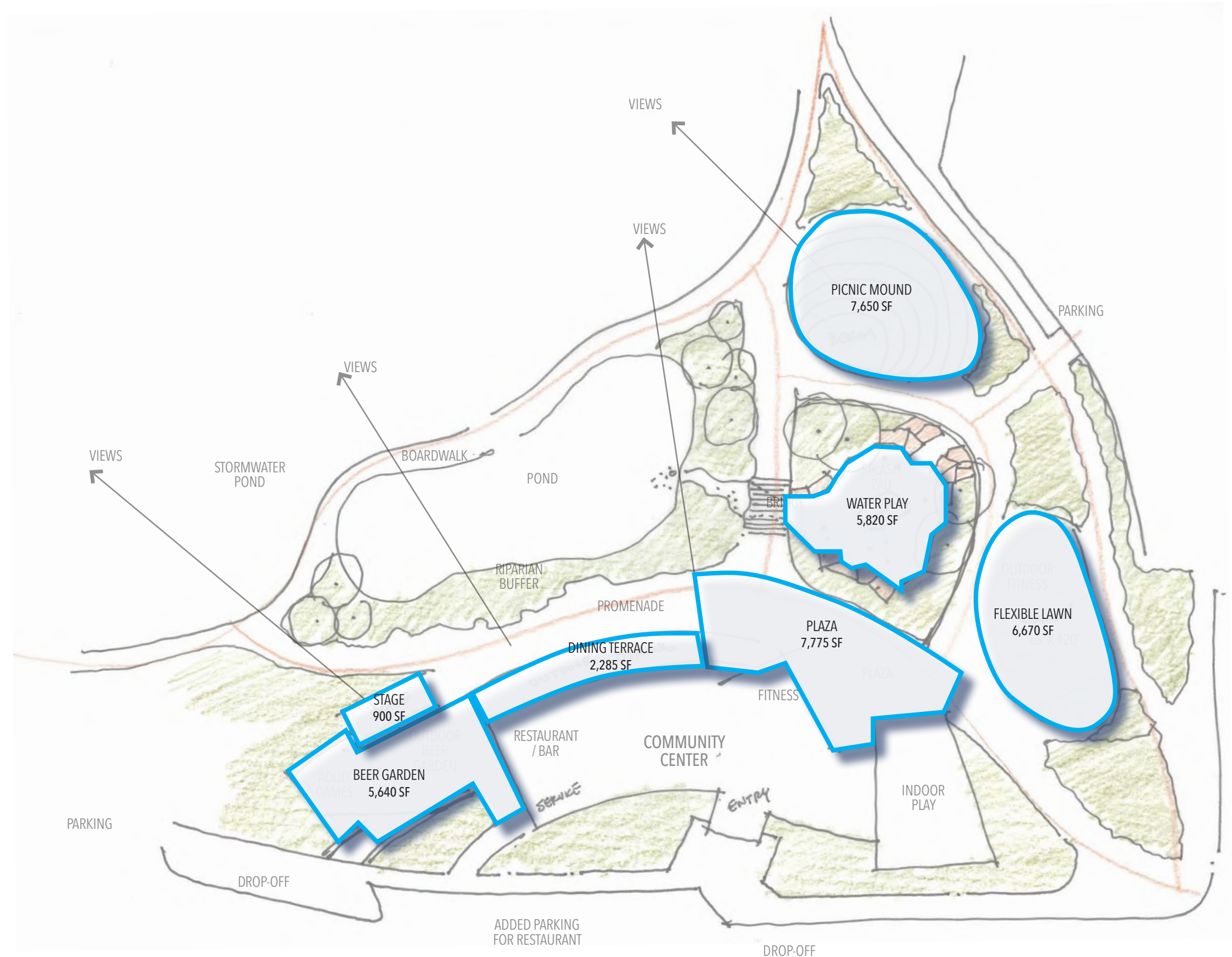


CONCEPT 1 PROGRAM

SPACE PROGRAMMING

FLEXIBLE LAWN	6,670 SF
PICNIC MOUND	7,650 SF
WATER PLAY	5,820 SF
PLAZA	7,775 SF
DINING TERRACE	2,285 SF
BEER GARDEN	5,640 SF
STAGE	900 SF

WATER PLAY USER CAPACITY 375



CONCEPT 1A

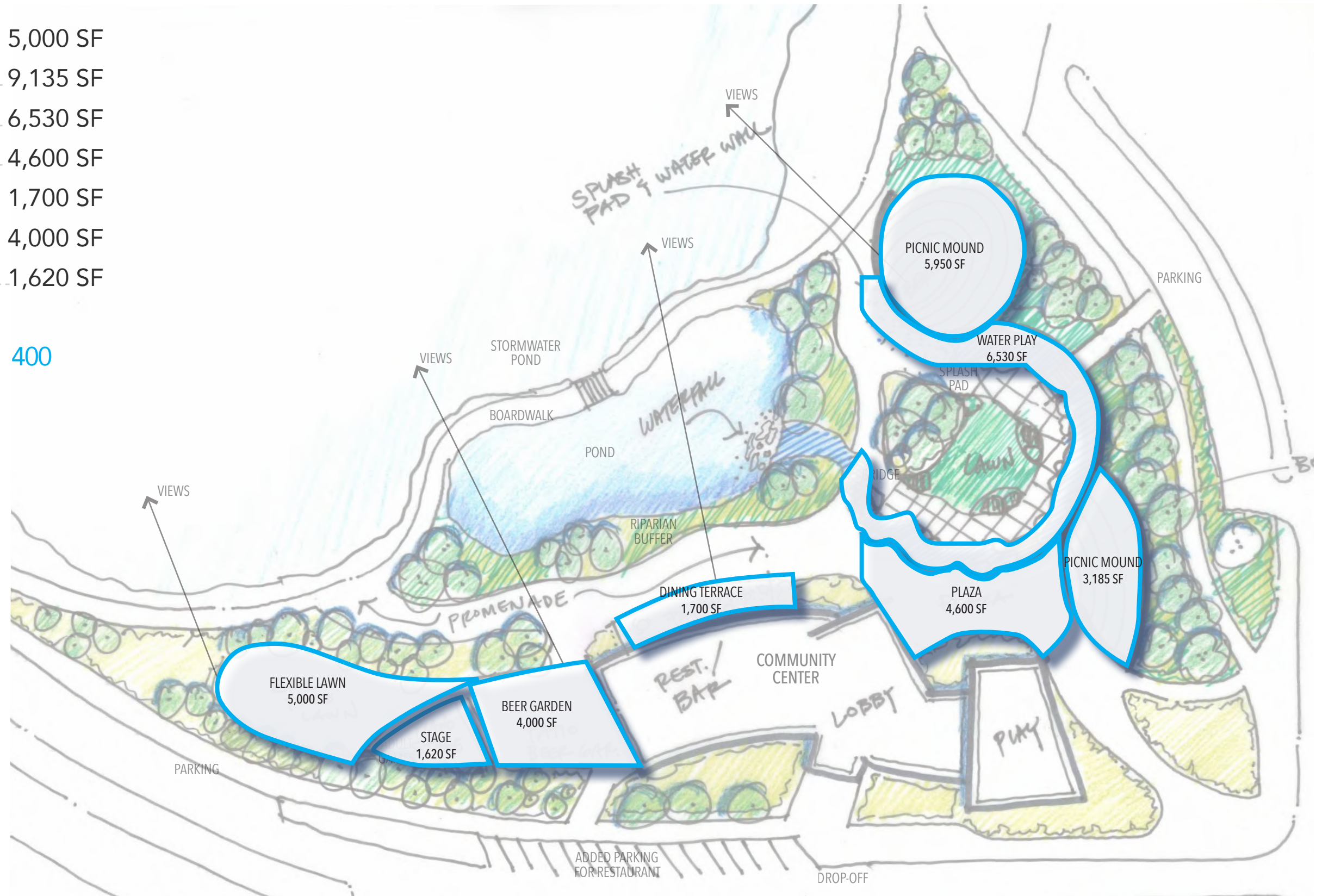


CONCEPT 1A PROGRAM

SPACE PROGRAMMING

FLEXIBLE LAWN	5,000 SF
PICNIC MOUND	9,135 SF
WATER PLAY	6,530 SF
PLAZA	4,600 SF
DINING TERRACE	1,700 SF
BEER GARDEN	4,000 SF
STAGE	1,620 SF

WATER PLAY USER CAPACITY 400



CONCEPT 2



CONCEPT 2 PROGRAM

SPACE PROGRAMMING

FLEXIBLE LAWN	9,730 SF
PICNIC MOUND	20,770 SF
WATER PLAY	1,800 SF
PLAZA	9,400 SF
DINING TERRACE	1,265 SF
BEER GARDEN	4,530 SF
STAGE	1,200 SF

WATER PLAY USER CAPACITY 120



CONCEPT 3

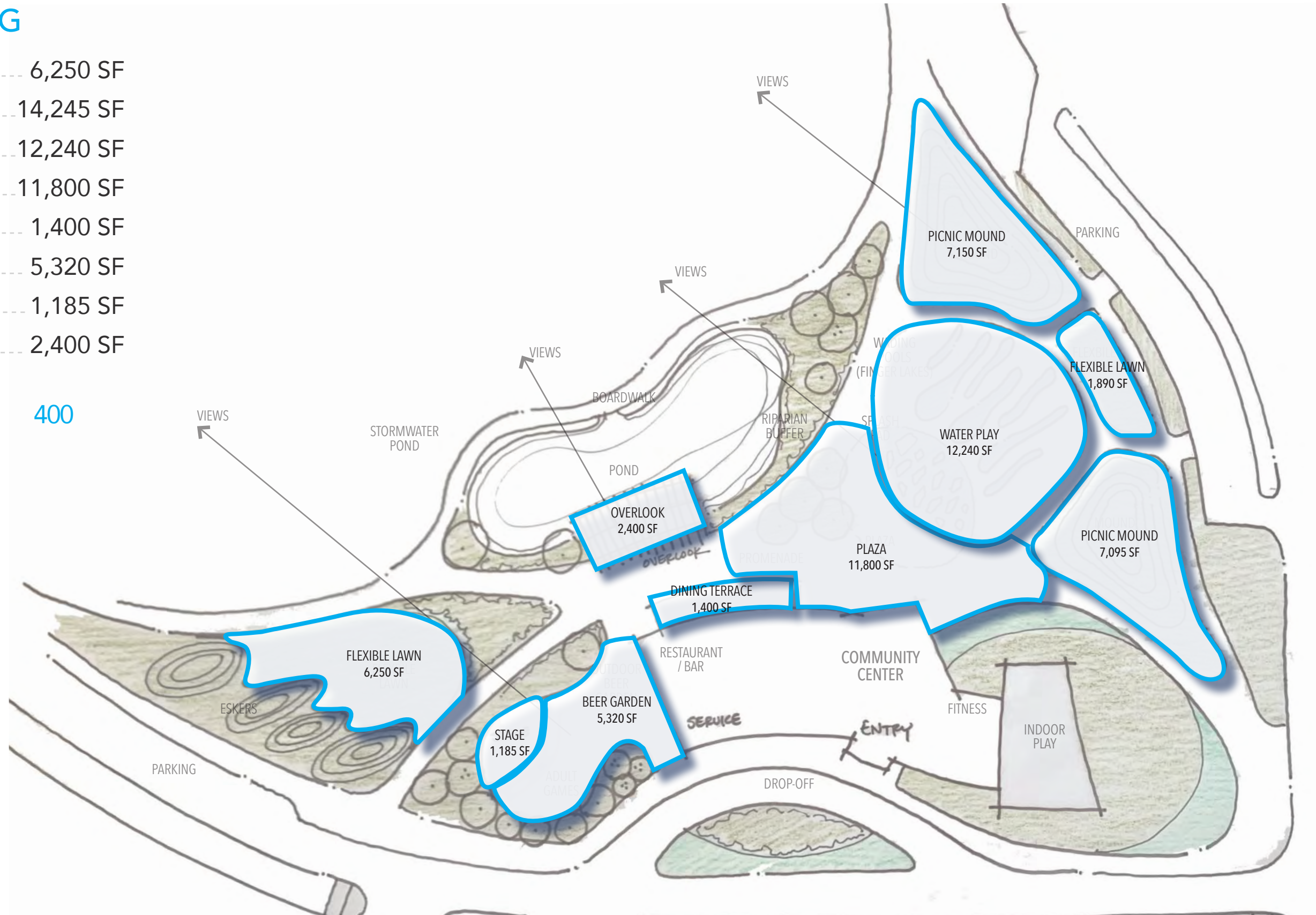


CONCEPT 3 PROGRAM

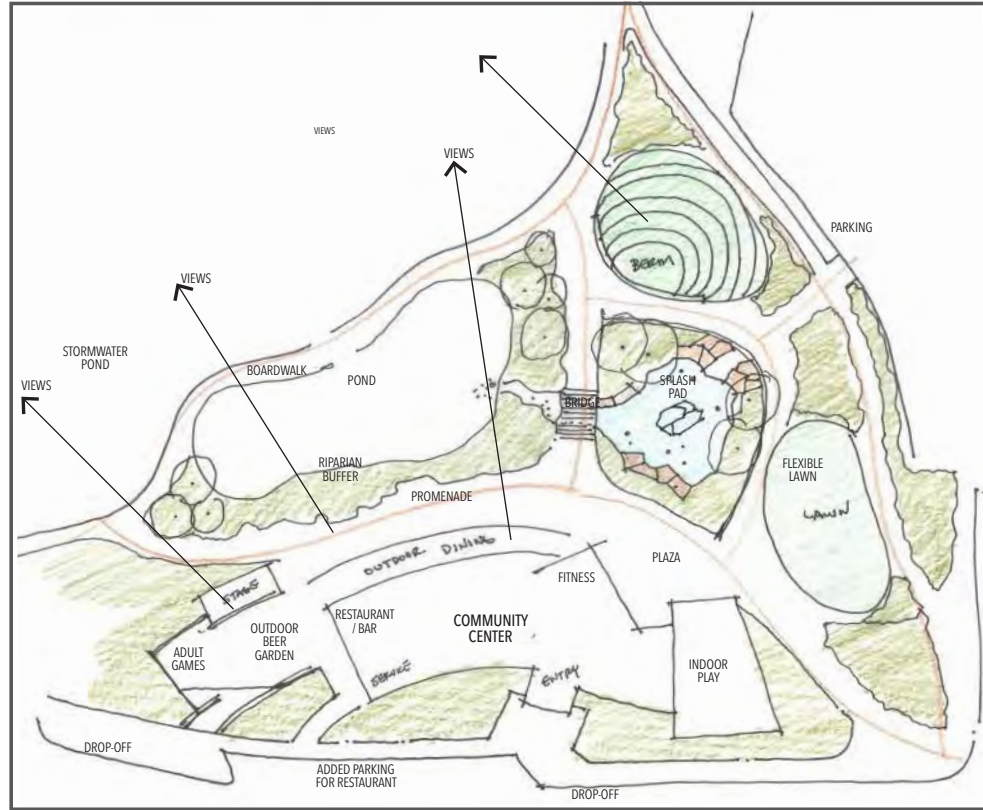
SPACE PROGRAMMING

FLEXIBLE LAWN	6,250 SF
PICNIC MOUND	14,245 SF
WATER PLAY	12,240 SF
PLAZA	11,800 SF
DINING TERRACE	1,400 SF
BEER GARDEN	5,320 SF
STAGE	1,185 SF
OVERLOOK	2,400 SF

WATER PLAY USER CAPACITY 400



SUMMARY - PROPOSED CONCEPTS



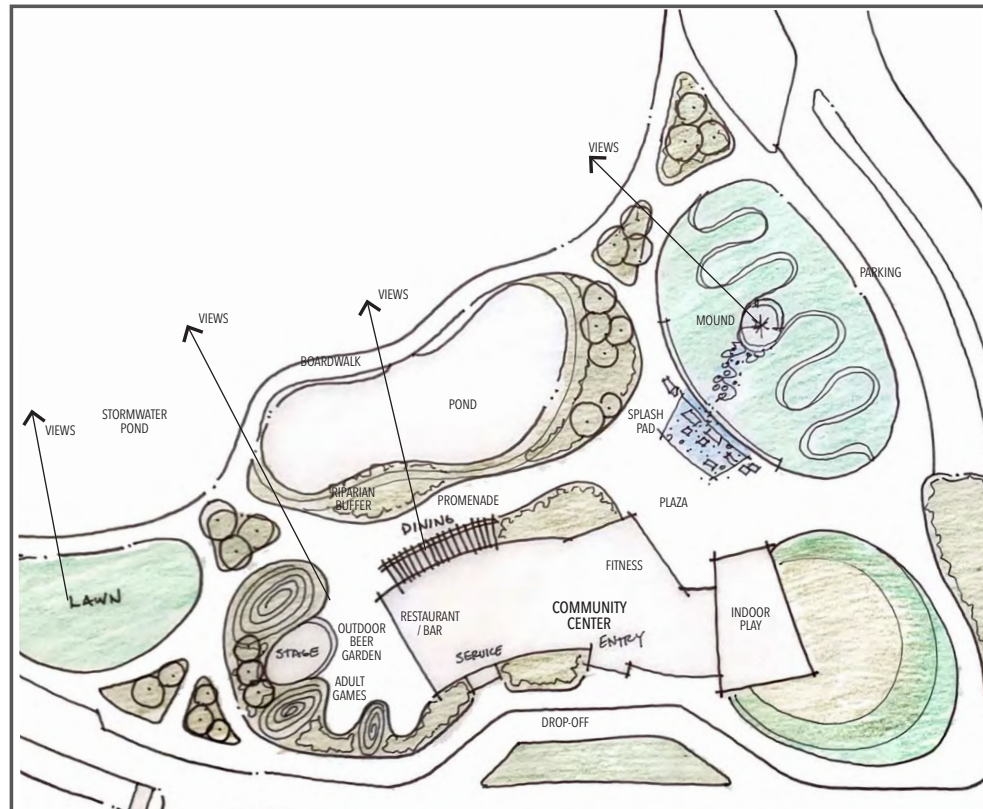
CONCEPT 1 SPACE PROGRAM

FLEXIBLE LAWN	5,000 SF
PICNIC MOUND	9,135 SF
WATER PLAY	6,530 SF
PLAZA	4,592 SF
DINING TERRACE	1,700 SF
BEER GARDEN	4,000 SF
STAGE	1,620 SF



CONCEPT 1A SPACE PROGRAM

FLEXIBLE LAWN	6,670 SF
PICNIC MOUND	7,650 SF
WATER PLAY	5,820 SF
PLAZA	7,775 SF
DINING TERRACE	2,285 SF
BEER GARDEN	5,640 SF
STAGE	900 SF



CONCEPT 2 SPACE PROGRAM

FLEXIBLE LAWN	9,730 SF
PICNIC MOUND	20,770 SF
WATER PLAY	2,000 SF
PLAZA	9,400 SF
DINING TERRACE	1,265 SF
BEER GARDEN	4,530 SF
STAGE	1,200 SF



CONCEPT 3 SPACE PROGRAM

FLEXIBLE LAWN	6,250 SF
PICNIC MOUND	14,245 SF
WATER PLAY	12,240 SF
PLAZA	11,800 SF
DINING TERRACE	1,400 SF
BEER GARDEN	5,320 SF
STAGE	1,185 SF
OVERLOOK	2,400 SF

WATER FEATURE COSTS

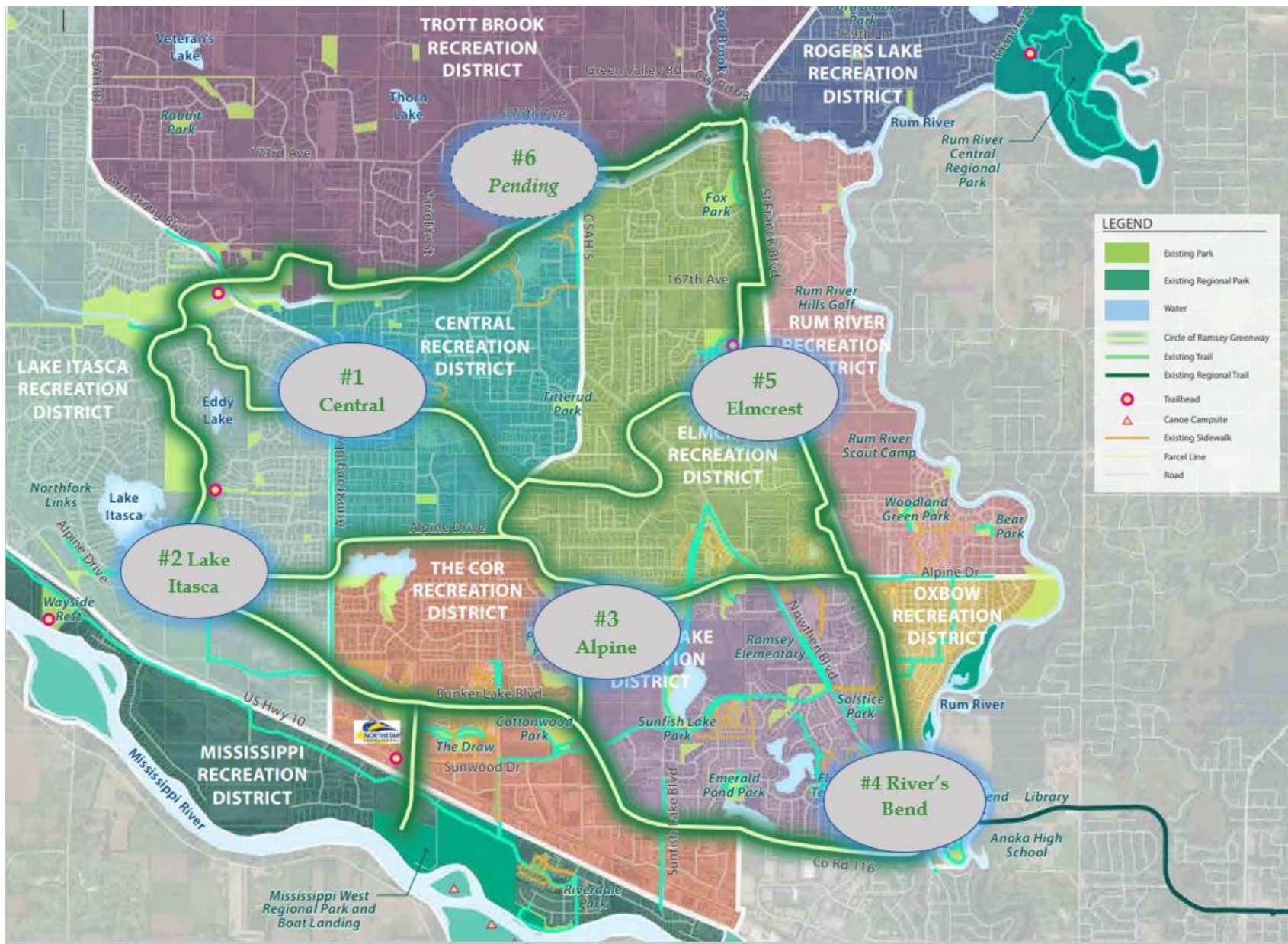
Costs for water features vary dramatically and are driven by the following factors:

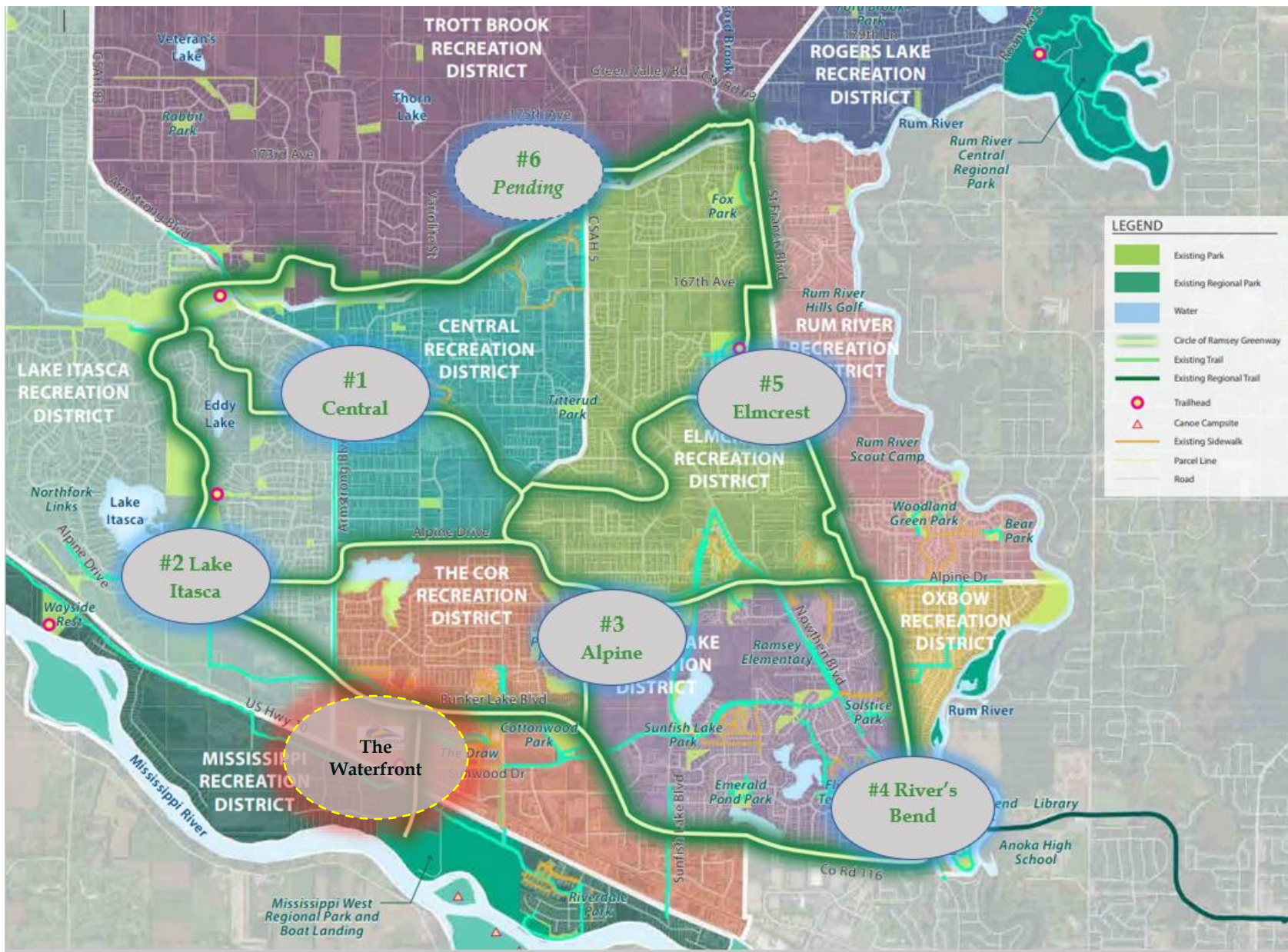
- > Size of the Water Feature
- > Equipment and Filtration System
- > Programming & Control Systems
- > Lighting & Sound Systems
- > Construction Materials
- > Amenities
- > Bidding Climate & Number of Bidders

The conceptualized water features included in this presentation have an estimated probable cost of \$1m to \$3m.

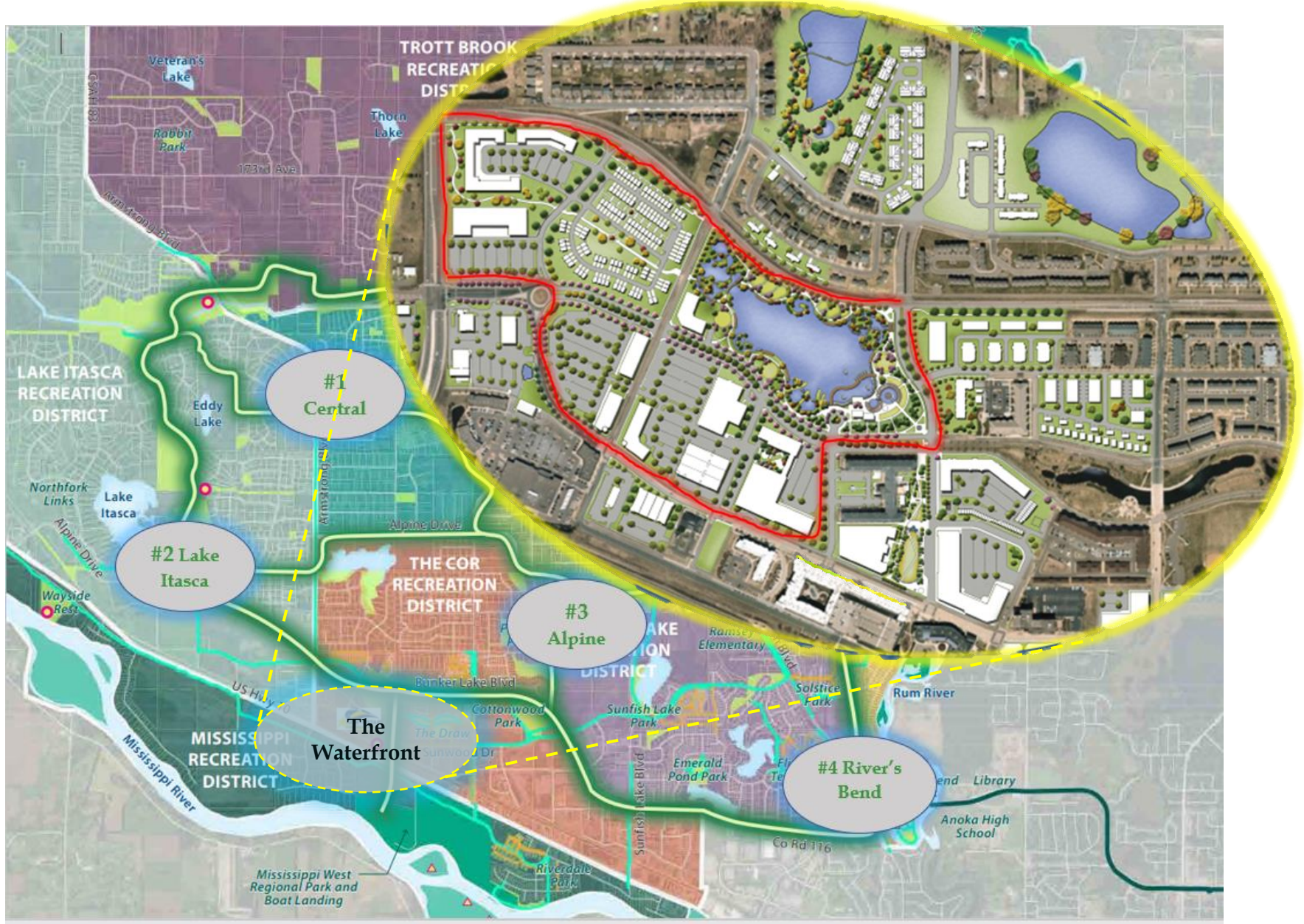
THE WATERFRONT - STATUS OF COMMUNITY BUILDING/SPLASH PAD PLANNING

PRELIMINARY PLANNING BY:
CUNINGHAM GROUP ARCHITECTURE
JACOBSON LANDSCAPE ARCHITECTURE

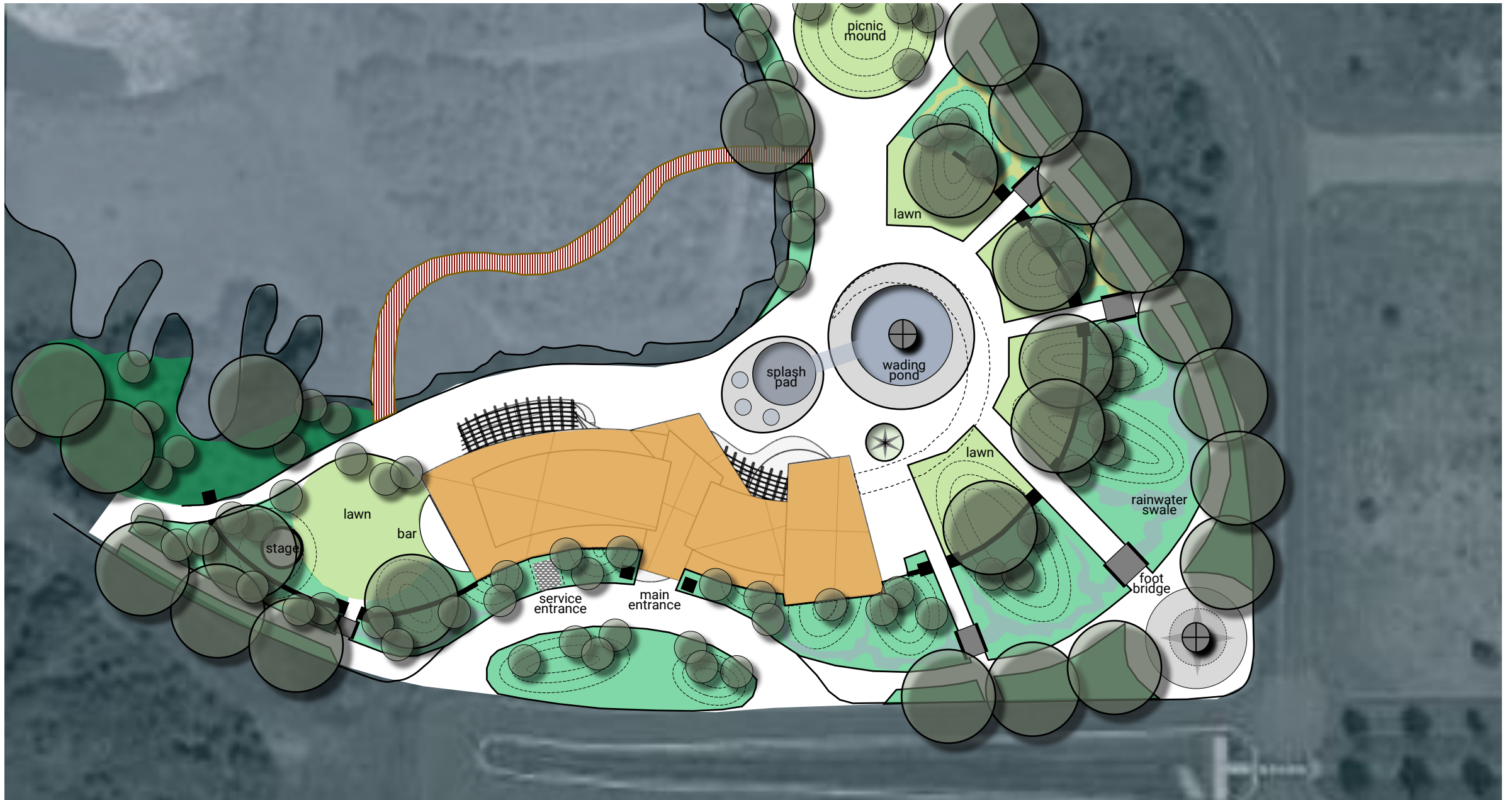




Ramsey Waterfront Community Building
Community Park Distribution Map



Ramsey Waterfront Community Building
Community Park Distribution Map



Ramsey Waterfront Community Building
Landscape

GRADING FOR AESTHETICS



GRADING FOR STORMWATER



LIGHTING EFFECTS



SHORELINE TREATMENT



OPEN SAVANA CHARACTER



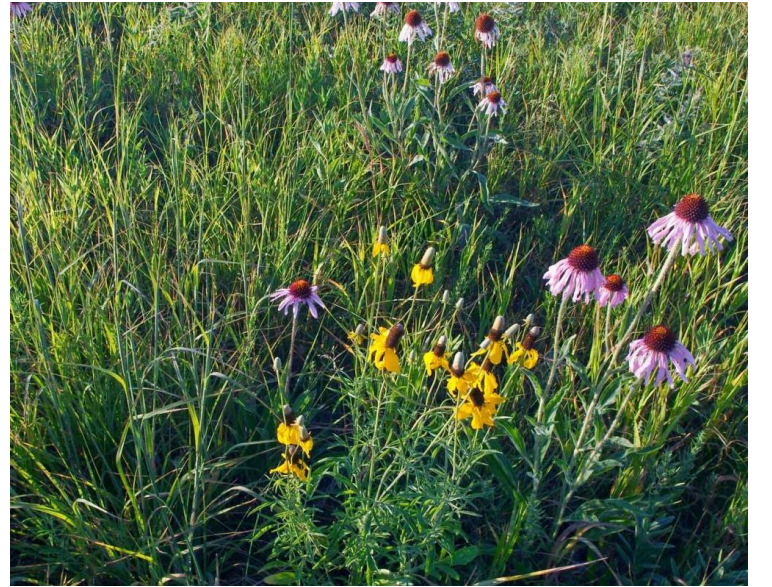
MULTI-TRUNK UNDERSTORY



BEE-FRIENDLY LAWN



SHORT-GRASS PRAIRIE



BOARDWALK



WADING POND



OUTDOOR HEARTH

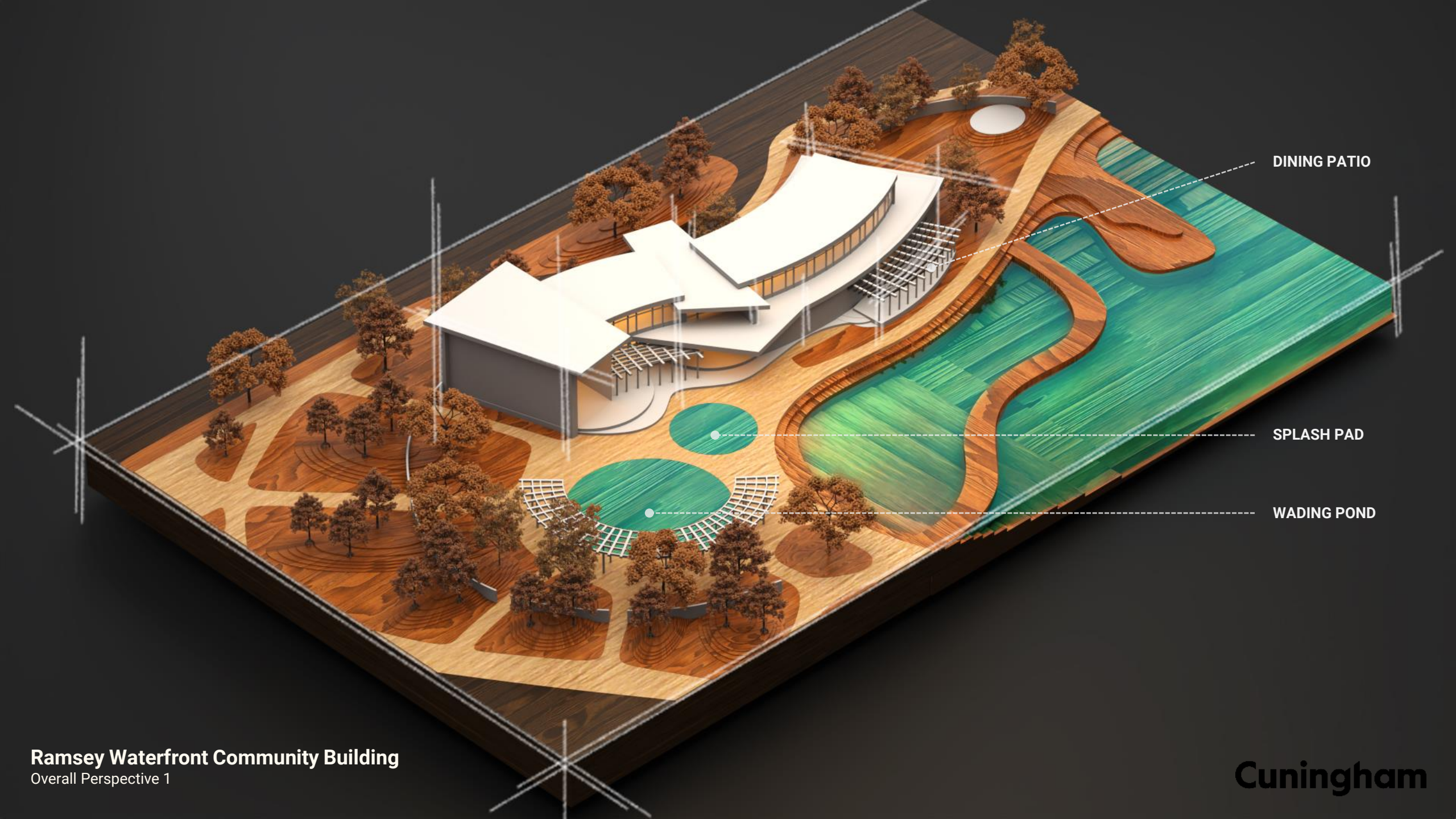


OUTDOOR GAME AREA



OUTDOOR GAME AREA



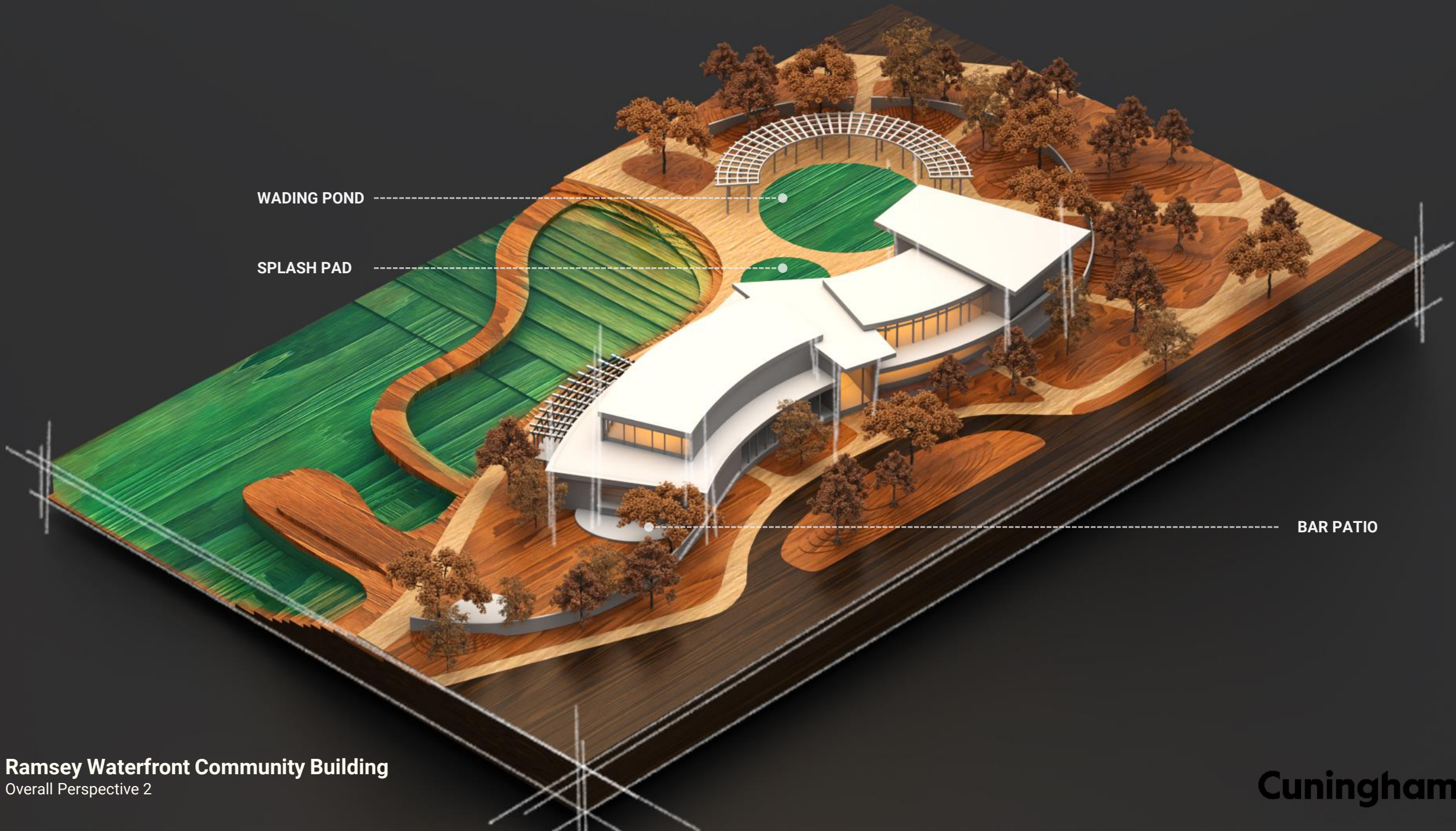


DINING PATIO

SPLASH PAD

WADING POND

Ramsey Waterfront Community Building
Overall Perspective 1



WADING POND

SPLASH PAD

BAR PATIO

Ramsey Waterfront Community Building
Overall Perspective 2



Ramsey Waterfront Community Building
 Floor Plan – Ground Floor

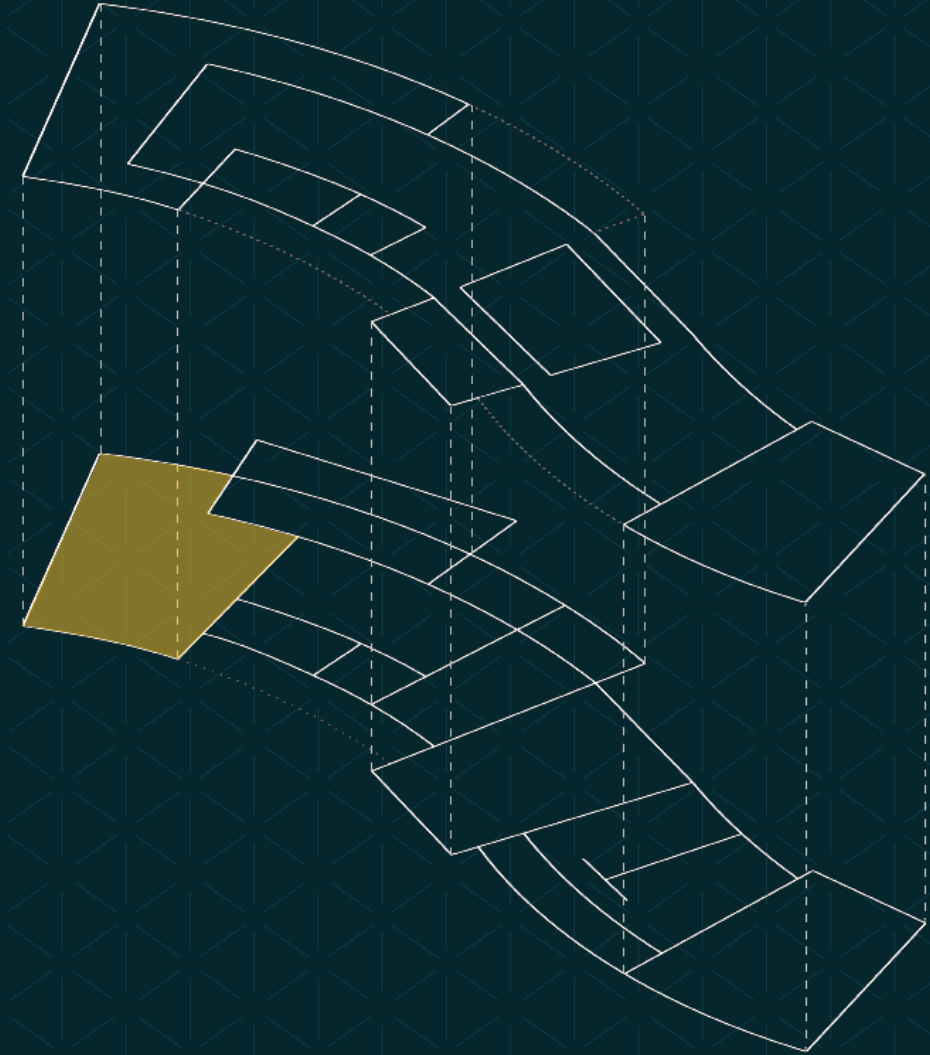


Ramsey Waterfront Community Building
 Floor Plan - Second Level

DINING



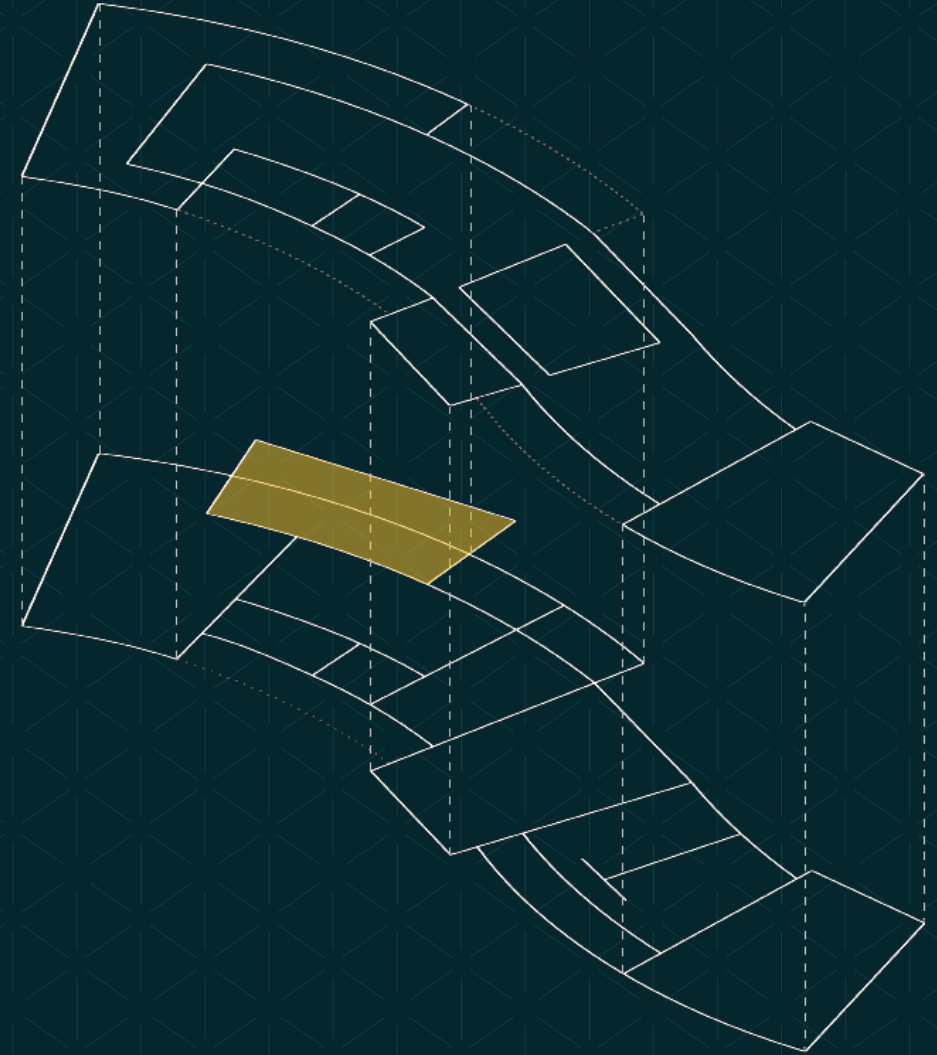
Ramsey Waterfront Community Building
Program



DINING PATIO



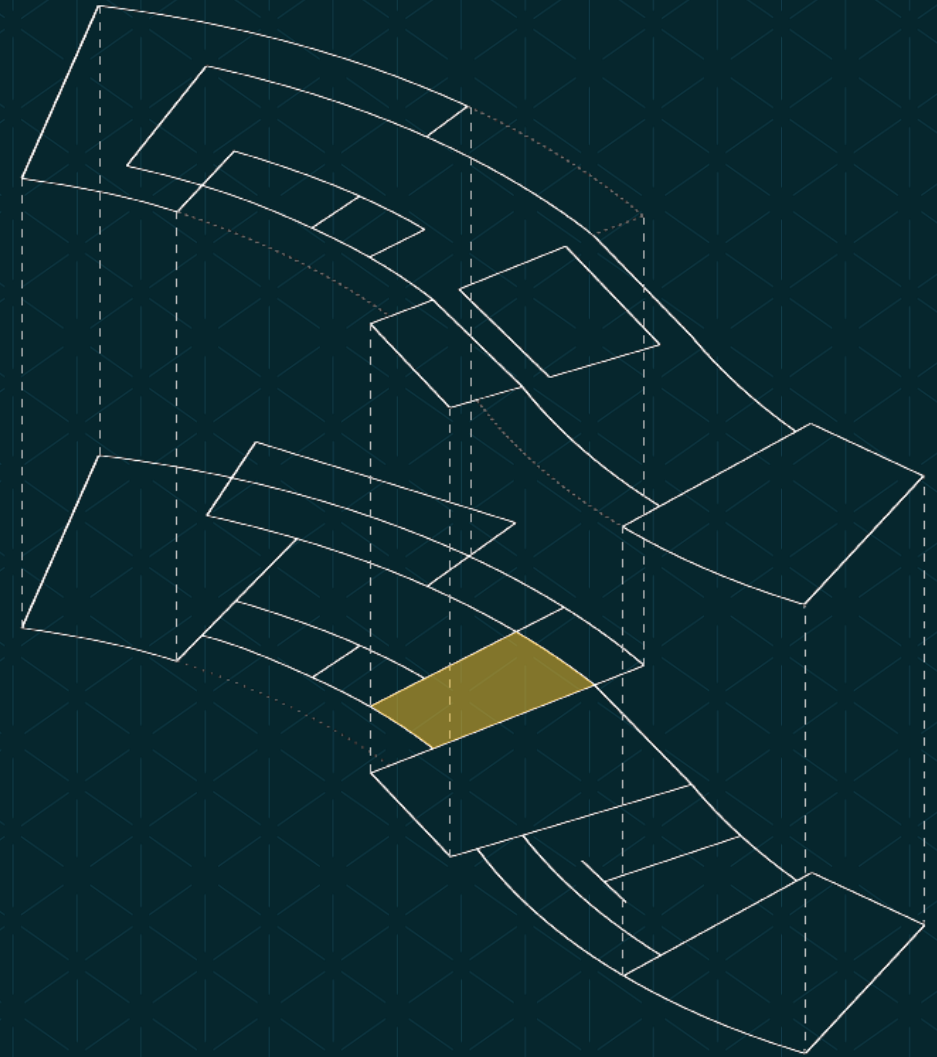
Ramsey Waterfront Community Building
Program



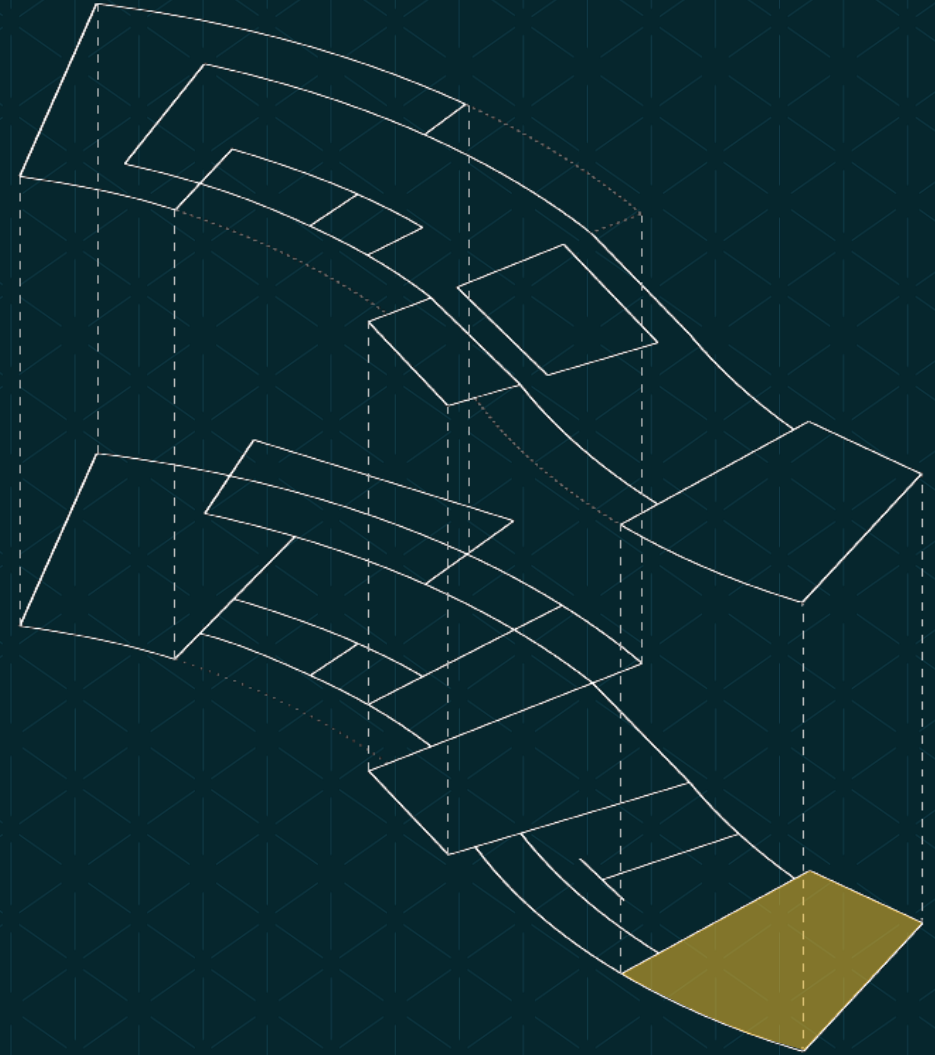
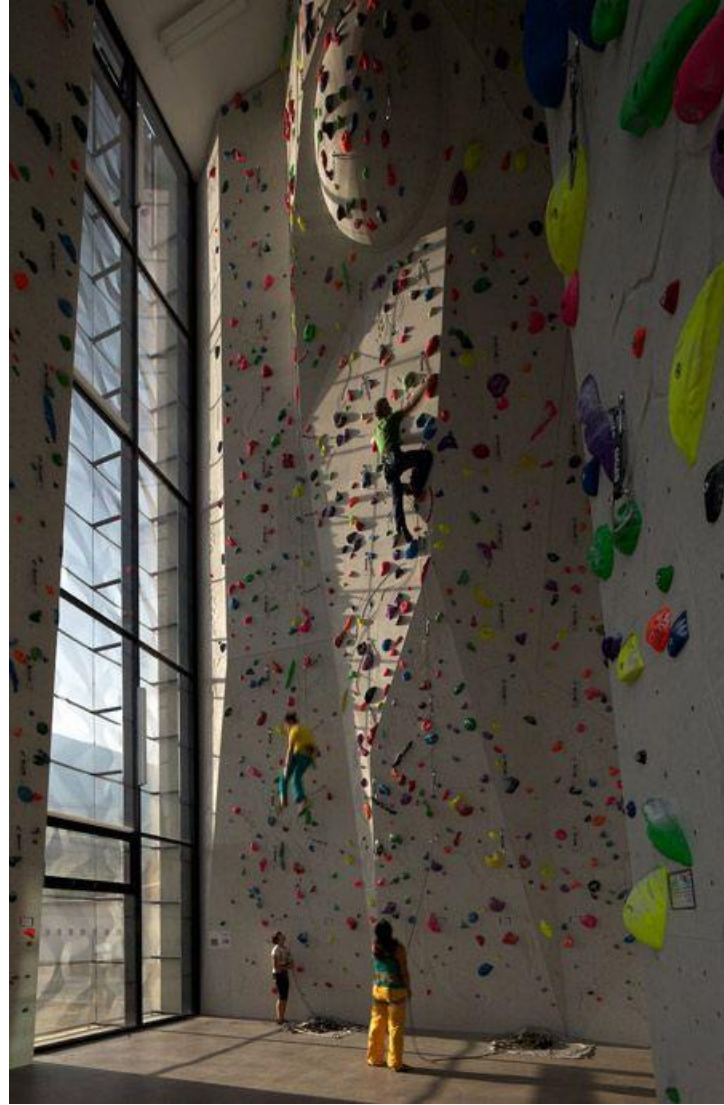
YOGA/BALLET/FITNESS



Ramsey Waterfront Community Building
Program



INDOOR PLAY AREA

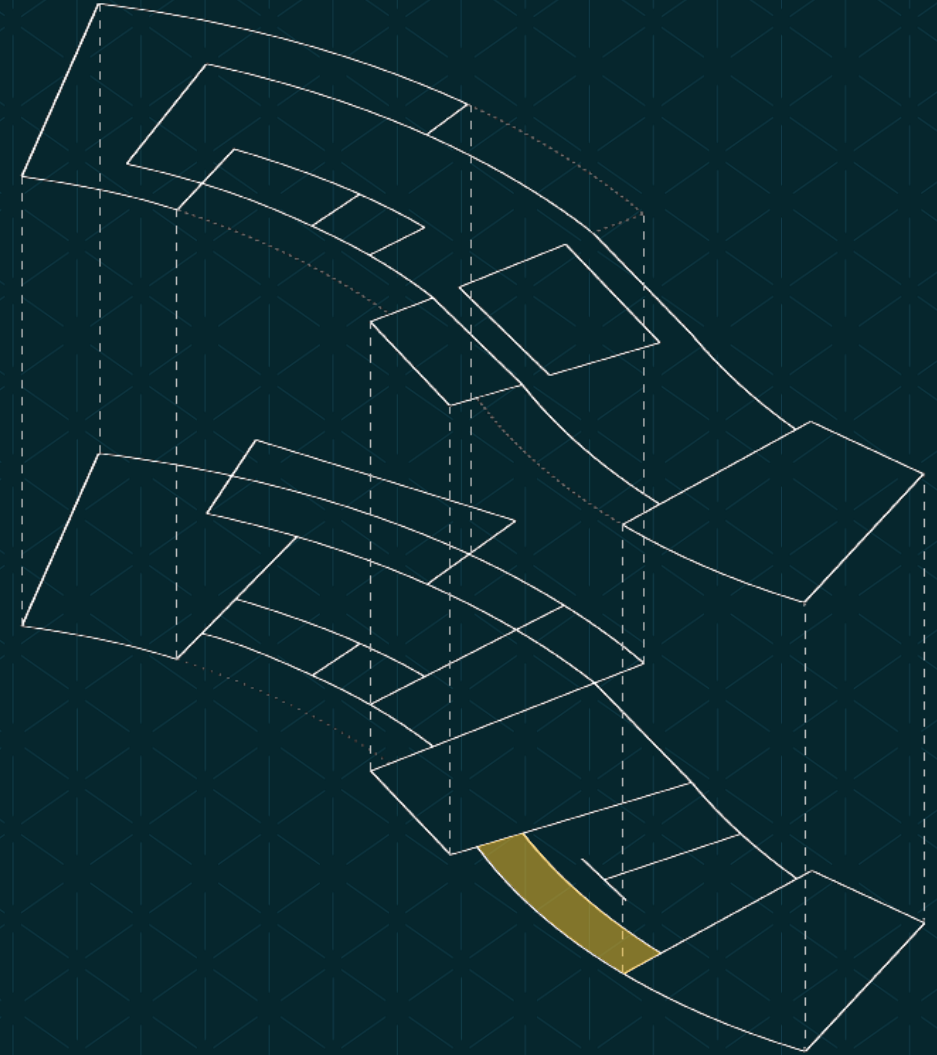


Ramsey Waterfront Community Building
Program

GALLERY



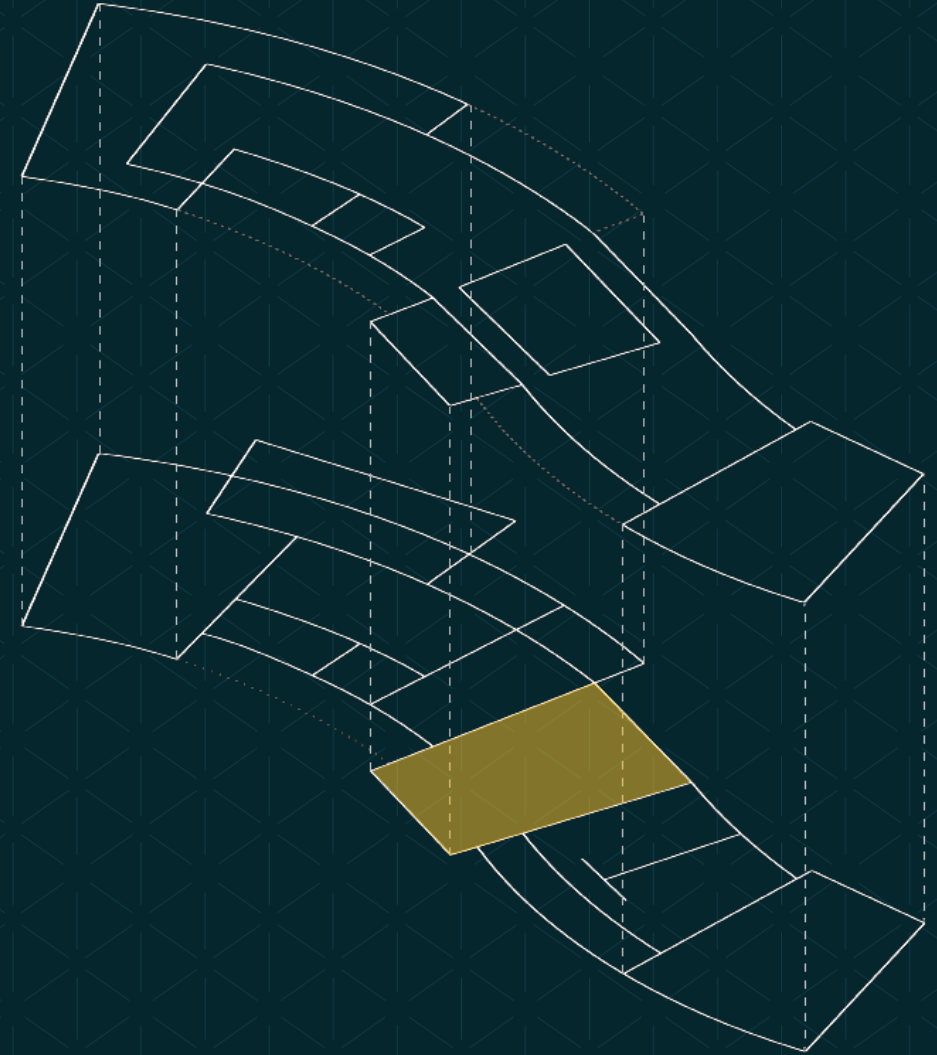
Ramsey Waterfront Community Building
Program



MAIN ENTRY



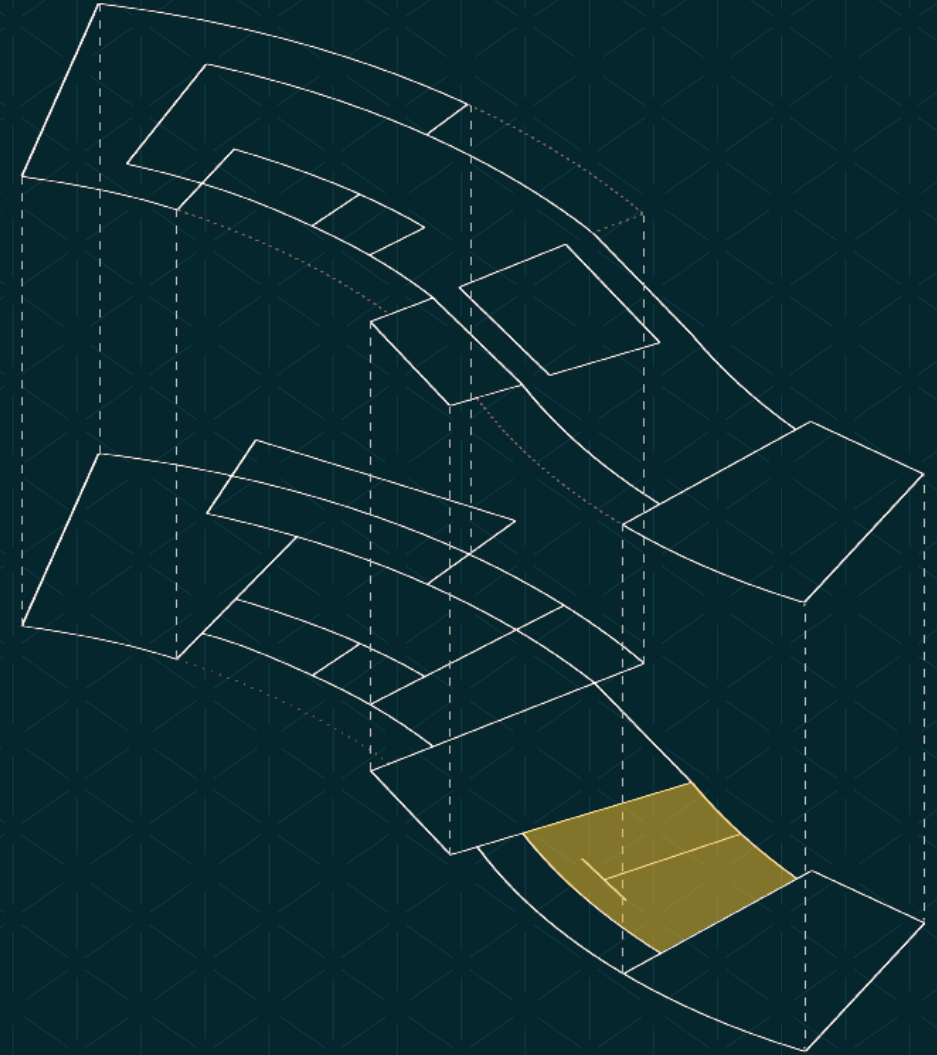
Ramsey Waterfront Community Building
Program



LOCKERS



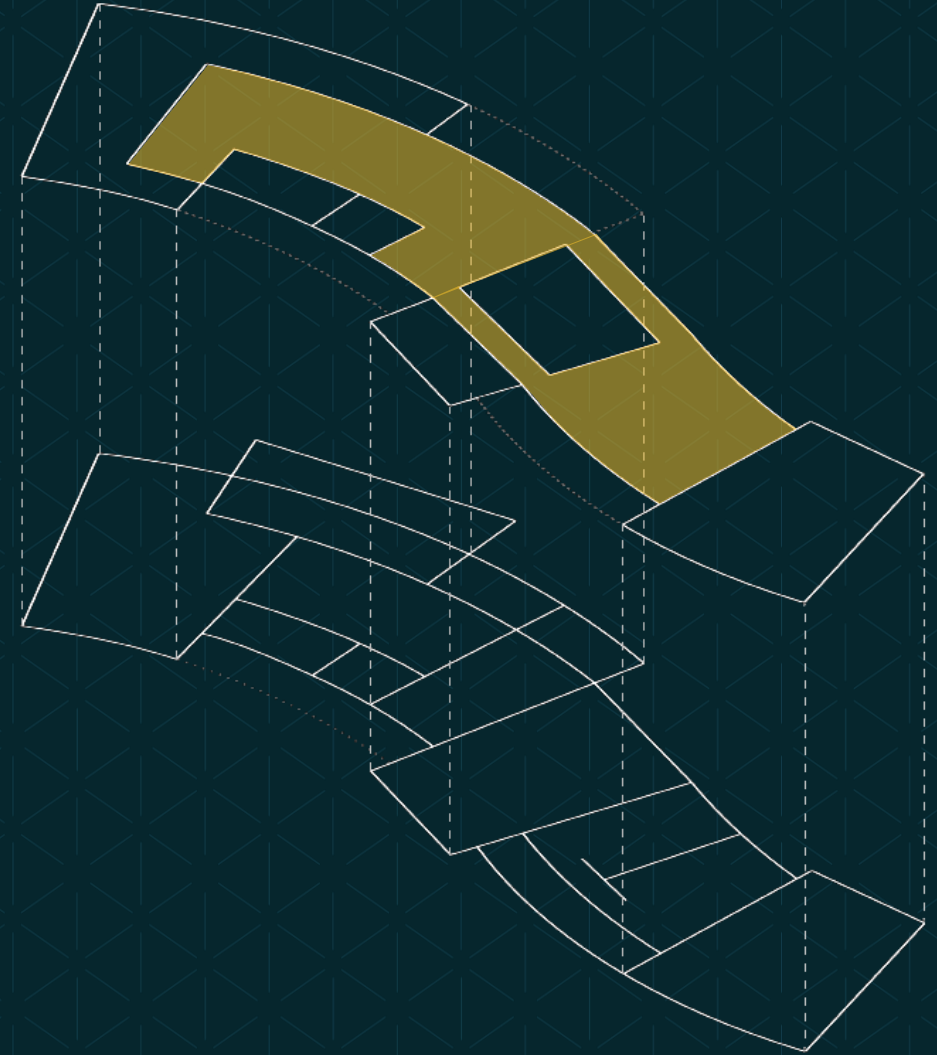
Ramsey Waterfront Community Building
Program



BANQUET/TRADE SHOW SPACE



Ramsey Waterfront Community Building
Program





Ramsey Waterfront Community Building

A large, stylized letter 'C' logo on the left side of the image. The 'C' is filled with a dark teal color and has a white grid pattern overlaid on it. The grid consists of thin white lines forming a series of small squares.

Cunningham

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Strive for high organizational morale and employee retention**Information****Title**

Authorization to Hire a Mechanic in the Public Works Department

Purpose/Background:

The purpose of this case is to request authorization to hire a full-time Mechanic.

This position was reviewed during the 2024 budget discussions and was approved to be filled. Staff conducted a recruitment and interview process to fill the new opening. Staff selected Mr. Christopher Loe as the top candidate. Mr. Loe has successfully passed the City's pre-employment testing and is recommended for hire. If hired, Mr. Loe will be subject to a six-month probationary period, the personnel policy and the AFSCME union contract.

The primary objectives of the Mechanic's position consists of performing skilled mechanical services including, but not limited to automobiles, squad cars, heavy and light equipment, and other city-owned vehicles and equipment. This position requires mechanical aptitude, good time management and organizational skills, as well as the ability to lift up to 74 pounds without assistance. The position is subject to extended work days, call backs and shift schedules as required for the City's maintenance operations, which may also include snow plowing of public streets, trails and walks.

Funding Source:

The funding required to fill this position is included in the 2024 budget.

Recommendation:

To hire Mr. Christopher Loe as a full-time Mechanic, effective on or near March 4, 2024, at \$33.73 per hour, which is step 5 of the 2024 wage scale.

Action:

Motion to hire Mr. Christopher Loe as a full-time Mechanic, effective on or near March 4, 2024, at \$33.73 per hour, which is step 5 of the 2024 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2024 01:39 PM
Form Started By: Colleen Lasher		Started On: 02/05/2024 02:50 PM
Final Approval Date: 02/08/2024		

CC Regular Session

Meeting Date: 02/13/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-056 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2024 through February 7, 2024.

Purpose/Background:

Adopt Resolution #24-056 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2024 through February 7, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-056 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2024 through February 7, 2024.

Action:

Motion to Adopt Resolution #24-056 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2024 through February 7, 2024.

Attachments

Bills List 2/13/2024
Resolution 24-056

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	02/07/2024 01:55 PM
Brian Hagen	Brian Hagen	02/08/2024 01:40 PM
Form Started By: Jennifer Morrison		Started On: 02/07/2024 01:44 PM
Final Approval Date: 02/08/2024		

RAMSEY CITY COUNCIL MEETING
2.13.24
BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	<u>SUBMITTED FOR APPROVAL</u>
Prepays 1.18.24 - 2.7.24	\$ 984,229.36
Accounts Payable 1.18.24 - 2.7.24	1,038,698.60
Payroll 1.19.24	260,779.95
2.2.24	242,908.95
Debt Service	
Pay Estimates- Projects	

TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	\$ 2,526,616.86
---	------------------------

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	<u>APPROVED PREVIOUS MTG</u>	<u>2024 Y.T.D.</u>
PREPAIDS	\$ 916,163.05	\$ 987,029.52
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	698,394.65	792,745.66
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	228,723.31	228,723.31
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,409,469.89	1,409,469.89

TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	\$ 3,252,750.90	\$ 3,417,968.38
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CITY OF RAMSEY
 Council Check Register by GL
 Council Check Register and Summary

1/12/2024 -- 2/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118067	1/18/2024		100948 ANOKA COUNTY LICENSE CENTER							
		3,560.25	PLATES & REG VEH #418		123121	01182024	0301.6550		MOTOR VEHICLES	ENGINEERING
		<u>3,560.25</u>								
118068	1/18/2024		111377 ANOKA MUNICIPAL UTILITY							
		45.41	TRAFFIC SIGNALS		123129	22-612000-01 DEC 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		83.72	TRAFFIC SIGNALS		123130	22-613120-01 DEC 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	STREET LIGHTING		123131	22-990005-01 DEC 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		49.05	STREET LIGHTING		123132	22-610280-00 DEC 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		<u>256.98</u>								
118069	1/18/2024		120575 JENSEN, NATHAN & SHAWNTE							
		200.00	WATER EFF REBATE 24-N JENSEN		123125	011024	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		<u>200.00</u>								
118070	1/18/2024		120669 LOKKER, SUSAN							
		200.00	WATER EFF REBATE 24-S LOKKER		123124	1102024	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		<u>200.00</u>								
118071	1/18/2024		109261 RIVENWICK MASTER ASSOCIATION							
		100.00	DAMAGE DEP REF 11.9.2021		123123	011024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>100.00</u>								
118072	1/19/2024		100268 LRRWMO CITY OF ANOKA							
		850.00	PROJ 21-08 PERMIT APP FEES		123187	01192024	9601.1730	00202108	IMPROVEMENTS OTHER THAN BUILD	WATER FUND
		<u>850.00</u>								
118106	1/25/2024		119065 ANOKA COUNTY (PAPER CHECK)							
		20.00	NOTARY RENEWAL-J JOHNSON PD		123253	01252024	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		<u>20.00</u>								
118107	1/25/2024		100948 ANOKA COUNTY LICENSE CENTER							
		492.50	TAB RENEWALS		123254	01252024	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		311.00	TAB RENEWALS		123254	01252024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		285.00	TAB RENEWALS		123254	01252024	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		45.50	TAB RENEWALS		123254	01252024	0301.6249		MISCELLANEOUS OPERATING SUPPLY	ENGINEERING
		26.00	TAB RENEWALS		123254	01252024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION

CITY OF RAMSEY
 Council Check Register by GL
 Council Check Register and Summary

1/12/2024 -- 2/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118107	1/25/2024		100948 ANOKA COUNTY LICENSE CENTER						Continued...	
		22.75	TAB RENEWALS		123254	01252024	0211.6249		MISCELLANEOUS OPERATING SUPPLY POLICE PROTECTION	
		90.75	TAB RENEWALS		123254	01252024	9601.6249		MISCELLANEOUS OPERATING SUPPLY WATER FUND	
		22.75	TAB RENEWALS		123254	01252024	9602.6249		MISCELLANEOUS OPERATING SUPPLY SEWER FUND	
		<u>1,296.25</u>								
118108	1/25/2024		120122 BORG, JOHN							
		200.00	WATER EFF REBATE 24-J BORG		123265	011624	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		<u>200.00</u>								
118109	1/25/2024		100297 CENTERPOINT ENERGY							
		23.12	NATURAL GAS PH 3		123262	8782239-1 DEC 2023	9601.6373		GAS	WATER FUND
		4,906.38	C/H GAS		123263	6702493-5 DEC 2023	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		276.61	12/8/23-1/5/24 GAS USAGE		123264	6011580-5 DEC 2023	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		518.43	GAS UTILITIES STATION 1		123269	5914352-9 DEC 2023	0220.6373		GAS	FIRE PROTECTION
		656.48	GAS UTILITIES STATION 2		123270	5961540-1 DEC 2023	0220.6373		GAS	FIRE PROTECTION
		<u>6,381.02</u>								
118110	1/25/2024		110734 CITY OF RAMSEY							
		250.00	ACCT 62855296 6263 RIVLYN AVE		123259	01252024	9601.4651		WATER REVENUE	WATER FUND
		<u>250.00</u>								
118111	1/25/2024		100116 CONNEXUS ENERGY							
		25.94	DEC 2023 ELECTRIC SERVICE		123274	444931-3270 DEC 2023-1	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		<u>25.94</u>								
118112	1/25/2024		100621 MN DNR ECO WATERS							
		27,854.64	2023 DNR WATER APPROP PERMIT		123258	1985-6005	9601.6439		OTHER MISCELLANEOUS	WATER FUND
		<u>27,854.64</u>								
118113	1/25/2024		100887 MSSA							
		100.00	MSSA ANNUAL MEMBERSHIP		123277	01222024	0311.6451		MEMBERSHIP DUES	STREET MAINTENANCE
		<u>100.00</u>								
118114	1/25/2024		118029 SMITH, SHAWN							

Council Check Register by GL
Council Check Register and Summary

1/12/2024 -- 2/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118114	1/25/2024		118029 SMITH, SHAWN						Continued...	
		200.00	WATER EFF REBATE 24-S SMITH		123266	011724	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
118115	2/1/2024		117732 AFFINITY AT RAMSEY/INLAND CONT & DEVELOP							
		184,211.65	PRINCIPAL TIF PYMT #8 FINAL		123386	02012024	9214.6433		REFUNDS	TAX INCREMENT DISTRICT#14
		4,144.76	INTEREST TIF PYMT #8 FINAL		123386	02012024	9214.6433		REFUNDS	TAX INCREMENT DISTRICT#14
		188,356.41								
118116	2/1/2024		117080 BLIP II LLC							
		24,955.71	PRINCIPAL TIF PYMT #10		123385	02012024	9216.6433		REFUNDS	TAX INCREMENT DISTRICT #16
		1,843.48	INTEREST TIF PYMT #10		123385	02012024	9216.6433		REFUNDS	TAX INCREMENT DISTRICT #16
		26,799.19								
118117	2/1/2024		112595 BMI							
		435.00	2024 MUSIC LICENSING		123393	51427219	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		435.00								
118118	2/1/2024		110734 CITY OF RAMSEY							
		147.00	ACCT 718271 14836 OLIVINE ST		123387	02012024	9601.4651		WATER REVENUE	WATER FUND
		171.65	ACCT 732363 15233 GERMANIUM CI		123387	02012024	9601.4651		WATER REVENUE	WATER FUND
		149.73	10/3/23-1/8/24 UTILITY BILL		123403	719019 QTR 4 2023	9410.6372	00041012	WATER/IRRIGATION	RALF FUNDED PROJECTS
		359.22	C/H WATER BILL		123404	444931294 QTR 4 2023	0194.6372		WATER/IRRIGATION	GENERAL GOVERNMENT BUILDINGS
		133.43	RAMP WATER BILL		123405	444931372 QTR 4 2023	9240.6372		WATER/IRRIGATION	PARKING RAMP MAINTENANCE
		139.77	WATER UTILITIES		123406	726528 QTR 4 2023	0220.6372		WATER/IRRIGATION	FIRE PROTECTION
		48.77	4TH QTR 7040 173RD AVE NW		123407	735287 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		49.95	SOLSTICE PARK 4TH QTR BILLING		123408	726294 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	161ST & URANIMITE (E) 4TH QTR		123409	727918 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		133.43	ELMCREST BUILDING 4TH QTR BILL		123410	724874 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	ELMCREST IRRIGATION 4TH QTR		123411	724931 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		133.43	DRAW PARK 4TH QTR BILLING		123412	724628 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION

Council Check Register by GL
Council Check Register and Summary

1/12/2024 -- 2/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118118	2/1/2024		110734 CITY OF RAMSEY						Continued...	
		5.60	161ST & URANIMITE (W) 4TH QTR		123413	727919 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		11.94	14700 TOWN CENTER DR 4 QT BILL		123414	724470 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	N. COMMONS 4TH QTR BILLING		123415	722164 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		133.43	RIVERDALE PARK 4TH QTR BILLING		123416	723960 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		216.94	QUARTERLY WATER BILL PW BLDG		123418	733061 QTR 4 2023	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		216.94	QUARTERLY WATER BILL PW BLDG		123418	733061 QTR 4 2023	0311.6372		WATER/IRRIGATION	STREET MAINTENANCE
		216.94	QUARTERLY WATER BILL PW BLDG		123418	733061 QTR 4 2023	9601.6372		WATER/IRRIGATION	WATER FUND
		216.94	QUARTERLY WATER BILL PW BLDG		123418	733061 QTR 4 2023	9602.6372		WATER/IRRIGATION	SEWER FUND
		216.94	QUARTERLY WATER BILL PW BLDG		123418	733061 QTR 4 2023	9605.6372		WATER/IRRIGATION	STORM WATER UTILITY
		<u>2,709.34</u>								
118119	2/1/2024		100116 CONNEXUS ENERGY							
		10,208.38	12/19-1/18/24 ELECTRIC USE		123394	759126-303101 JAN 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		4,861.77	12/19-1/18/24 ELECTRIC USE		123395	759126-303107 JAN 2024	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,998.06	12/19-1/18/24 ELECTRIC USE		123395	759126-303107 JAN 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		71.23	12/19-1/18/24 ELECTRIC USE		123395	759126-303107 JAN 2024	9230.6249		MISCELLANEOUS OPERATING SUPPLY ECONOMIC DEVELOPMENT AUTHORITY	
		4,668.27	12/19-1/18/24 ELECTRIC USE		123395	759126-303107 JAN 2024	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		451.62	12/19-1/18/24 ELECTRIC USE		123395	759126-303107 JAN 2024	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		29.10	12/19-1/18/24 ELECTRIC USE		123395	759126-303107 JAN 2024	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		6,406.20	ELECTRICITY WATER		123396	759126-303102 JAN 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,006.93	ELECTRICITY SEWER		123396	759126-303102 JAN 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		77.66	ELECTRICITY STORM		123396	759126-303102	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY

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118119	2/1/2024		100116 CONNEXUS ENERGY						Continued...	
						JAN 2024				
		89.25	SIREN UTILITIES		123397	759126-303095	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
						JAN 2024				
		1,019.45	TRAFFIC SIGNALS		123401	759126-303100	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
						JAN 2024				
		1,610.74	ELECTRIC		123417	759126-303106	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
						JAN 2024				
		204.19	ELECTRIC		123417	759126-303106	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
						JAN 2024				
		170.11	ELECTRIC		123417	759126-303106	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
						JAN 2024				
		1,060.03	ELECTRIC		123417	759126-303106	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
						JAN 2024				
		845.65	ELECTRIC		123417	759126-303106	9601.6371		ELECTRIC UTILITIES	WATER FUND
						JAN 2024				
		845.65	ELECTRIC		123417	759126-303106	9602.6371		ELECTRIC UTILITIES	SEWER FUND
						JAN 2024				
		845.65	ELECTRIC		123417	759126-303106	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
						JAN 2024				
		36,469.94								
118120	2/1/2024		118611 DELTA MOD TECH							
		79,944.82	PRINCIPAL TIF PYMT #6		123388	02012024	9217.6433		REFUNDS	TAX INCR DIST #17 (DELTA MOD)
		79,944.82								
118121	2/1/2024		115887 DVS RENEWAL							
		61.00	REG TAB RENEW 366 367 396 315		123392	C9699115	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		61.00								
118122	2/1/2024		120695 MURRAY, KAREN							
		250.00	REFUNDING TOWING CHARGES		123389	02-CO-23-2577	0211.6389		TOWING SERVICES	POLICE PROTECTION
		250.00								
118123	2/1/2024		120605 PANGAEA HOSPITALITY GROUP LLC							
		3,268.44	BIZ NETWORK MTG - EVENT CENTER		123402	10A	9230.6249	00923003	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		3,268.44								
118124	2/1/2024		114811 RESIDENCE AT THE COR APARTMENTS LLC							
		148,042.06	PRINCIPAL TIF PYMT #18		123390	02012024	9217.6433		REFUNDS	TAX INCR DIST #17 (DELTA MOD)
		53,085.61	INTEREST TIF PYMT #18		123390	02012024	9217.6433		REFUNDS	TAX INCR DIST #17 (DELTA MOD)

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1006046	1/26/2024		112663 CAPSTONE HOMES INC						Continued...	
		1,500.00	ERO ESCR REF 14503 QUINTANA ST		123275	A 120257	9804.6433	00120257	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
1006047	1/26/2024		118116 DTN LLC							
		473.00	CLEARPATH WEATHER		123271	6404782	0311.6315		MISCELLANEOUS PROFESSIONAL SERSTREET MAINTENANCE	
		473.00								
1006048	1/26/2024		115384 ERICKSON, ASHTON							
		80.00	1.8-1.16.24 TRAINING MEALS		123256	01252024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		0.00	USE OF FORCE TRAINING		123256	01252024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		80.00								
1006049	1/26/2024		114432 HESSE, BRADLEY							
		77.84	1.5-1.1.24 TRAINING MEALS		123257	01252024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		0.00	USE OF FORCE TRAINING		123257	01252024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		77.84								
1006050	1/26/2024		119638 O'REILLY AUTO PARTS							
		2.07-	EARLY PAY DISCOUNT		123268	6193-149804	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		103.50	DEF FLUID SUPPLIES		123268	6193-149804	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.13-	EARLY PAY DISCOUNT		123272	6193-150107	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		6.60	POLICE #383		123272	6193-150107	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.17-	EARLY PAY DISCOUNT		123273	6193-150147	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		8.49	JETTER TRK. #673		123273	6193-150147	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.06-	EARLY PAY DISCOUNT		123276	6193-150323	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.98	BUILDING #414		123276	6193-150323	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		119.14								
1006051	1/26/2024		100459 STANDARD INSURANCE COMPANY							
		2,417.10	JAN 2024 LIFE PREM		123278	7725960001 JAN 2024	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,417.10								
1006052	1/26/2024		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		448.22	JAN 2024 NON-VOL LTD PREM		123279	237724 JAN 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		514.22	JAN 2024 VOL LTD PREM		123279	237724 JAN 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		962.44								
1006053	1/26/2024		100510 VERIZON WIRELESS							
		592.85	SQUAD LAPTOPS/CAMS		123267	9953789590 DEC	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION

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1006053	1/26/2024		100510 VERIZON WIRELESS						Continued...	
						2023				
		4,011.22	STAFF CELL PHONES		123267	9953789590 DEC	0192.6323		CELLULAR PHONES	DATA PROCESSING
						2023				
		<u>4,604.07</u>								
1006054	2/2/2024		119638 O'REILLY AUTO PARTS							
		.32	EARLY PAY DISCOUNT		123391	6193-150734	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		15.98	SHOP SUPPLIES		123391	6193-150734	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		.27	EARLY PAY DISCOUNT		123398	6193-150947	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		13.57	WOODCHIPPER #619		123398	6193-150947	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.29	EARLY PAY DISCOUNT		123399	6193-151036	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		14.32	TRK. #600		123399	6193-151036	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		.24	EARLY PAY DISCOUNT		123400	6193-151150	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.99	2 FACED TAPE		123400	6193-151150	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		<u>54.74</u>								
97011924	1/19/2024		100629 MN DEPT OF REV SALES TX							
		107.25	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9101.4305		RENTAL FEES	GENERAL FUND
		5.28	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.12	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		108.36	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		35.53	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		1.29	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		1.29	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		3.88	DEC 2023 SALES, TRANS, USE TAX		123261	01192024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		<u>263.00</u>								
98011924	1/19/2024		115568 ALERUS FINANCIAL NA							
		8,475.20			123139	01182412260114	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>8,475.20</u>								
99011224	1/12/2024		108768 COMDATA NETWORK INC							
		257.50	GASOLINE FUEL		123194	DEC 2023 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		14.39	AMZN-23 LEADERSHIP GROWTH BOOK		123195	DEC 2023 HANSON	0191.6335		TRAINING	PLANNING & ZONING
		375.00	HOMERUN LEADERSHIP BOOKS		123196	DEC 2023 HAGEN	0130.6335		TRAINING	ADMINISTRATION
		79.98	MENARDS-CHRISTMAS TREE LIGHTS		123197	DEC 2023 TORSETH	0211.6208		MISCELLANEOUS OFFICE SUPPLIES	POLICE PROTECTION
		4.99	ARLO TECH INC-INVESTIGATIONS C		123198	DEC 2023 BLUML	0211.6315		MISCELLANEOUS PROFESSIONAL SERPOLICE PROTECTION	POLICE PROTECTION
		147.95	WEATHERTECH-NEW SQUAD 323 FLOO		123198	DEC 2023 BLUML	0211.6550		MOTOR VEHICLES	POLICE PROTECTION

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99011224	1/12/2024		108768 COMDATA NETWORK INC						Continued...	
		734.00	WAR MACHINE INC-T SHIRT GUN		123198	DEC 2023 BLUML	0280.6281		SMALL TOOLS & MINOR EQUIPMENT	COMMUNITY ORIENTING POLICING
		487.00	APA 2024 DUES - LARSON		123199	DEC 2023 LARSON	9101.1550		PREPAID EXPENSE	GENERAL FUND
		43.47	AMAZON - WHITEBOARD		123199	DEC 2023 LARSON	0191.6208		MISCELLANEOUS OFFICE SUPPLIES	PLANNING & ZONING
		464.00	PINMART - ANNIVERSARY PINS		123200	DEC 2023	9101.1550		PREPAID EXPENSE	GENERAL FUND
			FRANKFURTH							
		479.00	POLICE SOCIAL MEDIA - TRAINING		123200	DEC 2023	9101.1550		PREPAID EXPENSE	GENERAL FUND
			FRANKFURTH							
		75.00	BCA - TRAINING		123200	DEC 2023	0211.6335		TRAINING	POLICE PROTECTION
			FRANKFURTH							
		75.00	BCA - TRAINING		123200	DEC 2023	0211.6335		TRAINING	POLICE PROTECTION
			FRANKFURTH							
		75.00	TLO TRANSUNION - ONLINE INVEST		123200	DEC 2023	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
			FRANKFURTH							
		24.98	COBORNS - MISC ITEMS		123200	DEC 2023	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
			FRANKFURTH							
		26.56	ANOKA COUNTY - VEHICLE TITLE		123200	DEC 2023	0243.6249		MISCELLANEOUS OPERATING SUPPLY	IMPOUND LOT MAINTENANCE
			FRANKFURTH							
		124.99	HUSKY- VEHICLE FLOOR LINERS		123201	DEC 2023	0240.6249		MISCELLANEOUS OPERATING SUPPLY	PROTECTIVE INSPECTIONS
			SZYKULSKI							
		325.00	AMBO- 2024 PREPAY		123201	DEC 2023	9101.1550		PREPAID EXPENSE	GENERAL FUND
			SZYKULSKI							
		281.07	SUGAR LAKE LODGE- 2024 PREPAY		123201	DEC 2023	9101.1550		PREPAID EXPENSE	GENERAL FUND
			SZYKULSKI							
		281.07	SUGAR LAKE LODGE- 2024 PREPAY		123201	DEC 2023	9101.1550		PREPAID EXPENSE	GENERAL FUND
			SZYKULSKI							
		5.00-	NTE-SALES TAX REF		123202	DEC 2023 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		729.66	APWA J MARKS ONLINE COURSE '24		123202	DEC 2023 TURNER	9101.1550		PREPAID EXPENSE	GENERAL FUND
		36.22	PERSON FARM- STRAW		123203	DEC 2023 BYRON	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		1,705.47	MNDNR-WATER USAGE 2023		123203	DEC 2023 BYRON	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		118.61	COR- PERMIT		123203	DEC 2023 BYRON	9412.6249		MISCELLANEOUS OPERATING SUPPLY	PUBLIC FACILITIES CONSTRUCTION
		62.54-	TAMARAK-OFFICE CONSTRUCTION		123203	DEC 2023 BYRON	9412.6249		MISCELLANEOUS OPERATING SUPPLY	PUBLIC FACILITIES CONSTRUCTION
		150.00	ANOKA COUNTY-ROW PERMIT		123203	DEC 2023 BYRON	9601.6249		MISCELLANEOUS OPERATING SUPPLY	WATER FUND
		140.25	12/12/23 DOORDASH CC MEALS		123204	DEC 2023	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
			SCHMITZ							
		7.56	12/13/23 DOORDASH ADMIN MEAL		123204	DEC 2023	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
			SCHMITZ							
		172.97	ACME-DUAL PORT CHARGE		123205	DEC 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		33.98	ACME-METAL RAIL		123205	DEC 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		204.75	ACME-SMALL TOOLS		123205	DEC 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION

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99011224	1/12/2024		108768 COMDATA NETWORK INC						Continued...	
		177.74	ACME-TOOL RAIL		123205	DEC 2023 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		1,075.00	MNDOT- CERT L CZECH 2024		123206	DEC 2023 WESTBY	9101.1550		PREPAID EXPENSE	GENERAL FUND
		320.00	UOFM-CERT J OSEN 2024		123206	DEC 2023 WESTBY	9101.1550		PREPAID EXPENSE	GENERAL FUND
		3,546.00	NAT. D & A 2023 TRAINING		123207	DEC 2023 LASHER	0130.6335		TRAINING	ADMINISTRATION
		99.00	NIGHTMYSTERY -2024 APPR EVENT		123207	DEC 2023 LASHER	9101.1550		PREPAID EXPENSE	GENERAL FUND
		5.69	ECM - ANOKA HERALD SUBSCRIPTIO		123208	DEC 2023	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
						SULLIVAN				
		993.57	TAMARACK - OFFICE BUILDOUT		123209	DEC 2023 NELSON	9412.6249		MISCELLANEOUS OPERATING SUPPLY	PUBLIC FACILITIES CONSTRUCTION
		120.54	WALMART-MISC SUPPLIES		123210	DEC 2023	0452.6208		MISCELLANEOUS OFFICE SUPPLIES	PARK & RECREATION
						RIVERBLOOD				
		63.95	TELOMETRICS-RENEWAL SET		123210	DEC 2023	0452.6208		MISCELLANEOUS OFFICE SUPPLIES	PARK & RECREATION
						RIVERBLOOD				
		43.11	FACEBOOK-ADVERTISEMENTS		123210	DEC 2023	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
						RIVERBLOOD				
		<u>14,052.48</u>								
99011924	1/19/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		825.00			123136	01182412260111	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>825.00</u>								
99012624	1/26/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		175.88	MISC SUPPLIES		123260	01252024	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		3.52-	EARLY PAY DISCOUNT		123260	01252024	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		380.61	MISC SUPPLIES		123260	01252024	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		7.61-	EARLY PAY DISCOUNT		123260	01252024	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		88.69	MISC SUPPLIES		123260	01252024	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		1.77-	EARLY PAY DISCOUNT		123260	01252024	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		3.57	MISC SUPPLIES		123260	01252024	0194.6281		SMALL TOOLS & MINOR EQUIPMENT	GENERAL GOVERNMENT BUILDINGS
		.07-	EARLY PAY DISCOUNT		123260	01252024	0194.6281		SMALL TOOLS & MINOR EQUIPMENT	GENERAL GOVERNMENT BUILDINGS
		83.08	MISC SUPPLIES		123260	01252024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		1.66-	EARLY PAY DISCOUNT		123260	01252024	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		<u>717.20</u>								
99020224	2/2/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		825.00			123373	01312412062811	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>825.00</u>								
99102424	1/24/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		134.95	JAN 2024 MONTHLY PURCHASES		123312	01282024	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		2.70-	EARLY PAY DISCOUNT		123312	01282024	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION

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99102424	1/24/2024	132.25	100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						Continued...	
99153888	2/2/2024	15,033.60	100601 MN DEPT OF REV WH		123382	0131241206287	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,033.60								
99240029	1/19/2024	135.06	100301 MN CHILD SUPPORT PAYMENT CNTR		123009	011624924401	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72			123142	0118241226014	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		401.78								
99240294	2/2/2024	266.72	100301 MN CHILD SUPPORT PAYMENT CNTR		123379	0131241206284	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99276078	2/2/2024	18,844.27	101306 IRS		123372	01312412062810	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		31,466.09			123383	0131241206288	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		18,844.27			123384	0131241206289	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		69,154.63								
99403171	2/2/2024	1,953.08	100223 ICMA RETIREMENT TRUST 457		123371	0131241206281	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99525728	1/19/2024	358.73	100601 MN DEPT OF REV WH		123010	011624924402	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			123016	0116241106253	9101.2172		STATE WITHHOLDING	GENERAL FUND
		14,786.90			123145	0118241226017	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,195.63								
99711715	1/19/2024	420.53	101306 IRS		123011	011624924403	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,519.44			123012	011624924404	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,519.44			123013	011624924405	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			123017	0116241106254	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		291.96			123018	0116241106255	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		291.96			123019	0116241106256	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		18,872.16			123135	01182412260110	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		30,566.12			123146	0118241226018	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND

CITY OF RAMSEY
 Council Check Register by GL
 Council Check Register and Summary

1/12/2024 -- 2/7/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99711715	1/19/2024		101306 IRS						Continued...	
		18,872.16			123147	0118241226019	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		<u>72,728.77</u>								
99734398	1/19/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		133.33			123014	0116241106251	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			123015	0116241106252	9101.2183		PERA-EMPLOYER	GENERAL FUND
		30,433.77			123143	0118241226015	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		40,650.41			123144	0118241226016	9101.2183		PERA-EMPLOYER	GENERAL FUND
		<u>71,350.84</u>								
99736012	2/2/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		31,023.11			123380	0131241206285	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,572.07			123381	0131241206286	9101.2183		PERA-EMPLOYER	GENERAL FUND
		<u>72,595.18</u>								
99800520	2/2/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		12,624.20			123374	01312412062812	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		<u>12,624.20</u>								
99802224	2/2/2024		115568 ALERUS FINANCIAL NA							
		8,525.20			123376	01312412062814	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>8,525.20</u>								
99832504	2/2/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,661.27			123375	01312412062813	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>4,661.27</u>								
99878872	1/19/2024		100223 ICMA RETIREMENT TRUST 457							
		1,953.08			123134	0118241226011	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		<u>1,953.08</u>								
99894811	1/19/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,538.27			123138	01182412260113	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>4,538.27</u>								
99895851	1/19/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		12,474.20			123137	01182412260112	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		<u>12,474.20</u>								
		<u>984,229.36</u>	Grand Total						<u>Payment Instrument Totals</u>	

Council Check Register by GL
Council Check Register and Summary

1/12/2024 -- 2/7/2024

<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>	
		984,229.36	Grand Total								
							<u>Payment Instrument Totals</u>				
							Checks	580,916.89			
							EFT Payments	388,746.58			
							A/P ACH Payment	<u>14,565.89</u>			
							Total Payments	984,229.36			

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3769
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 2/14/2024

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV 123182 001 00999	1/9/2024	92249	47,680.38		119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201					Summary Total	47,680.38		
						Payment Amount	47,680.38		
119614	ALL CITY CONTAINER/DAN KNUDSON	VOL ABATE 5431 164TH LN NW	PV 123522 001 00999	5/9/2023	70244-A	645.00		119614	ALL CITY CONTAINER/DAN KNUDSON
	ALL CITY CONTAINER 25376 XKIMO STREET NW ISANTI MN 55040					Summary Total	645.00		
						Payment Amount	645.00		
107442	ALLDATA		PV 123339 001 00999	1/19/2024	101549392 FEB 2024	1,500.00		107442	ALLDATA
	ALLDATA P O BOX 848379 DALLAS TX 75284-8379					Summary Total	1,500.00		
						Payment Amount	1,500.00		
100036	ANOKA COUNTY CHIEFS OF POLICE ASSN		PV 123219 001 00999	1/12/2024	01122024 JK	177.00		100036	ANOKA COUNTY CHIEFS OF POLICE ASSN
	ANOKA COUNTY CHIEFS OF POLICE ASSN 13301 HANSON BLVD NW ATTN KELLY HAIGH ANDOVER MN 55304					Summary Total	177.00		
			PV 123220 001 00999	1/12/2024	01122024 BB	177.00			
						Summary Total	177.00		

CITY OF RAMSEY
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV 123221 001 00999	1/12/2024	01122024 TF	177.00			
			Summary Total			177.00			
			Payment Amount			531.00			
100063	ASPEN MILLS		PV 123223 001 00999	1/11/2024	326329	219.00		100063	ASPEN MILLS
	ASPEN MILLS		Summary Total			219.00			
	8201 C CENTRAL AVE NE		PV 123225 001 00999	1/16/2024	326532	49.94			
	SPRING LAKE PARK MN 55432		Summary Total			49.94			
			PV 123229 001 00999	12/29/2023	326406	412.00			
			Summary Total			412.00			
			PV 123230 001 00999	1/16/2024	326503	1,163.00			
			Summary Total			1,163.00			
			PV 123237 001 00999	1/17/2024	326612	301.60			
			Summary Total			301.60			
			PV 123306 001 00999	1/19/2024	326735	328.50			
			Summary Total			328.50			
			PV 123307 001 00999	1/19/2024	326752	197.33			
			Summary Total			197.33			
			PV 123308 001 00999	1/19/2024	326754	219.00			
			Summary Total			219.00			
			PV 123349 001 00999	1/23/2024	326867	32.00			
			Summary Total			32.00			
			PV 123366 001 00999	1/25/2024	327039	416.00			
			Summary Total			416.00			
			PV 123449 001 00999	1/29/2024	327160	149.50			
			Summary Total			149.50			

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 Payment Instrument Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
Payment Amount							3,487.87			
120696	AT&T		PV	123452 001 00999	1/16/2024	494474	195.00		120696	AT&T
	AT&T		Summary Total				195.00			
	PO BOX 5071		Payment Amount				195.00			
	CAROL STREAM IL 60197-5071									
119134	CINTAS (FIRST AID VENDOR)		PV	123517 001 00999	1/25/2024	5194606449	188.88		119134	CINTAS (FIRST AID VENDOR)
	CINTAS		Summary Total				188.88			
	PO BOX 631025		Payment Amount				188.88			
	CINCINNATI OH 45263-1025									
114451	COMPASS MINERALS		PV	123347 001 00999	1/11/2024	1278891	29,101.55		114451	COMPASS MINERALS
	COMPASS MINERALS		Summary Total				29,101.55			
	P O BOX 277043		PV	123348 001 00999	1/12/2024	1279914	38,415.86			
	ATLANTA GA 30384-7043		Summary Total				38,415.86			
	MOISTURE DISCOUNT		PV	123520 001 00999	1/16/2024	1281768	6,505.23			
			Summary Total				6,505.23			
			Payment Amount				74,022.64			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	123453 001 00999	1/25/2024	16414364	728.76		100167	CORNERSTONE FORD
	CORNERSTONE FORD		Summary Total				728.76			
	17219 HIGHWAY 10 NW									

Payment Group Control Number 3769
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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
PO BOX 304 ELK RIVER MN 55330					728.76		
119240 CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC		PV 123529 001 00999	1/24/2024	66355	2,270.78		119240 CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC
CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER) 14885 191ST AVENUE NW ELK RIVER MN 55330					2,270.78		
					2,270.78		
112411 COUNTRY SIDE SERVICES OF MN INC		PV 123290 001 00999	1/12/2024	1-112107	1,950.17		112411 COUNTRY SIDE SERVICES OF MN INC
COUNTRY SIDE SERVICES OF MN INC 6228 HIGHWAY 10 NW RAMSEY MN 55303					1,950.17		
		PV 123291 001 00999	1/12/2024	1-112117	269.17		
					269.17		
		PV 123524 001 00999	1/29/2024	1-109178-01	9,780.00		
					9,780.00		
					11,999.34		
120341 DAMON FARBER ASSOCIATES, INC		PV 123442 001 00999	1/22/2024	98707	16,311.25		120341 DAMON FARBER ASSOCIATES, INC
DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050 MNNEAPOLIS MN 55415					16,311.25		
					16,311.25		

Payment Group Control Number 3769
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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
104267	ELITE SANITATION		PV	123240	001	00999	1/12/2024	30368	127.30		104267	ELITE SANITATION
	ELITE SANITATION								Summary Total	127.30		
	PO BOX 526											
	ELK RIVER MN 55330								Payment Amount	127.30		
100993	EMBEDDED SYSTEMS, INC		PV	123438	001	00999	1/29/2024	344643	737.50		100993	EMBEDDED SYSTEMS, INC
	EMBEDDED SYSTEMS, INC								Summary Total	737.50		
	11931 HWY #65 NE											
	BLAINE MN 55434								Payment Amount	737.50		
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	123467	001	00999	1/29/2024	130840	2,631.42		100169	EMERGENCY APPARATU MAINTENANCE INC
	EMERGENCY APPARATUS MAINTENANCE INC								Summary Total	2,631.42		
	7512 4TH AVENUE											
	LINO LAKES MN 55014								Payment Amount	2,631.42		
110760	FIRE SAFETY USA, INC		PV	123281	001	00999	1/22/2024	179537	2,034.30		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC								Summary Total	2,034.30		
	3253 19TH STREET NW											
	ROCHESTER MN 55901								Payment Amount	2,034.30		

Payment Group Control Number 3769
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 2/14/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Item Number	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
116743	GWORKS		PV	123232	001 00999	12/1/2023	2019-18724	541.00		116743	GWORKS
	GWORKS							541.00			
	PO BOX 847636										
	BOSTON MA 02284-7636										
								541.00			
118922	HAUGO GEO TECHNICAL SERVICES, LLC		PV	123512	001 00999	1/25/2024	13556	18,300.00		118922	HAUGO GEO TECHNICAL SERVICES, LLC
	HAUGO GEO TECHNICAL SERVICES, LLC							18,300.00			
	13570 GROVE DRIVE #278		PV	123513	001 00999	1/26/2024	13555	5,880.00			
	MAPLE GROVE MN 55311							5,880.00			
								24,180.00			
117332	HEARTLAND TIRE INC		PV	123344	001 00999	1/18/2024	9038328	401.16		117332	HEARTLAND TIRE INC
	HEARTLAND TIRE INC							401.16			
	7151 RIVERDALE DRIVE NW										
	RAMSEY MN 55303							401.16			
115760	HENRY SCHEIN INC		PV	123454	001 00999	1/19/2024	70269906	41.79		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC							41.79			
	DEPT CH 10241										
	PALATINE IL 60055-0241							41.79			

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 Payment Instrument Check Payment
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Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
119617	HIRSHFIELD'S		PV	123238	001	00999	1/16/2024	22183836	75.02		119617	HIRSHFIELD'S
	HIRSHFIELD'S								75.02			
	725 2ND AVENUE N		PV	123239	001	00999	1/17/2024	22183878	160.03			
	MINNEAPOLIS MN 55405								160.03			
									235.05			
100877	IIMC		PV	123455	001	00999	1/10/2024	01102024	225.00		100877	IIMC
	IIMC								225.00			
	8331 UTICA AVE SUITE 200											
	RANCHO CUCAMONGA CA 91730								225.00			
101246	JOHN E REID AND ASSOC INC		PV	123443	001	00999	1/29/2024	6A36DB12-0001	630.00		101246	JOHN E REID AND ASSOC INC
	JOHN E REID AND ASSOC INC								630.00			
	123 WEST MADISON ST STE 900											
	CHICAGO IL 60602								630.00			
120653	KNOLLWOOD KICKS DBA RED WING SHOES		PV	123298	001	00999	1/21/2024	1038	450.00		120653	KNOLLWOOD KICKS DBA RED WING SHOES
	KNOLLWOOD KICKS DBA RED WING SHOES								450.00			
	4357 CENTRAL AVE NE											
	COLUMBIA HEIGHTS MN 55421								450.00			

Payment Group Control Number 3769
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 Originator JMORRISON
 Payment Instrument Check Payment
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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
100256 LANO EQUIPMENT INC		PV 123370 001 00999	1/8/2024	02-1050745	79,248.02		100256 LANO EQUIPMENT INC
LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303		Summary Total			79,248.02		
		PV 123518 001 00999	1/25/2024	02-1053906	80.97		
		Summary Total			80.97		
		PV 123519 001 00999	1/29/2024	02-1054414	110,107.69		
		Summary Total			110,107.69		
		PV 123527 001 00999	1/25/2024	02-1053897	149.96		
		Summary Total			149.96		
		PV 123530 001 00999	1/30/2024	02-1054504	104.33		
		Summary Total			104.33		
		PV 123531 001 00999	1/26/2024	02-1053993	76.48		
		Summary Total			76.48		
		PV 123532 001 00999	1/26/2024	02-1054001	1,475.00		
		Summary Total			1,475.00		
		Payment Amount			191,242.45		
120181 LARGE FORMAT GRAPHICS		PV 123244 001 00999	12/18/2023	3697	1,788.00		120181 LARGE FORMAT GRAPHICS
LARGE FORMAT GRAPHICS 1835 5TH AVE ANOKA MN 55303		Summary Total			1,788.00		
		Payment Amount			1,788.00		
119036 LEADERSHIP GROWTH GROUP	2024 LEADERSHIP GROWTH GROUP	PV 123476 001 00999	12/10/2023	12102023	600.00		119036 LEADERSHIP GROWTH GROUP
LEADERSHIP GROWTH GROUP		Summary Total			600.00		

CITY OF RAMSEY
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 Payment Instrument Check Payment
 Pay Through Date 2/14/2024

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
	71 WEST GOLDEN LAKE ROAD CIRCLE PINES MN 55014											
									Payment Amount	600.00		
100270	MACQUEEN EQUIPMENT INC		PV	123538	001	00999	1/12/2024	E01943	31,346.00		100270	MACQUEEN EQUIPMENT INC
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106								Summary Total	31,346.00		
									Payment Amount	31,346.00		
101164	MILLER CHEVROLET LLC		PV	123309	001	00999	1/23/2024	717858	10,073.99		101164	MILLER CHEVROLET LL
	MILLER CHEVROLET 21150 JOHN MILLESS DRIVE ROGERS MN 55374								Summary Total	10,073.99		
			PV	123350	001	00999	1/24/2024	718427	380.75			
									Summary Total	380.75		
									Payment Amount	10,454.74		
100330	MN FIRE SRV CERTIFICATION BRD		PV	123367	001	00999	1/21/2024	12166	136.50		100330	MN FIRE SRV CERTIFICATION BRD
	MN FIRE SRV CERTIFICATION BRD PO BOX 490667 BLAINE MN 55449								Summary Total	136.50		
									Payment Amount	136.50		
100345	NAPA AUTO PARTS ELK RIVER		PV	123292	001	00999	1/16/2024	236155	356.36		100345	NAPAAUTO PARTS ELK RIVER

Payment Group Control Number 3769
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW							Summary Total 356.36			
			PV	123297	001 00999	1/18/2024	236461	12.59			
	P O BOX 1041 ELK RIVER MN 55330							Summary Total 12.59			
			PV	123523	001 00999	1/30/2024	237731	230.60			
								Summary Total 230.60			
								Payment Amount 599.55			
115543	NATURAL ENDEAVORS LANDSCAPING INC	6701 Prop Mgmt Snow	PV	123475	001 00999	2/1/2024	2023 JAN 2024	395.00		115543	NATURAL ENDEAVORS LANDSCAPING INC
	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304							Summary Total 395.00			
								Payment Amount 395.00			
119274	NORTH COUNTRY CHEVROLET BUICK GMC		PV	123457	001 00999	11/9/2023	RAMSEY24-101	50,900.00		119274	NORTH COUNTRY CHEVROLET BUICK GMC
	NORTH COUNTRY CHEVROLET BUICK GMC 1502 E HOWARD STREET HIBBING MN 55746							Summary Total 50,900.00			
								Payment Amount 50,900.00			
120681	RECYCLE TECHNOLOGIES		PV	123287	001 00999	1/18/2024	242393	10.80		120681	RECYCLE TECHNOLOGI
	RECYCLE TECHNOLOGIES 1525 99TH LANE NE MINNEAPOLIS MN 55449							Summary Total 10.80			
								Payment Amount 10.80			

CITY OF RAMSEY
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
116804	SAFEASSURE CONSULTANTS INC		PV 123362 001 00999	1/23/2024	3510	9,067.64		116804	SAFEASSURE CONSULTANTS INC
	SAFEASSURE CONSULTANTS INC 7505 93RD AVENUE NE SPICER MN 56288					Summary Total 9,067.64			
						Payment Amount 9,067.64			
118921	SHRED RIGHT		PV 123224 001 00999	1/4/2024	0015792	17.73		118921	SHRED RIGHT
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438					Summary Total 17.73			
						Payment Amount 17.73			
115605	T MOBILE USA INC		PV 123456 001 00999	1/12/2024	9556937878	75.00		115605	T MOBILE USA INC
	T MOBILE USA INC ATTN LAW ENFORCMENT RELATIONS FINANCE PO BOX 84445 SEATTLE WA 98124-6745					Summary Total 75.00			
						Payment Amount 75.00			
120686	TAHO SPORTSWEAR INC		PV 123353 001 00999	1/25/2024	24TS0105	820.00		120686	TAHO SPORTSWEAR INC
	TAHO SPORTSWEAR INC 7753 BEECH ST NE FRIDLEY MN 55432					Summary Total 820.00			
						Payment Amount 820.00			

Payment Group Control Number 3769
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 2/14/2024

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
114151	TASC (FEES)		PV	123250	001	00999	1/17/2024	IN3003370	232.50		114151	TASC (FEES)
	TASC			Summary Total					232.50			
	CLIENT INVOICES											
	P O BOX 88278											
	MILWAUKEE WI 53288-0001			Payment Amount					232.50			
108522	TOTAL CONTROL SYSTEMS, INC	Replace SLS transducer	PV	123514	001	00999	1/30/2024	11084	554.40		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC			Summary Total					554.40			
	P O BOX 40											
	STANCHFIELD MN 55080			Payment Amount					554.40			
120677	TRACKLESS VEHICLES		PV	123539	001	00999	1/12/2024	070964	78,577.25		120677	TRACKLESS VEHICLES
	TRACKLESS VEHICLES			Summary Total					78,577.25			
	PO BOX 244											
	55 THUNDERBIRD DRIVE											
	COURTLAND ON N0J 1E0			Payment Amount					78,577.25			
119760	VERIZON (CASE INVOICES)		PV	123445	001	00999	1/26/2024	9022345939	80.00		119760	VERIZON (CASE INVOICES)
	VERIZON WIRELESS SERVICES LLC			Summary Total					80.00			
	180 WASHINGTON VALLEY ROAD #E2510											
	BEDMINSTER NJ 07921			Payment Amount					80.00			

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 Payment Instrument Check Payment
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..... Payee	Stub	.. Document	Due	Invoice	Payment	Discount	Supplier
Number Name / Mailing Address	Message	Ty Number Itm Co	Date	Number	Amount	Taken	Number	Name
Total Amount to be Processed					568,692.98			
Total Number of Payments to be Processed					42			

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Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
117343	AMAZON CAPITAL SERVICES INC		PV	123280	001	00999	1/22/2024	1QY9-X6G4-NM3F	244.95		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					244.95			
	PO BOX 035184		PV	123305	001	00999	1/22/2024	1YTL-Q4MX-MF1P	19.98			
	SEATTLE WA 98124-5184			Summary Total					19.98			
			PV	123341	001	00999	1/22/2024	1HTT-9Y7D-LNGP	28.58			
				Summary Total					28.58			
			PV	123469	001	00999	1/22/2024	116V-HDPW-NFTD	253.93			
				Summary Total					253.93			
				Payment Amount					547.44			
109256	AMERICAN ENGINEERING TESTING INC		PV	123431	001	00999	1/18/2024	INV-175107	6,707.00		109256	AMERICAN ENGINEERING TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					6,707.00			
	PO BOX 860678		PV	123434	001	00999	1/24/2024	INV-175357	1,009.00			
	MINNEAPOLIS MN 55486			Summary Total					1,009.00			
			PV	123436	001	00999	1/24/2024	INV-174866	1,946.00			
				Summary Total					1,946.00			
				Payment Amount					9,662.00			
114881	ANDERSON RACE MANAGEMENT		PV	123251	001	00999	1/2/2024	27000-039	700.00		114881	ANDERSON RACE MANAGEMENT
	ANDERSON RACE MANAGEMENT			Summary Total					700.00			
	4047 CAMBERWELL DRIVE N			Payment Amount					700.00			
	EAGAN MN 55123											

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
107587	ANOKA COUNTY TREASURY DEPARTMENT	2023 budget item	PV	123222	001	00999	1/9/2024	CR01092402	210.00		107587	ANOKA COUNTY TREASURY DEPARTMENT
	ANOKA COUNTY TREASURY DEPARTMENT								210.00			
	2100 3RD AVE STE 300		PV	123289	001	00999	1/16/2024	B240116M	492.00			
	ANOKA MN 55303-5029								492.00			
									702.00			
120525	API SUPPLY LIFTS		PV	123338	001	00999	1/18/2024	129158	26,500.00		120525	API SUPPLY LIFTS
	API SUPPLY LIFTS								26,500.00			
	624 ARTHUR ST NE											
	MINNEAPOLIS MN 55413								26,500.00			
116015	AXON ENTERPRISE INC		PV	123511	001	00999	2/1/2024	INUS224742	502.00		116015	AXON ENTERPRISE INC
	AXON ENTERPRISE INC								502.00			
	DEPT 2018-PO BOX 29661											
	PHOENIX AZ 85038								502.00			
100647	BOLTON AND MENK INC		PV	123427	001	00999	1/22/2024	0328796	24,609.50		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC								24,609.50			
	1960 PREMIER DRIVE		PV	123428	001	00999	1/22/2024	0328797	2,430.00			
	MANKATO MN 56001-5900								2,430.00			
			PV	123432	001	00999	1/22/2024	0328793	12,257.00			
									12,257.00			

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Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
			PV	123433	001	00999	1/22/2024	0328794	81.50			
				Summary Total					81.50			
			PV	123440	001	00999	1/22/2024	0328795	5,071.00			
				Summary Total					5,071.00			
			PV	123459	001	00999	1/22/2024	0328792	2,364.00			
				Summary Total					2,364.00			
				Payment Amount					46,813.00			
103641	BOYER TRUCKS		PV	123294	001	00999	1/16/2024	093P7977	255.09		103641	BOYER TRUCKS
	BOYER TRUCKS			Summary Total					255.09			
	P O BOX 335		PV	123533	001	00999	1/26/2024	F247139	49,358.86			
	BRIGHTON CO 80601			Summary Total					49,358.86			
			PV	123534	001	00999	1/30/2024	12322	124,383.00			
				Summary Total					124,383.00			
			PV	123535	001	00999	1/31/2024	093P8726	173.67			
				Summary Total					173.67			
				Payment Amount					174,170.62			
116439	CANTEEN VENDING		PV	123241	001	00999	1/17/2024	MSP88123	366.60		116439	CANTEEN VENDING
	CANTEEN VENDING			Summary Total					366.60			
	P O BOX 91337			Payment Amount					366.60			
	CHICAGO IL 60693-1337			Payment Amount					366.60			
116197	CINTAS CORPORATION		PV	123236	001	00999	1/15/2024	4180158360	45.50		116197	CINTAS CORPORATION

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CINTAS CORPORATION							45.50			
	CINTAS LOC #4K		PV	123336	001	00999	1/18/2024 4180707368	114.31			
	P O BOX 650838							114.31			
	DALLAS TX 75265-0838		PV	123516	001	00999	1/25/2024 4181413404	64.06			
								64.06			
			PV	123537	001	00999	2/1/2024 4182146949	116.05			
								116.05			
								339.92			
100120	CONTINENTAL RESEARCH CORP		PV	123359	001	00999	1/24/2024 0051000	228.00		100120	CONTINENTAL RESEARCH CORP
	CONTINENTAL RESEARCH CORP							228.00			
	PO BOX 15204										
	ST LOUIS MO 63110							228.00			
100141	DAVE PERKINS CONTRACTING INC		PV	123441	001	00999	1/19/2024 10771	19,080.00		100141	DAVE PERKINS CONTRACTING INC
	DAVE PERKINS CONTRACTING INC							19,080.00			
	19745 NOWTHEN BLVD NW										
	ANOKA MN 55303-9655							19,080.00			
111818	DEANO'S COLLISION SPECIALISTS INC		PV	123508	001	00999	1/29/2024 65136	260.00		111818	DEANO'S COLLISION SPECIALISTS INC
	DEANO'S COLLISION SPECIALISTS INC							260.00			
	11063 173RD AVENUE		PV	123509	001	00999	1/29/2024 64790	5,553.09			

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Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
ELK RIVER MN 55330				Summary Total					5,553.09			
				Payment Amount					5,813.09			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	123288	001	00999	1/22/2024	INV266371	638.40		113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC
DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549				Summary Total					638.40			
				Payment Amount					638.40			
100144	DEHN OIL COMPANY		PV	123295	001	00999	1/16/2024	25222932	291.72		100144	DEHN OIL COMPANY
DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303				Summary Total					291.72			
			PV	123296	001	00999	1/16/2024	25222961	4,882.97			
				Summary Total					4,882.97			
			PV	123515	001	00999	1/24/2024	25223252	2,207.70			
				Summary Total					2,207.70			
			PV	123536	001	00999	1/31/2024	25223530	2,350.65			
				Summary Total					2,350.65			
				Payment Amount					9,733.04			
100158	ECM PUBLISHERS INC	Inv#980886	PV	123186	001	00999	1/12/2024	980886	188.12		100158	ECM PUBLISHERS INC
ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433				Summary Total					188.12			
			PV	123246	001	00999	1/12/2024	980889	53.75			
				Summary Total					53.75			
			PV	123247	001	00999	1/12/2024	980887	86.00			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
			Summary Total					86.00			
			PV	123248 001	00999	1/12/2024	980888	53.75			
			Summary Total					53.75			
	ECM		PV	123283 001	00999	1/12/2024	980890	91.37			
			Summary Total					91.37			
	ECM		PV	123284 001	00999	1/12/2024	980893	80.62			
			Summary Total					80.62			
	ECM		PV	123285 001	00999	1/12/2024	980891	118.25			
			Summary Total					118.25			
	ECM		PV	123286 001	00999	1/12/2024	980892	91.37			
			Summary Total					91.37			
			PV	123439 001	00999	1/19/2024	981605	258.00			
			Summary Total					258.00			
			Payment Amount					1,021.23			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	123301 001	00999	1/17/2024	DL011524-21	237.87		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
			Summary Total					237.87			
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N		PV	123302 001	00999	1/17/2024	DL011524-20	494.41			
			Summary Total					494.41			
	OAKDALE MN 55128		PV	123303 001	00999	1/19/2024	DL01152420A	274.98			
			Summary Total					274.98			
			PV	123304 001	00999	1/19/2024	DL01152421A	274.98			
			Summary Total					274.98			
			PV	123444 001	00999	1/29/2024	DL012224-24	824.89			
			Summary Total					824.89			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
Payment Amount						2,107.13			
100143	FERGUSON WATERWORKS # 2518		PV 123363 001 00999	1/24/2024	0525293	974.84		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817		Summary Total			974.84			
			PV 123364 001 00999	1/25/2024	0520565	930.00			
			Summary Total			930.00			
			Payment Amount			1,904.84			
100186	FRANKENSIGNS INC		PV 123357 001 00999	1/15/2024	281550	35.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449		Summary Total			35.00			
			PV 123471 001 00999	1/24/2024	281623	95.00			
			Summary Total			95.00			
			Payment Amount			130.00			
100650	GRAINGER		PV 123358 001 00999	1/23/2024	9972775572	121.99		100650	GRAINGER
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001		Summary Total			121.99			
			Payment Amount			121.99			
116933	GREAT PLAINS FIRE INC		PV 123468 001 00999	1/31/2024	8035	15,081.40		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC 17277 230TH STREET		Summary Total			15,081.40			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
FERGUS FALLS MN 56537												
Payment Amount									15,081.40			
114104	GREATER MSP	2024 Salesforce License	PV	123461	001	00999	1/17/2024	INV-1167	281.60		114104	GREATER MSP
GREATER MSP 370 WABASHA ST N STE 800 ST PAUL MN 55102									Summary Total	281.60		
Payment Amount									281.60			
112564	GROUP HEALTH INC WORKSITE		PV	123361	001	00999	1/22/2024	7023063	220.00		112564	GROUP HEALTH INC WORKSITE
GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309									Summary Total	220.00		
MINNEAPOLIS MN 55440-1309									Summary Total	110.00-		
DUPLICATE PAYMENT JAN 2024									Payment Amount	110.00		
100211	HAWKINS INC		PV	123185	001	00999	1/15/2024	6664877	150.00		100211	HAWKINS INC
HAWKINS INC P O BOX 860263									Summary Total	150.00		
MINNEAPOLIS MN 55486-0263									Summary Total	5,597.36		
Payment Amount									5,747.36			
112160	HOLIDAY COMPANIES		PV	123510	001	00999	2/1/2024	046801022400	267.75		112160	HOLIDAY COMPANIES
HOLIDAY COMPANIES									Summary Total	267.75		

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	4567 AMERICAN BLVD W BLOOMINGTON MN 55437					267.75			
119037	HOLSTAD & KNAAK, PLC HOLSTAD & KNAAK, / NORTH STAR LAW GROUP SUITE 550 413 WACOUTA STREET ST PAUL MN 55101	Jan Legal	PV 123458 001 00999	1/26/2024	01262024	4,150.00		119037	HOLSTAD & KNAAK, PLC
						4,150.00			
112475	INNOVATIVE OFFICE SOLUTIONS INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414	S27569	PV 123249 001 00999	1/18/2024	IN4438497	61.07		112475	INNOVATIVE OFFICE SOLUTIONS
						61.07			
						108.98			
						108.98			
						6.70			
						6.70			
						176.75			
117425	MAUER MAIN CHEVROLET MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303		PD 123343 001 00999	2/14/2024	CM-5302625-1	50.00-		117425	MAUER MAIN CHEVROL
						50.00-			
						654.42			
						654.42			
						199.14			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
Summary Total									199.14			
Payment Amount									803.56			
100283	MENARDS COON RAPIDS		PV	123233	001	00999	1/12/2024	10937	44.87		100283	MENARDS COON RAPID
Summary Total									44.87			
	MENARDS COON RAPIDS		PV	123243	001	00999	1/21/2024	11462	97.47			
	3045 MAIN STREET											
Summary Total									97.47			
	COON RAPIDS MN 55448		PV	123299	001	00999	1/19/2024	11348	9.96			
Summary Total									9.96			
			PV	123356	001	00999	1/22/2024	11522	189.11			
Summary Total									189.11			
			PV	123430	001	00999	1/25/2024	11749	635.29			
Summary Total									635.29			
			PV	123526	001	00999	1/29/2024	11977	235.58			
Summary Total									235.58			
Payment Amount									1,212.28			
100284	MENARDS ELK RIVER		PV	123183	001	00999	1/8/2024	88345	67.32		100284	MENARDS ELK RIVER
Summary Total									67.32			
	MENARDS ELK RIVER		PV	123184	001	00999	1/8/2024	88358	19.98			
	19521 EVANS STREET NW											
Summary Total									19.98			
	ELK RIVER MN 55330-1077		PV	123234	001	00999	1/10/2024	88472	78.77			
Summary Total									78.77			
			PV	123235	001	00999	1/8/2024	88351	174.12			
Summary Total									174.12			
			PV	123365	001	00999	1/22/2024	89121	17.46			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			Summary Total			17.46			
			PV 123368 001 00999	1/18/2024	88960	389.94			
			Summary Total			389.94			
			PV 123369 001 00999	1/24/2024	89262	549.77			
			Summary Total			549.77			
			PV 123429 001 00999	1/23/2024	89180	292.62			
			Summary Total			292.62			
			Payment Amount			1,589.98			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv #1167910	PV 123472 001 00999	2/1/2024	0001167910	105,019.79		100285	MET COUNCIL ENVIRONMENTAL SRV
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513		Summary Total			105,019.79			
			Payment Amount			105,019.79			
108208	METRO PRODUCTS INC		PV 123293 001 00999	1/10/2024	178357	331.69		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432		Summary Total			331.69			
			PV 123340 001 00999	1/17/2024	178460	912.33			
			Summary Total			912.33			
			PV 123525 001 00999	1/24/2024	178589	455.32			
			Summary Total			455.32			
			Payment Amount			1,699.34			
113946	MUNICIPAL EMERGENCY SERVICES INC		PV 123352 001 00999	1/25/2024	IN1996908	1,112.40		113946	MUNICIPAL EMERGENCY SERVICES INC

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MUNICIPAL EMERGENCY SERVICES INC PO BOX 656 SOUTHURY CT 06488			Summary Total					1,112.40			
				Payment Amount					1,112.40			
115167	NET TRANSCRIPTS INC NET TRANSCRIPTS INC PO BOX 95777 CHICAGO IL 60694-5777		PV	123310	001	00999	1/15/2024	NT17996	77.22		115167	NET TRANSCRIPTS INC
				Summary Total					77.22			
				Payment Amount					77.22			
119908	NETWRIX CORPORATION NETWRIX CORPORATION DEPT LA 25338 PASADENA CA 91185-5338		PV	123435	001	00999	1/29/2024	INV-NW102430	935.55		119908	NETWRIX CORPORATIO
				Summary Total					935.55			
				Payment Amount					935.55			
100363	NORTHERN SANITARY SUPPLY CO NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433		PV	123360	001	00999	1/23/2024	208351	287.31		100363	NORTHERN SANITARY SUPPLY CO
				Summary Total					287.31			
			PV	123437	001	00999	1/29/2024	208391	366.07			
				Summary Total					366.07			
				Payment Amount					653.38			
113444	PRECISE PRECISE		PV	123521	001	00999	1/29/2024	IN200-1046956	850.00		113444	PRECISE
				Summary Total					850.00			

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3770
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 2/14/2024

Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
CHICAGO IL 60673-3050							
Payment Amount					816.21		
108703 STERLING TROPHY		PV 123300 001 00999	1/14/2024	32717	63.00		108703 STERLING TROPHY
STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303		Summary Total			63.00		
Payment Amount					63.00		
100469 STREICHER'S POLICE EQUIPMENT		PV 123226 001 00999	1/16/2024	11676546	69.98		100469 STREICHER'S POLICE EQUIPMENT
Summary Total					69.98		
STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55		PV 123227 001 00999	1/16/2024	11676566	787.93		
Summary Total					787.93		
MINNEAPOLIS MN 55441		PV 123228 001 00999	1/15/2024	11676399	562.89		
Summary Total					562.89		
		PV 123446 001 00999	1/22/2024	11677625	986.00		
Summary Total					986.00		
		PV 123447 001 00999	1/22/2024	11677527	1,963.97		
Summary Total					1,963.97		
		PV 123448 001 00999	1/26/2024	11678676	620.50		
Summary Total					620.50		
		PV 123450 001 00999	1/25/2024	11678463	140.00		
Summary Total					140.00		
		PV 123451 001 00999	1/25/2024	11678436	620.50		
Summary Total					620.50		

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3770
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 2/14/2024

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
Payment Amount						5,751.77			
110313	SUMMIT FIRE PROTECTION		PV 123231 001 00999	1/17/2024	130097314	90.95		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION P O BOX 6205 CAROL STREAM IL 60197-6205		Summary Total			90.95			
Payment Amount						90.95			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV 123245 001 00999	1/12/2024	M28870	167.00		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025		Summary Total			167.00			
			PV 123473 001 00999	1/31/2024	M28904	1,048.63			
Summary Total						1,048.63			
Payment Amount						1,215.63			
112688	TITAN MACHINERY		PV 123337 001 00999	1/16/2024	19184028	2,098.90		112688	TITAN MACHINERY
	TITAN MACHINERY 14375 JAMES ROAD		Summary Total			2,098.90			
	ROGERS MN 55374		PV 123342 001 00999	1/19/2024	19193429	40.15			
Summary Total						40.15			
Payment Amount						2,139.05			
100529	WENDELL'S INC	Wendell's	PV 123474 001 00999	2/1/2024	2910385	11.35		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458		Summary Total			11.35			

Payment Group Control Number 3770
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 2/14/2024

Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
RAMSEY MN 55303-0458					11.35		
				Payment Amount			
120655 YALE MECHANICAL		PV 123346 001 00999	1/22/2024	251739	1,977.00		120655 YALE MECHANICAL
YALE MECHANICAL 220 WEST 81ST STREET BLOOMINGTON MN 55420				Summary Total	1,977.00		
				Payment Amount	1,977.00		
101257 YOUTH FIRST		PV 123460 001 00999	1/29/2024	1044	7,500.00		101257 YOUTH FIRST
YOUTH FIRST 6701 HWY 10 NW RAMSEY MN 55303				Summary Total	7,500.00		
				Payment Amount	7,500.00		
				Total Amount to be Processed	470,005.62		
				Total Number of Payments to be Processed	49		

Checks - 568,692.98
 ACH - 470,005.62
 Total - 1,038,698.60

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-056

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 18, 2024 THROUGH FEBRUARY 7, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 18, 2024 through February 7, 2024 in the amount of \$2,526,616.86 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 January 18, 2024 through February 7, 2024, in the amount of \$2,526,616.86.

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 13th day of February, 2024.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Adopt Resolution #23-039 Approving Preliminary Plat and Final Plat for Lightbridge Academy

Purpose/Background:

The City has received an application from Paul Otto, with Otto Associates, Engineers & Land Surveyors, Inc. (the "Applicant") for a Preliminary Plat, Final Plat, and Variance to the maximum impervious surfacing requirement in the Rum River Wild & Scenic Overlay District, on the property currently described as Outlots A and B, Rivers Bend 3rd Addition, except part of Ramsey Office Park (the "Subject Property"). The Subject Property does not currently have an address, but is generally located between St. Francis Boulevard (State Highway 47) and Xkimo Street NW, south of the Holiday Stationstore, and north of Ramsey Office Park.

It should be noted that the variance to hardcover was approved by the Planning Commission at their meeting on Thursday, January 25th, 2024. City Council will decide upon the Preliminary Plat and Final Plat in this case.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission on January 25th, 2024. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:**Subject Property**

The Subject Property is generally located between St. Francis Boulevard (State Highway 47) and Xkimo Street NW, south of the Holiday Stationstore, and north of Ramsey Office Park. The Subject Property is zoned B-2, Community Business District, on the newly-adopted zoning map, and is guided for commercial land use in the City's 2040 Comprehensive Plan. It is approximately 2.12 acres in size. Access to the lot will come from an existing curb cut onto Xkimo Street to the east. Surrounding properties to the north and south are similar in size and are also zoned and guided for commercial land uses. Properties to the west (across St. Francis Boulevard) and east (across Xkimo Street) are zoned and guided for low-density residential land use. In addition to the B-2 zoning designation for the entire Subject Property, a significant portion of the property is located within the Rum River Wild and Scenic Overlay District. With the adoption of the new zoning code, a formal Site Plan Review is not required for this case, as the Subject Property is not immediately adjacent to residential uses and the proposed use is classified as permitted. However, since the impervious surfacing regulations impact the site design, staff conducted a review of the site plan as it relates to impervious surfacing. The proposed site plan is included in the attachments along with the preliminary grading, utility, and landscape plans.

The Variance was approved by the Planning Commission at their meeting on Thursday, January 25th, 2024. The approved variance allows impervious surfacing on up to 52 percent of the entire lot, and up to 58 percent of the portion of the lot within the Rum River Wild and Scenic Overlay District.

Preliminary and Final Plat

The applicant proposes to plat two existing outlots into one buildable lot to accommodate a new commercial development intended for a daycare. The plat depicts several easements on the property, including the following:

- A 20-foot-wide utility easement for an existing sanitary sewer line, running west to east across the northern third of the Subject Property;
- A pedestrian trail easement that runs north to south along the west edge of the Subject Property;
- A restricted access easement along the west edge of the Subject Property to prevent access to St. Francis Boulevard (State Highway 47);
- Standard drainage and utility easements along all four sides of the Subject Property.

Alongside the proposed development, a shared-use trail will be constructed within the pedestrian trail easement along St. Francis Boulevard. It is anticipated that the City will construct the remaining segments to the north and south of the Subject Property to improve multimodal connectivity in the area.

Alternatives

Alternative 1: Approve the Preliminary Plat and Final Plat, as recommended by Staff and Planning Commission.

Alternative 3: Approve the Preliminary Plat and Final Plat with modifications.

Alternative 4: Deny the Preliminary Plat and Final Plat, based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

At their meeting on January 25, 2024, the Planning Commission unanimously voted to recommend the City Council to adopt #24-039, Approving a Preliminary Plat and Final Plat for Lightbridge Academy. At that same meeting, the Planning Commission unanimously voted to adopt Resolution #24-040, Approving a Variance to Impervious Surfacing Regulations in the Rum River Wild and Scenic Overlay District for Lightbridge Academy.

Outcome/Action:

Motion to adopt Resolution #24-039, Approving a Preliminary Plat and Final Plat for Lightbridge Academy.

Attachments

- Resolution #24-039 Preliminary and Final Plat
- Site Location Map
- Land Use Application
- Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2024 01:22 PM
Form Started By: Adam Martin		Started On: 01/29/2024 08:44 AM
Final Approval Date: 02/08/2024		

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

RESOLUTION #24-039

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND FINAL PLAT FOR
“LIGHTBRIDGE ACADEMY”**

RECITALS

1. **WHEREAS**, The City of Ramsey received an application from Otto Associates, Engineers & Land Surveyors (the "**Applicant**") requesting a Preliminary Plat and Final Plat on the property legally described as follows:

Outlots A and B, River’s Bend 3rd Addition, Excluding Road Subject to Easements
of Record, Anoka County, Minnesota

(the “**Subject Property**”)

2. **WHEREAS**, the **Applicant** is combining two outlots into one buildable lot, measuring approximately 2.12 acres in size, necessitating the subdivision; and
3. **WHEREAS**, the **Applicant** appeared before the Planning Commission for a public hearing on January 25, 2024, that said public hearing was properly advertised; and
4. **WHEREAS**, the Planning Commission reviewed and recommended approval of the request at a public hearing on January 25, 2024; and
5. **WHEREAS**, the City Council reviewed the request at its meeting on February 13, 2024.

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

That the Ramsey City Council hereby grants Preliminary Plat and Final Plat approval of Lightbridge Academy for a plat with one business lot in accordance with relevant City Codes, subject to the following conditions:

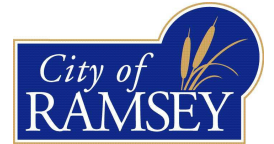
Section 1. Plat Requirements

- 1.01. Final legal form approved by the City Attorney.
- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.

- 1.04 That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.
- 1.05. That a shared-use trail will be constructed within a pedestrian trail easement on the **Subject Property** as a City-led project. The development agreement shall include a payment in lieu of construction as part of this project.
- 1.06 Park dedication/trail development shall be satisfied through a cash payment in the amount of **\$13,568**.
- 1.07 Other fees and sureties shall be collected upon approval of a development agreement for the administrative site plan review.

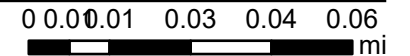
PID 25-32-25-43-0060
PID 25-32-25-43-0065

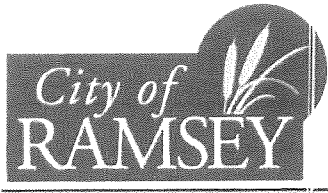
Lightbridge Academy



LOGIS, Three Rivers Park District Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Print Date: December 15, 2023





RECEIVED
DEC 14 2023
BY:

Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input checked="" type="checkbox"/> Plat – Preliminary Plat	<input checked="" type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> ROW Vacation	<input type="checkbox"/> Private Kennel License
<input type="checkbox"/> Easement Encroachment	<input type="checkbox"/> Easement Vacation	<input type="checkbox"/> Other

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Paul E. Otto, P.L.S., P.E.		
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:	paul@ottoassociates.com	Fax Number:	
Name of Business (if applicable):	Otto Associates, Engineers & Land Surveyors, Inc.		
Business Address (if applicable)	9 West Division Street		
Business City, State, ZIP	Buffalo, MN 55313		
Business Phone:	763-682-4727	Business Fax:	763-682-3522

Subject Property Information

(Location of Application)

Address	Unassigned
PIN	25-32-25-43-0060 and 25-32-25-43-0065
Legal Description	Outlots A and B, Rivers Bend 3rd Addition, except part of Ramsey Office Park
Zoning District	B-1 Business District

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification


14275 St. Francis Blvd. NW

Property Owner Information
(If different than Applicant)


Name:	Phoenix Enterprises, LLC		
Street Address:	19230 Evans Street #115		
City, State, ZIP:	Elk River, MN 55330		
Home Phone:		Work Phone:	763-241-1801
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Paul E. Otto, P.L.S., P.E.	Printed Name	
Title	President	Title	
Date	11/30/2023	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application. With notice from the City, I understand the City may need to access the property for purposes related to the application.

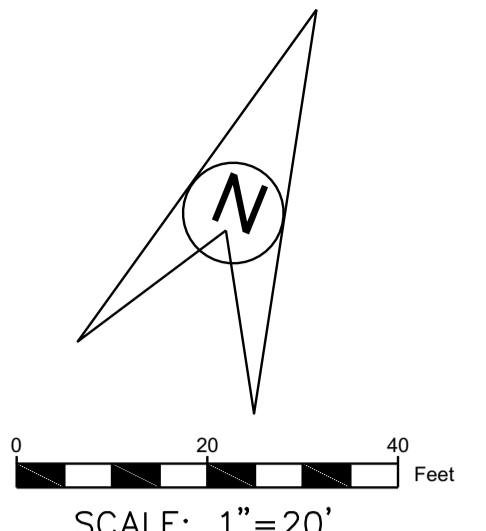
Property Owner Signature		Property Owner Signature	
Printed Name	Mari L. Freilich	Printed Name	
Title	Asst. Manager, Phoenix Ent.	Title	
Date	12-12-2023	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

List of Individuals Associated with the Land Use Application

	Name	Association/Title	Phone	Email
Primary Contact	Paul E. Otto	Otto Associates, Inc. / Project	763-682-4727	paul@ottoasso ciates.com
	Michael Russo	UGDC, LLC	973-610-2675	mrusso@ugdco rp.com

Preliminary Plat of LIGHTBRIDGE ACADEMY



DEVELOPER:
UGDC, LLC
ATTN: MICHAEL RUSSO
275 MADISON AVENUE
13TH FLOOR
NEW YORK, NY 10016
973-610-2675

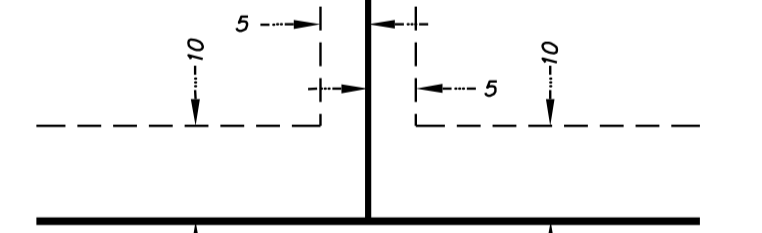
LANDOWNER:
PHOENIX ENTERPRISES, LLC
19230 EVANS STREET #115
ELK RIVER, MN 55330

- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - W — denotes Water Line
 - E — denotes Underground Electrical Line
 - FO — denotes Underground Fiber Optic Cable Line
 - C — denotes Underground Cable Line
 - SS — denotes Sanitary Sewer Line
 - ST — denotes Storm Sewer Line
 - OHE — denotes Overhead Electric Line
 - — denotes Drainage and Utility Easement
 - - - denotes Building Setback Line
 - Front = 30'
 - Side = 10'

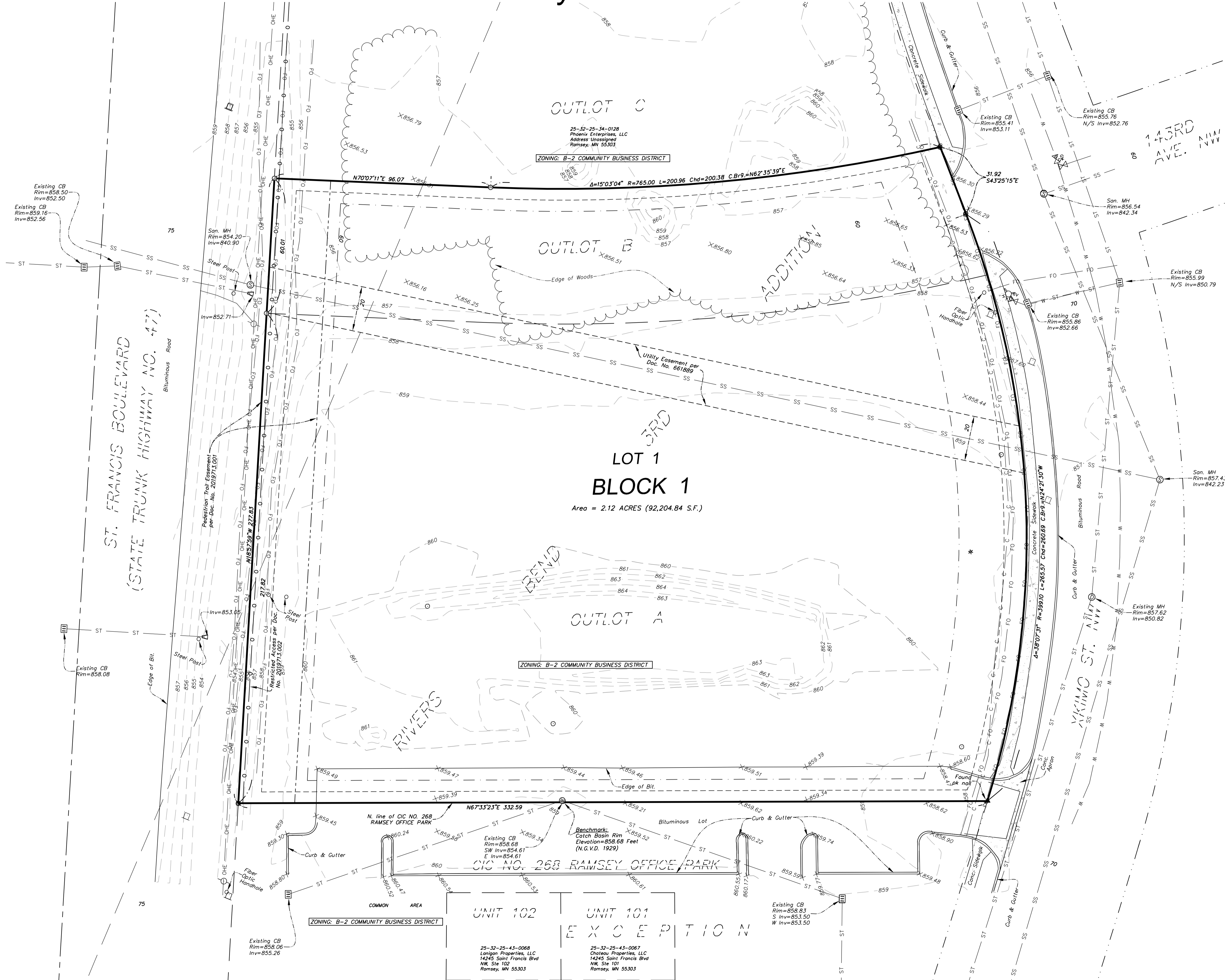
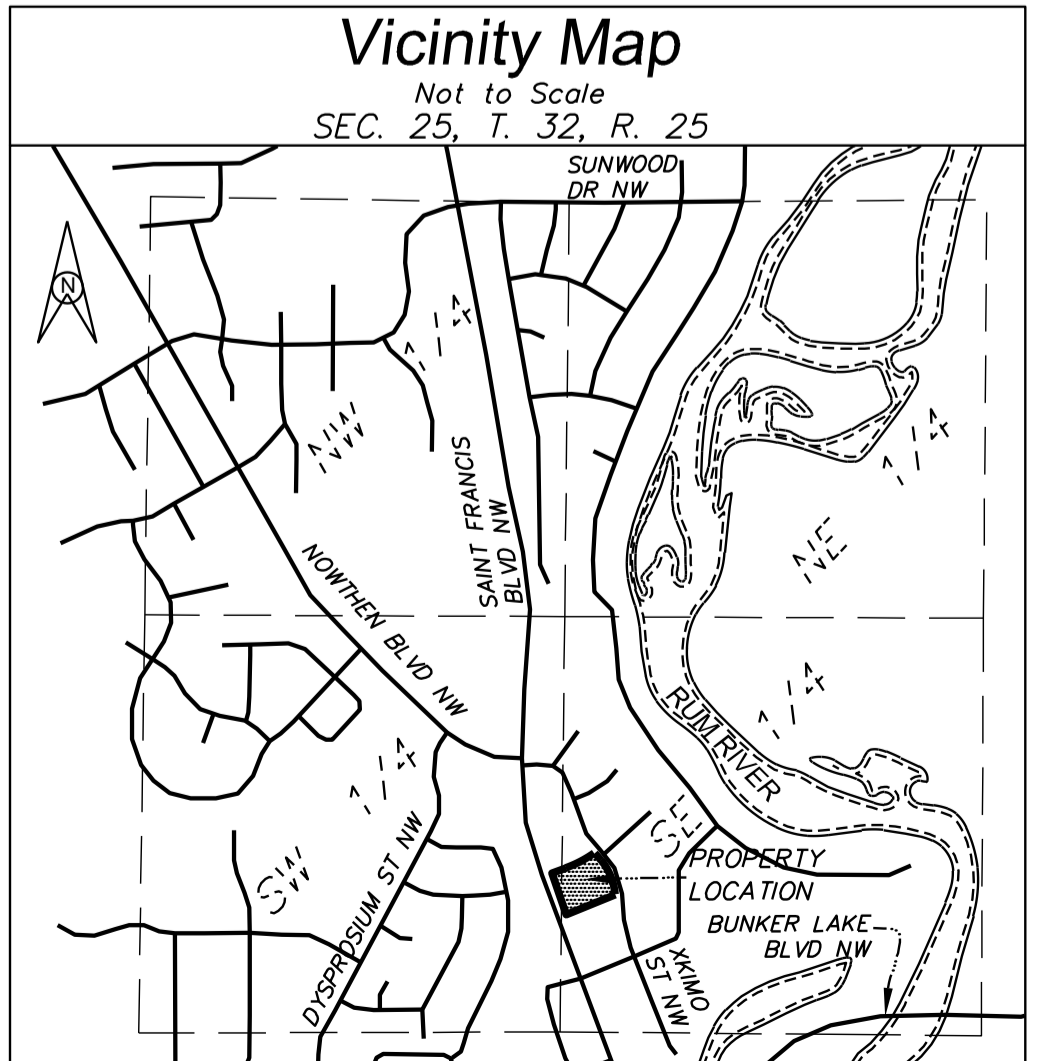
Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:
Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
AND
Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 662-4727
Fax: (763) 662-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: **UGDC, LLC**
Checked By: **P.E.O.**

Date: **11-14-23**
Drawn By: **T.J.B.**
Scale: **1"=20'**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Paul E. Otto
License #40062 Date: 12-4-23

Revised: REVERSE FRONT SETBACK T.I.B. 11-28-23 I.A.B. 12-6-23
DEVELOPER/LANDOWNER INFORMATION

Preliminary Plat on part of Outlot A and Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota

• denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
▲ denotes P.K. nail found

Project No. **23-0422**

LIGHTBRIDGE ACADEMY

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 25, TWP. 32, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS: That UGDC Buying Corp LLC, a Delaware limited liability company, fee owner of the following described property:

Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
 AND
 Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.
 Has caused the same to be surveyed and platted as LIGHTBRIDGE ACADEMY and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.
 In witness whereof said UGDC Buying Corp LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: UGDC Buying Corp LLC

_____, Its
 STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ of UGDC Buying Corp LLC, a Delaware limited liability company, on behalf of the company.

 (Notary Signature)

 (Notary Printed Name)
 Notary Public, _____ County, _____
 My commission expires _____

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

Dated this _____ day of _____, 20____

 Paul E. Otto, Licensed Land Surveyor
 Minnesota License Number 40062

STATE OF MINNESOTA
 COUNTY OF WRIGHT

This instrument was acknowledged before me on this _____ day of _____, 20____ by Paul E. Otto.

 (Notary Signature)

 (Notary Printed Name)
 Notary Public, _____ County, _____
 My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

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

By: _____
 David M. Ziegler
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

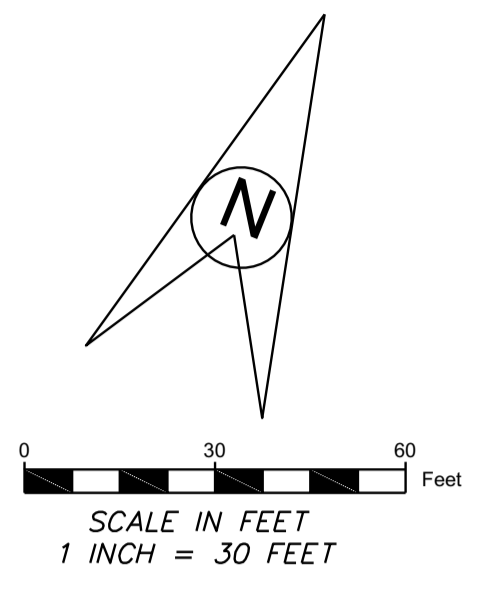
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

 Property Tax Administrator
 By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
 COUNTY OF ANOKA, STATE OF MINNESOTA

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

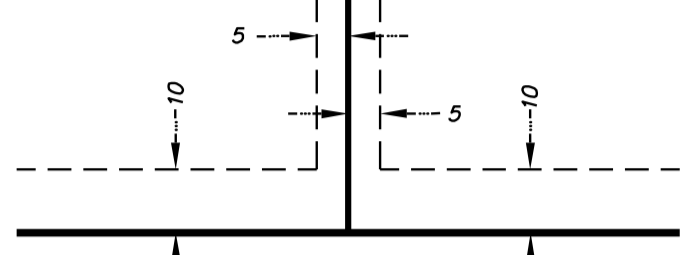
 County Recorder/Registrar of Titles
 By: _____ Deputy



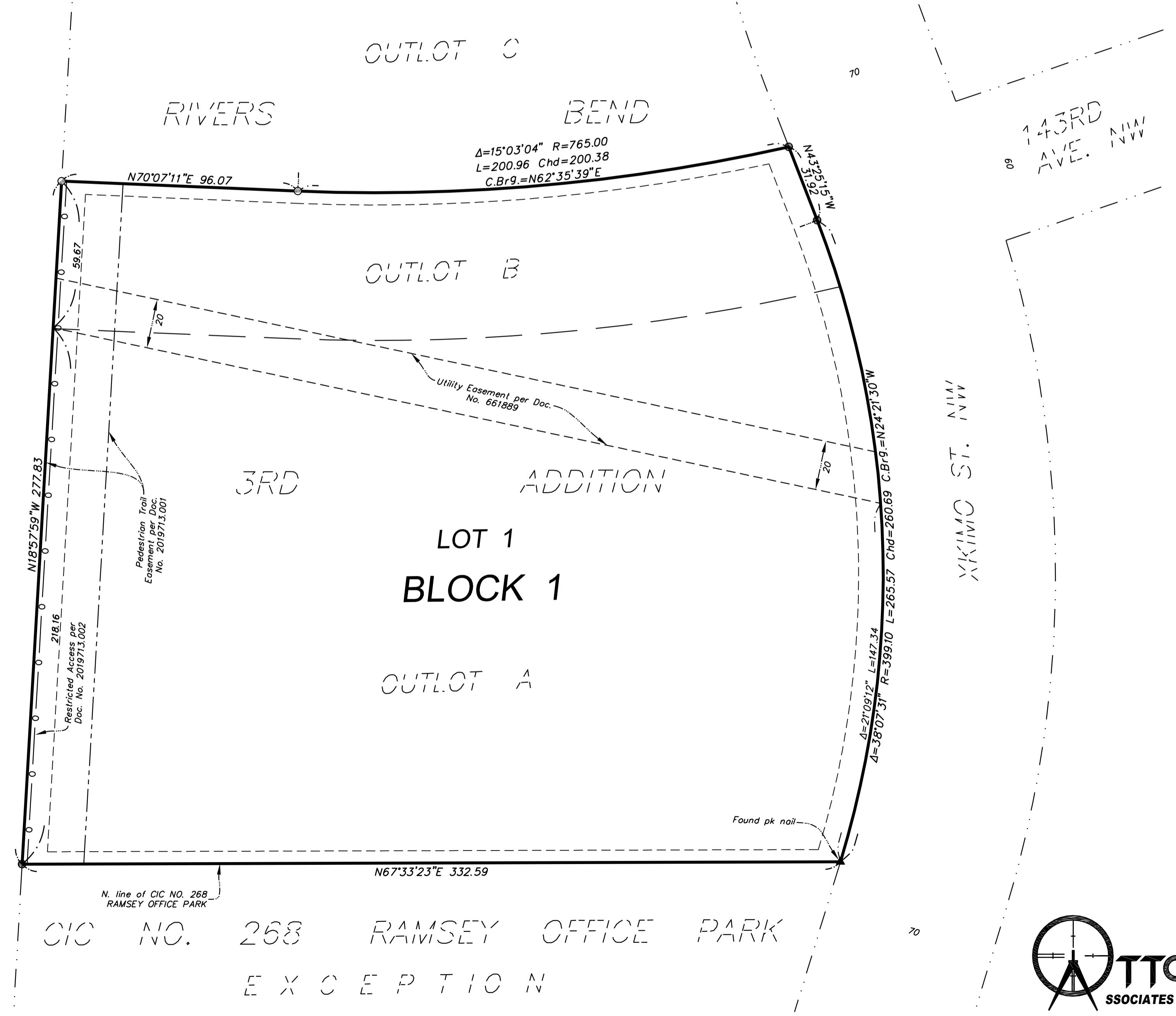
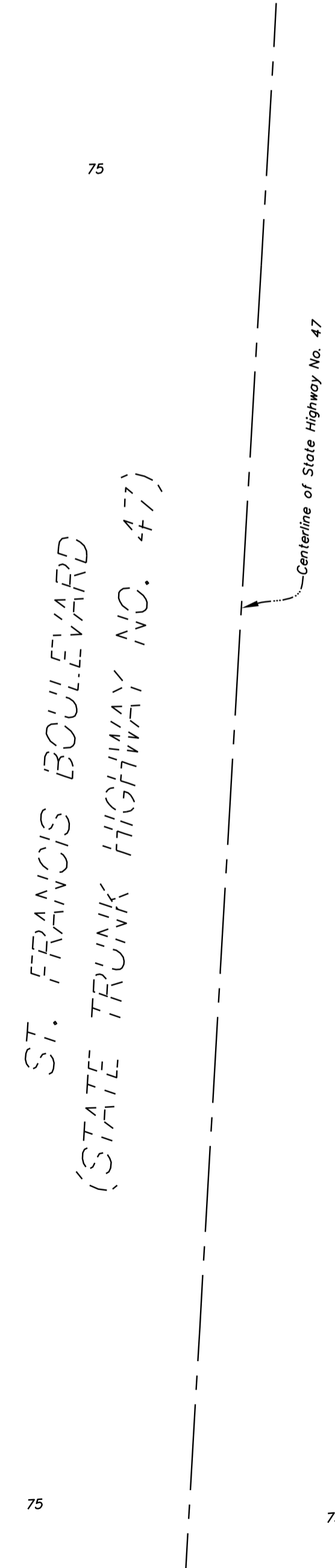
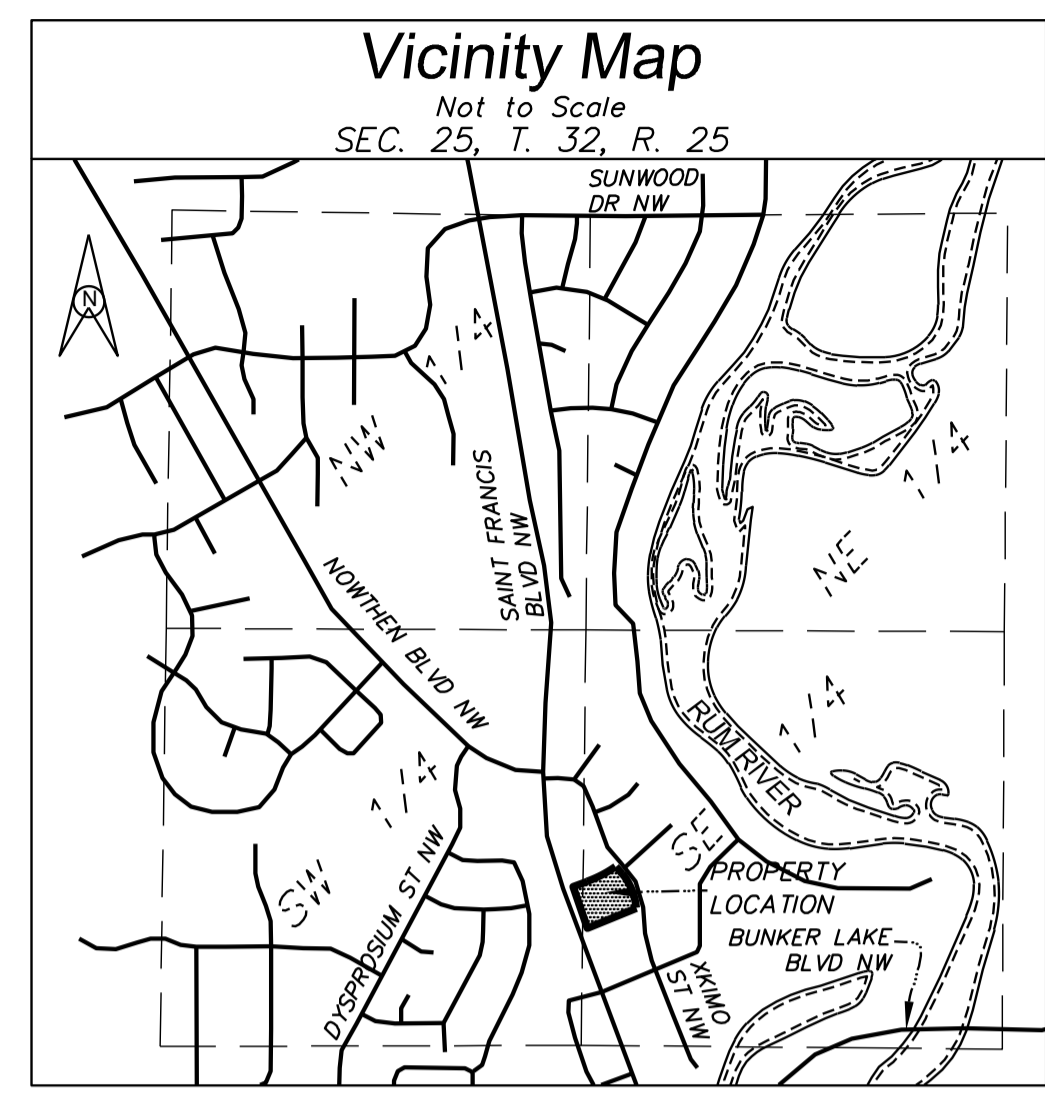
Bearing Orientation:
 The North line of CIC NO. 268 RAMSEY OFFICE PARK, Section 25, Township 32, Range 25, Anoka County, Minnesota, is assumed to bear N67°33'23"E.

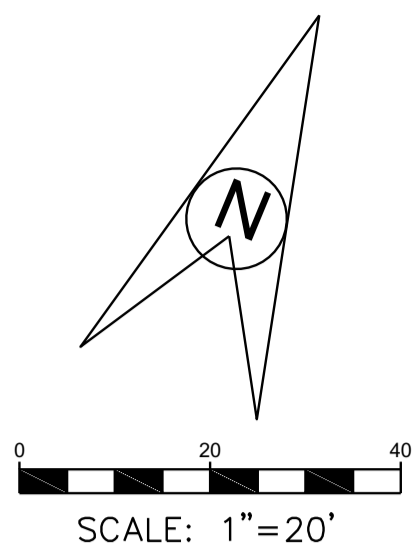
- denotes 1/2 inch iron monument found (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron pipe set and marked by License number 40062
- ▲ denotes P.K. nail found

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.





TOTAL AREA = 2.12 ACRES (92,204.84 S.F.)
 PROPOSED PARKING = 42 STALLS (2 ACCESSIBLE)

DEVELOPER:
 UGDC, LLC
 ATTN: MICHAEL RUSSO
 275 MADISON AVENUE
 13TH FLOOR
 NEW YORK, NY 10016
 973-610-2675

LANDOWNER:
 PHOENIX ENTERPRISES, LLC
 19230 EVANS STREET #115
 ELK RIVER, MN 55330

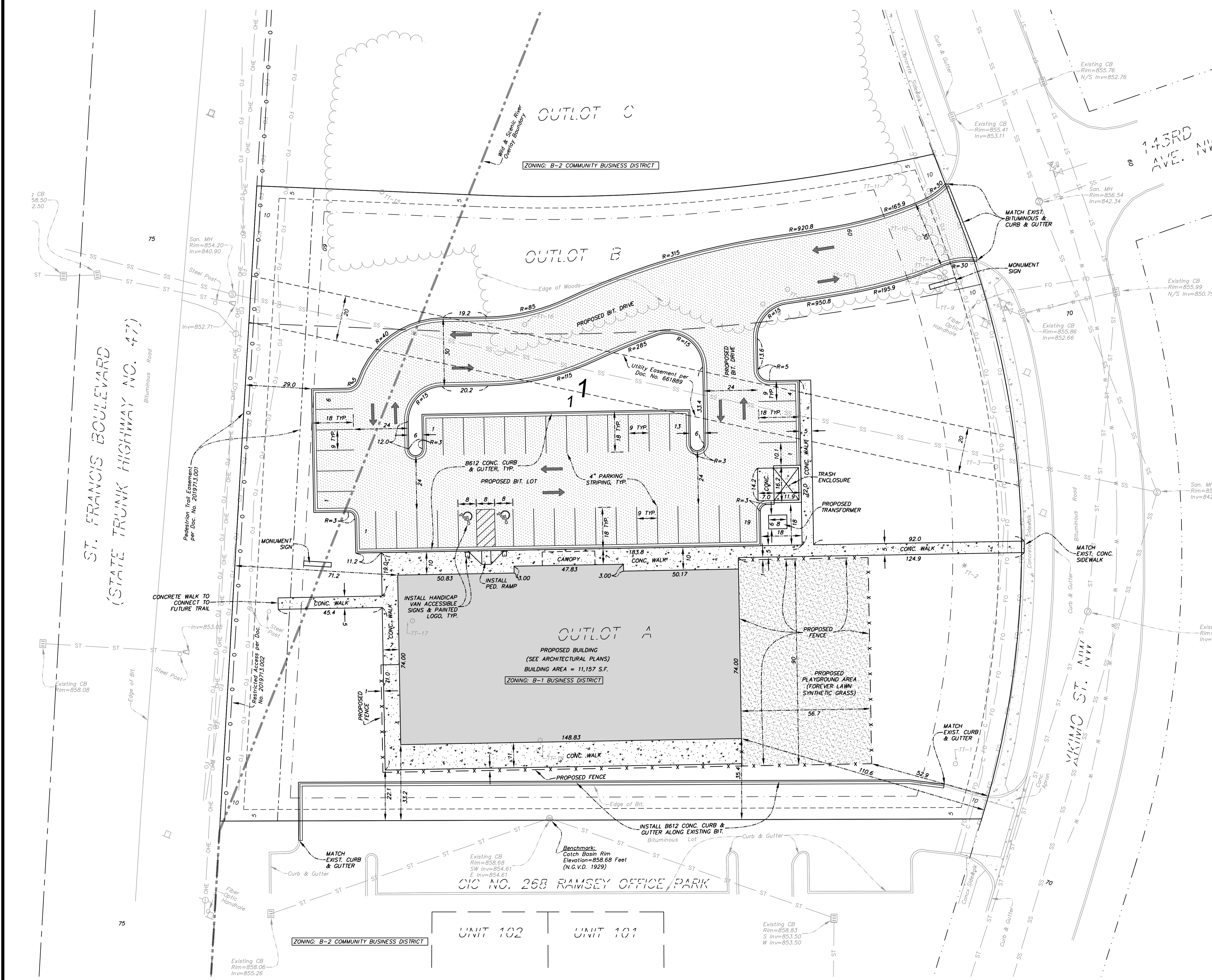
- LEGEND**
- ⊗ denotes Light Pole
 - ⊙ denotes Sign
 - ⊕ denotes Guy Wire
 - ⊖ denotes Power Pole
 - ⊗ denotes Water Valve
 - ⊕ denotes Hydrant
 - ⊙ denotes Sanitary Manhole
 - ⊕ denotes Storm Manhole
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 - ⊕ denotes Catch Basin - Round
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 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
 - Front = 30'
 - Side = 10'
 - denotes Proposed B612 Curb & Gutter
 - x denotes Proposed Fence
 - - - denotes Wild and Scenic Overlay Boundary

Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:
 Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
 AND
 Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

PROPOSED HARDCOVER CALCULATIONS:

Area of Lot =	92,204.84	S.F.	
	AREA IN WILD & SCENIC OVERLAY DISTRICT	AREA OUTSIDE OF WILD & SCENIC OVERLAY DISTRICT	TOTAL AREA
Proposed Building	11,157	0	11,157 S.F.
Proposed Concrete	5,078	67	5,145 S.F.
Proposed Bituminous/Curb	20,185	1,711	21,896 S.F.
Proposed Monument Signs	30	18	48 S.F.
Proposed Transformer	48	0	48 S.F.
Proposed Playground Area	5,100	0	5,100 S.F.
Existing Concrete	4	0	4 S.F.
Existing Bituminous/Curb	4,542	0	4,542 S.F.
TOTAL HARDCOVER	46,144	1,796	47,940 S.F.
% HARDCOVER	50.0	1.9	52.0 %
TOTAL GREEN SPACE	32,997	11,268	44,265 S.F.
% GREEN SPACE	35.8	12.2	48.0 %



REV. NO.	DATE	BY	DESCRIPTION
1	1-9-24	T.J.B.	REVISE PER CITY REVIEW

DESIGNED DRAWN
 P.E.O. T.J.B.

CHECKED
 P.E.O.

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.

Paul E. Otto
 License # 40062 Date: 1-9-24

OTTO
 ASSOCIATES
 Engineers & Land Surveyors, Inc.

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
 UGDC, LLC
 RAMSEY, MN

PRELIMINARY SITE PLAN
SHEET NO. C1 OF C3 SHEETS

PROJECT NO.
 23-0422

DATE:
 12-11-23

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: *Joseph L. Schwan*
 JOSEPH L. SCHWAN
 Expiration: 06-30-2024

License #: 55597

Date: 01-08-2024

PROJECT MANAGER

LOUIE

DRAWN BY

J + L

PROJECT NAME

LIGHTBRIDGE
 ACADEMY

RAMSEY
 MINNESOTA

PROJECT NUMBER

SHEET TITLE

**LANDSCAPE
 PLAN**

SHEET NUMBER

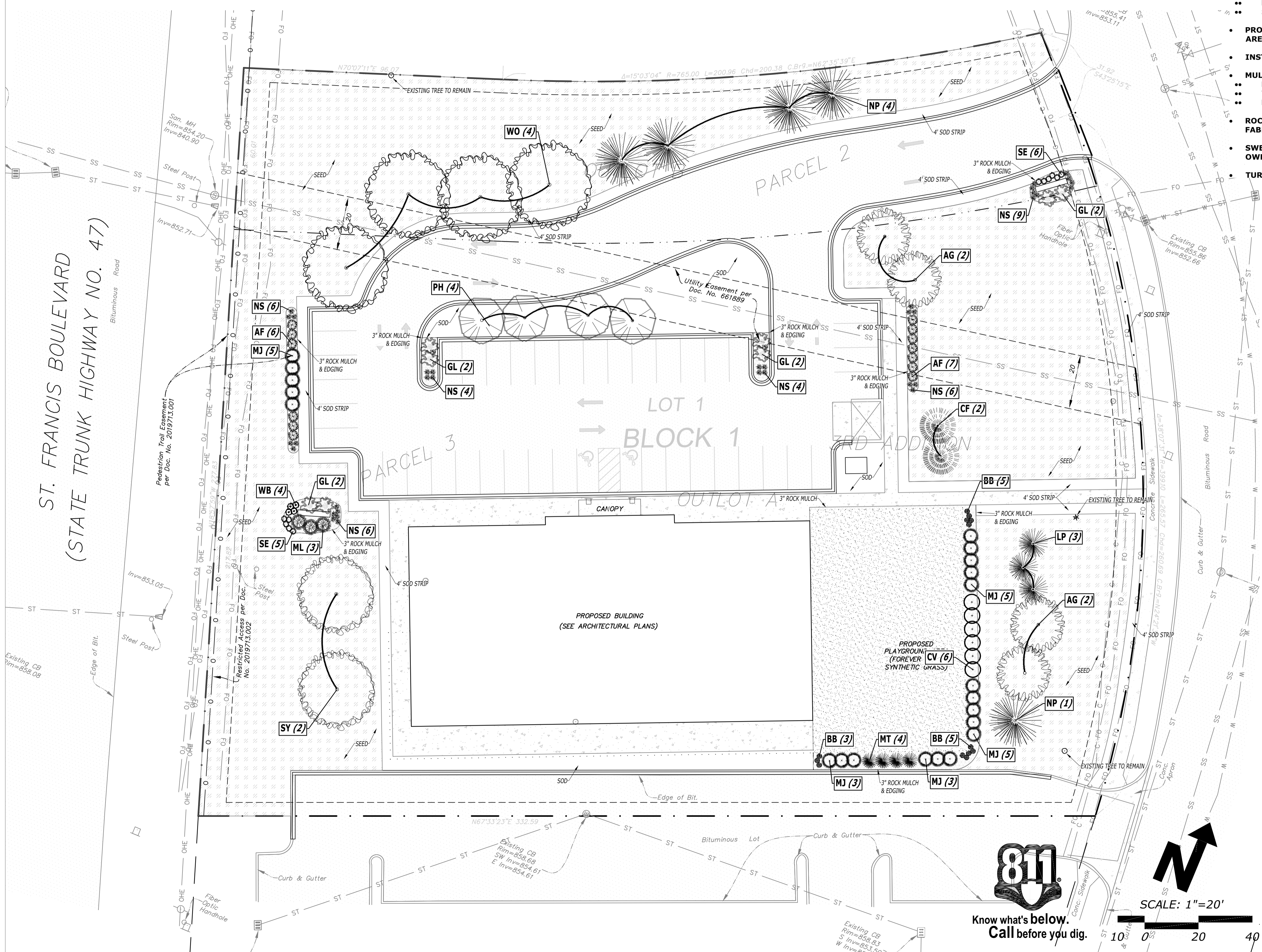
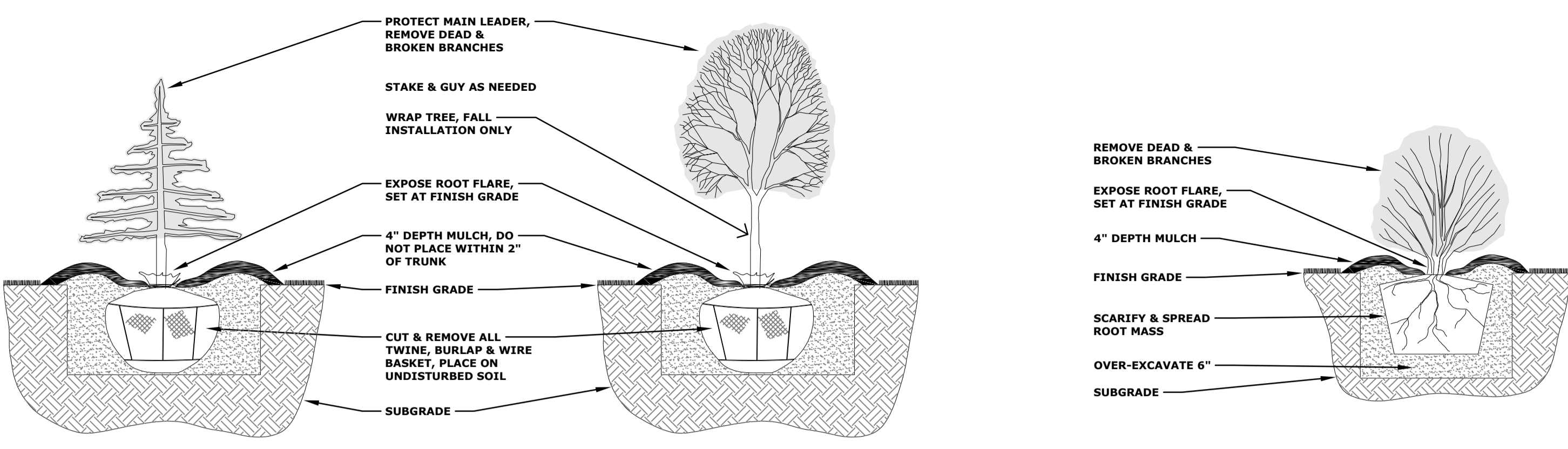
L101

LANDSCAPE REQUIREMENTS

- B-1 ZONING DISTRICT
- 1,205 LF OF PROPERTY & 11,157 SF OF BUILDING
- ONE(1) TREE PER 50 LF OF PROPERTY OR PER 1000 SF OF BUILDING, WHICHEVER GREATER
- 24 TREES REQUIRED
- 24 TREES PROVIDED
- ONE(1) SHRUB PER 30 LF OF PROPERTY OR PER 300 SF OF BUILDING, WHICHEVER GREATER
- 41 SHRUBS REQUIRED
- 4 ORNAMENTAL EVERGREEN TREES & 51 SHRUBS PROVIDED

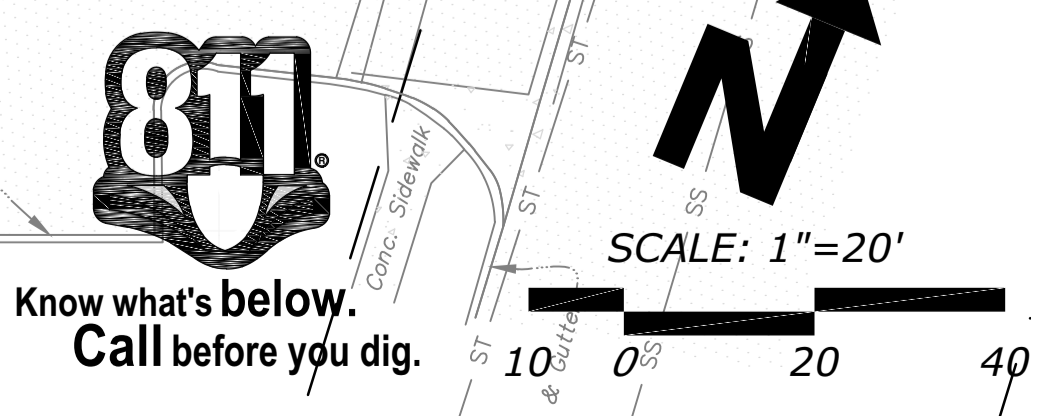
LANDSCAPE NOTES:

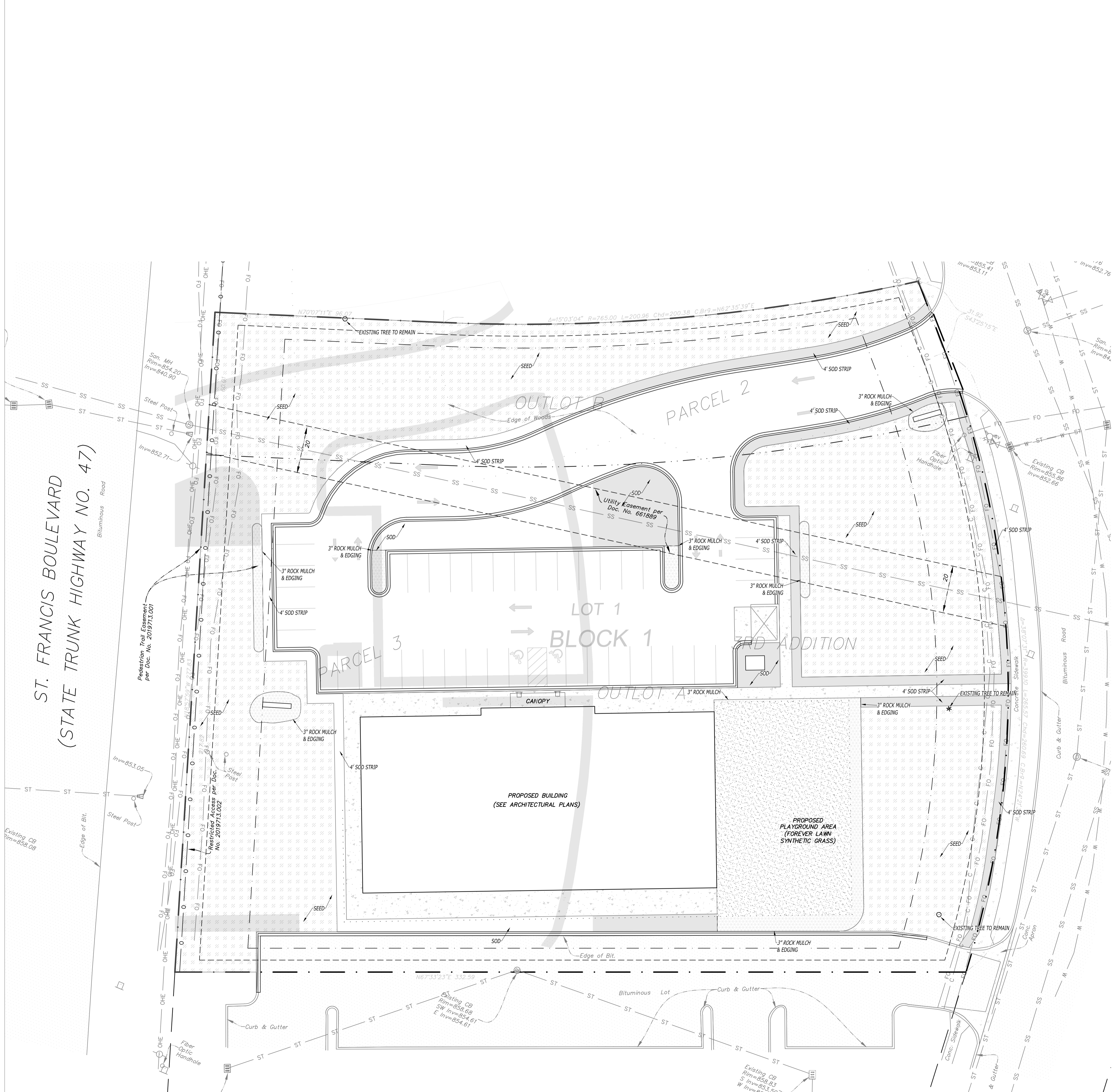
- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.
- ALL PLANT MATERIALS TO BE WARRANTIED TWO (2) FULL YEARS FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.
- WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 4" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
- VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
- REPLACEMENT TOPSOIL SHOULD NOT EXCEED 35% SAND CONTENT.
- ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
- NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
- STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
- NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
- TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
- NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER WASHED RIVER ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.
- TURF GRASS SEEDING WILL NEED TO BE FULLY ESTABLISHED BEFORE ORDERING LANDSCAPE INSPECTION.



LANDSCAPE PLANT LEGEND

DECIDUOUS TREES			
WO	4	WHITE OAK <i>Quercus alba</i>	2.5" CAL. B&B 60'H x 60'W
SY	2	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i>	2.5" CAL. B&B 60'H x 45'W
AG	4	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" CAL. B&B 50'H x 30'W
PH	4	PRAIRIE HORIZON ALDER <i>Alnus hirsuta 'Harbin'</i>	2" CAL. B&B 35'H x 25'W
EVERGREEN TREES			
NP	5	NORWAY PINE <i>Pinus resinosa</i>	6' HT B&B 50'H x 30'W
CF	2	CONCOLOR FIR <i>Abies concolor</i>	6' HT B&B 30'H x 15'W
LP	3	LIMBER NORTHERN BLUE PINE <i>Pinus flexilis 'Northern Blue'</i>	6' HT B&B 25'H x 12'W
ORNAMENTAL TREES			
MT	4	MUGO TANNENBAUM <i>Pinus mugo 'Tannenbaum'</i>	36" HT B&B 10'H x 6'W
SHRUBS			
CV	6	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Bailey Compact'</i>	24" HT. POT 6'H x 6'W
MJ	21	MANEY JUNIPER <i>Juniperus chinensis 'Maney'</i>	24" HT. POT 5'H x 6'W
AF	13	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	24" HT. POT 4'H x 4'W
GL	8	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i>	24" HT. POT 2'H x 8'W
ML	3	MOTHER LODGE JUNIPER <i>Juniperus horizontalis 'Mother Lode'</i>	24" HT. POT .5'H x 6'W
PERENNIALS			
WB	4	WILD BERGAMOT <i>Monarda fistulosa</i>	#1 CONT. POT 3'H x 2.5'W
SE	11	AUTUMN FIRE <i>Sedum x 'Autumn Fire'</i>	#1 CONT. POT 1.5'H x 2'W
ORNAMENTAL GRASSES			
BB	13	BIG BLUESTEM <i>Andropogon gerardii</i>	#1 CONT. POT 5'H x 2'W
NS	35	NORTHWIND SWITCH GRASS <i>Panicum virgatum 'Northwind'</i>	#1 CONT. POT 4'H x 2.5'W
SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH. FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH. • NO SUMMER SEEDING ALLOWED. • PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES			
3,872 SY		KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.	
SOD - 896 SY EDGING - 380 LF ROCK MULCH - 17 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY			





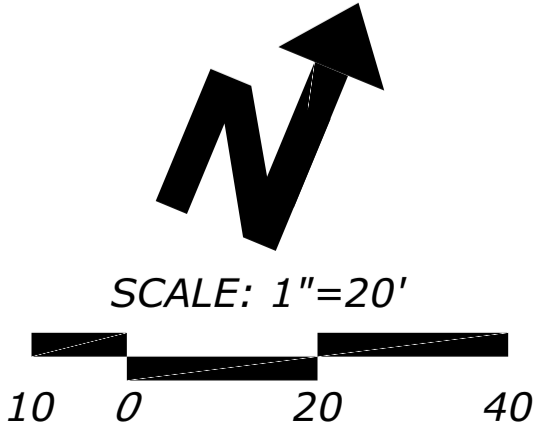
- IRRIGATION NOTES:**
- IRRIGATE ENTIRE SITE, DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS.
 - MINIMIZE OVERSPRAY ON BUILDINGS AND PAVEMENT.
 - DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE BEDS.
 - CONTRACTOR TO REVIEW MECHANICAL AND ELECTRICAL PLANS FOR WATER STUB OUT AND ELECTRICAL LOCATIONS.
 - CONTRACTOR TO VERIFY WATER STUB OUT SIZE IS SUFFICIENT, NOTIFY OWNER OF ANY DEFICIENCY.
 - CONTRACTOR TO VERIFY CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
 - RPZ BACKFLOW PREVENTER TO BE USED AT WATER STUB OUT.
 - CONTROLLER SHOULD BE A WATERSENSE WEATHER BASED IRRIGATION CONTROLLER (WBIC) WITH A RAIN SENSOR.
 - CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
 - CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
 - CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IN ORDER TO PROVIDE ALL PVC SLEEVES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE. MARK LOCATIONS OF PLACED PVC SLEEVES.
 - CONTRACTOR TO PLACE MAIN LINES MINIMUM 1'-6" BELOW FINISH GRADE, LATERAL LINES MINIMUM 1'-0" BELOW FINISH GRADE.
 - WIRES TO BE MINIMUM 16 AWG SOLID COPPER. SPLICE ONLY AT BOXES WITH MOISTURE RATED CONNECTORS.
 - VALVES BOXES AND COVERS SHOULD BE BEST COLOR TO MATCH WITH SURROUNDING LANDSCAPE.
 - BOXES TO BE SET ON A BASE OF 3" MINIMUM DEPTH 3/4" CLEAR GRAVEL.
 - PLACE BOXES IN LANDSCAPE BEDS WHEN POSSIBLE.
 - TRENCH BACKFILL TO BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS AND ROCKS.
 - CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO OWNERS UPON COMPLETION OF WORK.

SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH.
 FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH.

- NO SUMMER SEEDING ALLOWED.
- PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES

3,872 SY KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.

SOD - 896 SY
 EDGING - 380 LF
 MULCH - 17 CY
 MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY



01-08-2024 STAFF REVIEW COMMENTS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Joseph L. Schaller*
 JOSEPH L. SCHALLER
 Expiration: 06-30-2024

License #: 55597
 Date: 01-08-2024

PROJECT MANAGER
 LOUIE

DRAWN BY
 J + L

PROJECT NAME
 LIGHTBRIDGE ACADEMY

RAMSEY MINNESOTA

PROJECT NUMBER

SHEET TITLE

GROUND COVER PLAN

SHEET NUMBER

L102

EXISTING TREE LEGEND

ID#	SPECIES	SIZE	CATEGORY	CONDITION	STATUS	REMOVED CAL. INCHES
TT1	EASTERN COTTONWOOD <i>Populus deltoides</i>	12", 12" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT2	EASTERN RED CEDAR <i>Juniperus virginiana</i>	5" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT3	AMUR MAPLE <i>Acer ginnala</i>	8", 7", 6", 6", 6", 6" CAL.	EXEMPT*	INVASIVE	REMOVE	39" CAL.
TT4	SIBERIAN ELM <i>Ulmus pumila</i>	13" CAL.	EXEMPT*	INVASIVE	REMOVE	13" CAL.
TT5	SIBERIAN ELM <i>Ulmus pumila</i>	8" CAL.	EXEMPT*	INVASIVE	REMOVE	8" CAL.
TT6	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT7	SIBERIAN ELM <i>Ulmus pumila</i>	12" CAL.	EXEMPT*	INVASIVE	REMOVE	12" CAL.
TT8	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT9	SIBERIAN ELM <i>Ulmus pumila</i>	11", 11" CAL.	EXEMPT*	INVASIVE	REMOVE	22" CAL.
TT10	SIBERIAN ELM <i>Ulmus pumila</i>	7" CAL.	EXEMPT*	INVASIVE	REMOVE	7" CAL.
TT11	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT12	AMUR MAPLE <i>Acer ginnala</i>	9", 9", 8" CAL.	EXEMPT*	INVASIVE	REMOVE	26" CAL.
TT13	SIBERIAN ELM <i>Ulmus pumila</i>	9", 8", 6" CAL.	EXEMPT*	INVASIVE	REMOVE	23" CAL.
TT14	BOXELDER MAPLE <i>Acer negundo</i>	14", 10", 8", 8" CAL.	SIGNIFICANT	HEALTHY	REMOVE	40" CAL.
TT15	EASTERN COTTONWOOD <i>Populus deltoides</i>	19" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT16	BOXELDER MAPLE <i>Acer negundo</i>	10", 10", 9", 8" CAL.	SIGNIFICANT	HEALTHY	REMOVE	37" CAL.
TT17	SIBERIAN ELM <i>Ulmus pumila</i>	14", 12" CAL.	EXEMPT*	INVASIVE	REMOVE	26" CAL.
TT18	SIBERIAN ELM <i>Ulmus pumila</i>	10", 8", 7" CAL.	EXEMPT*	INVASIVE	REMOVE	25" CAL.

TOTAL: 353" CAL. REMOVAL TOTAL: 305" CAL.
 REMOVAL TOTAL (EXCLUDING EXEMPT): 77" CAL.
 SIGNIFICANT TOTAL: 125" CAL.
 77" REMOVED/125" SIGNIFICANT TOTAL = 61.6% REMOVED

INVASIVE SPECIES LISTED AS EXEMPT

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 SIGNATURE: *Joseph L. Schaller*
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PROJECT MANAGER

LOUIE

DRAWN BY

J + L

PROJECT NAME

LIGHTBRIDGE ACADEMY

RAMSEY MINNESOTA

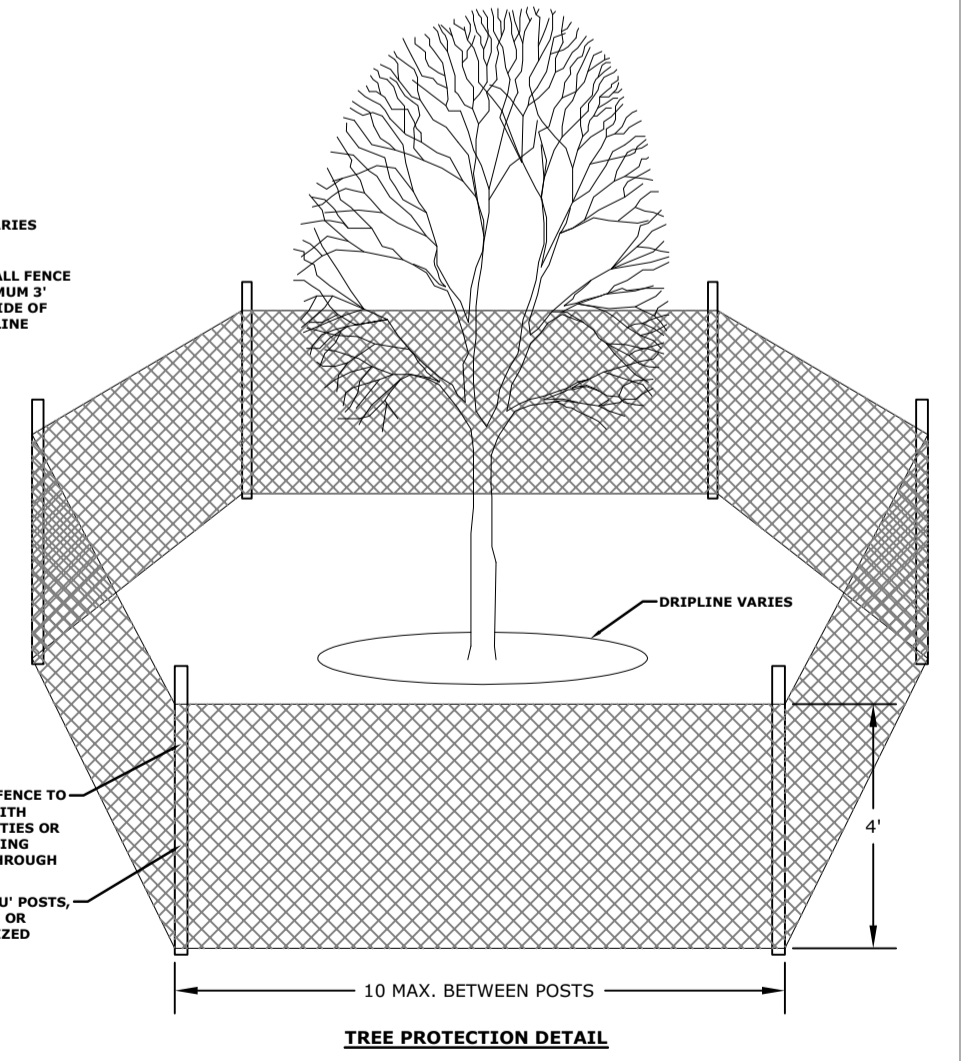
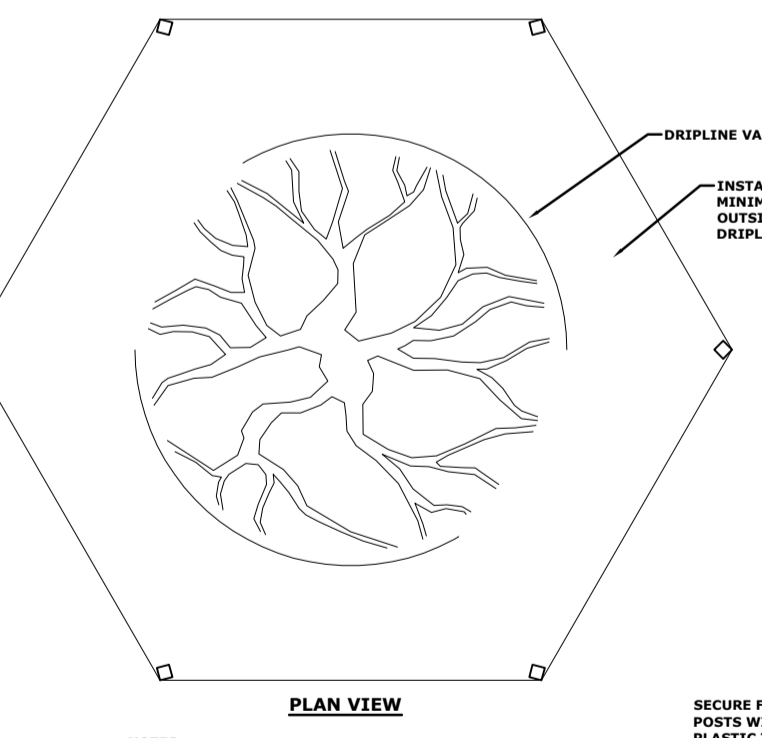
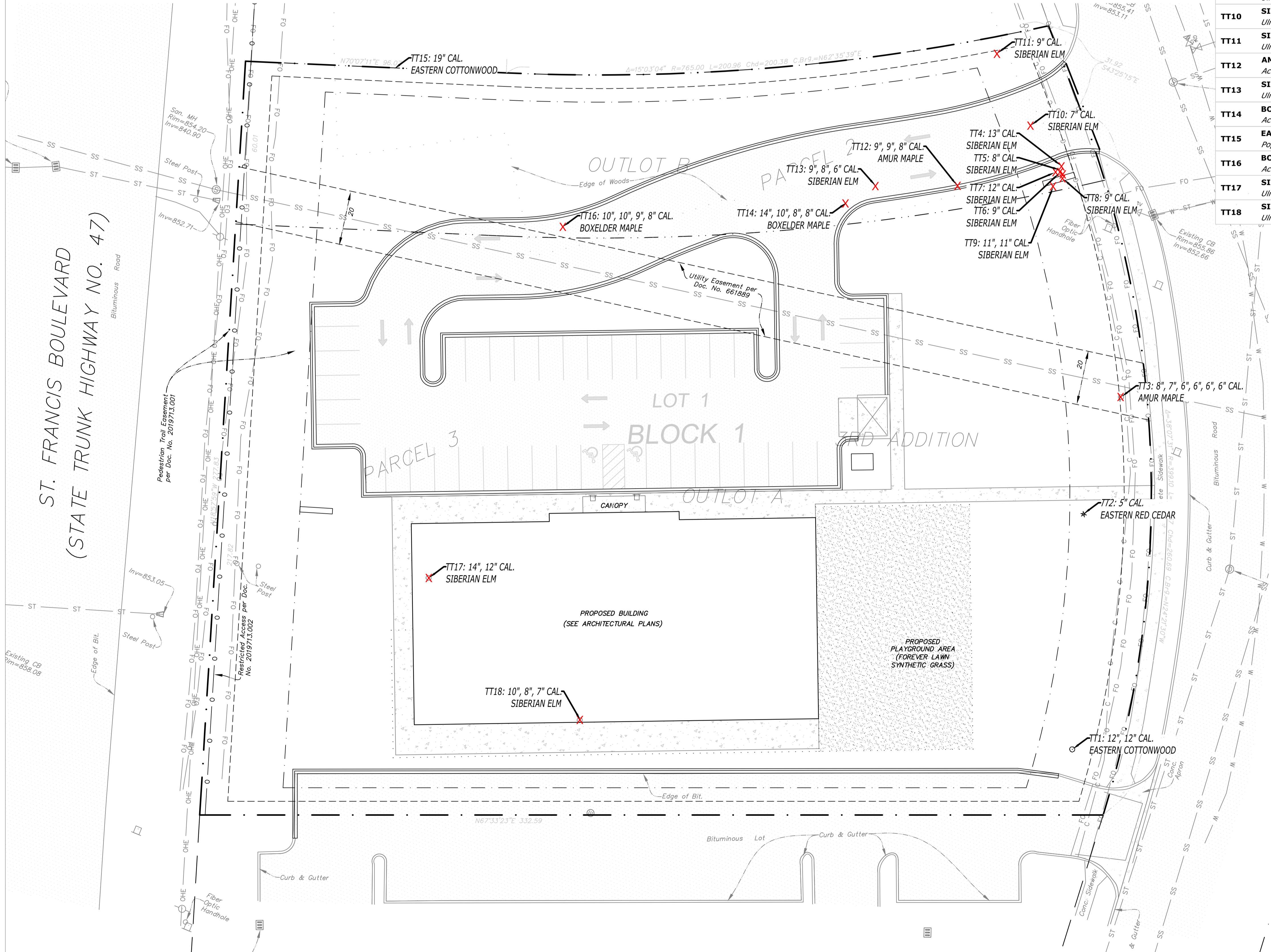
PROJECT NUMBER

SHEET TITLE

TREE REPLACEMENT PLAN

SHEET NUMBER

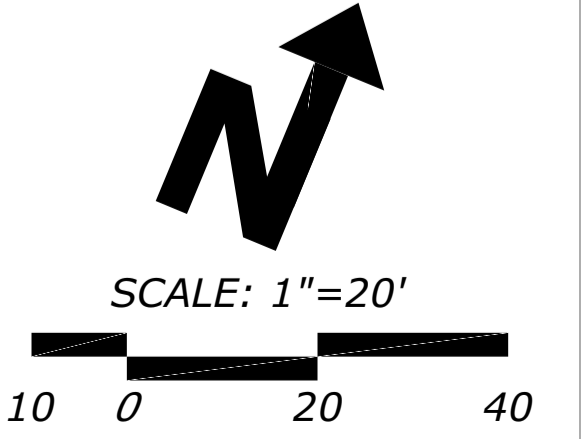
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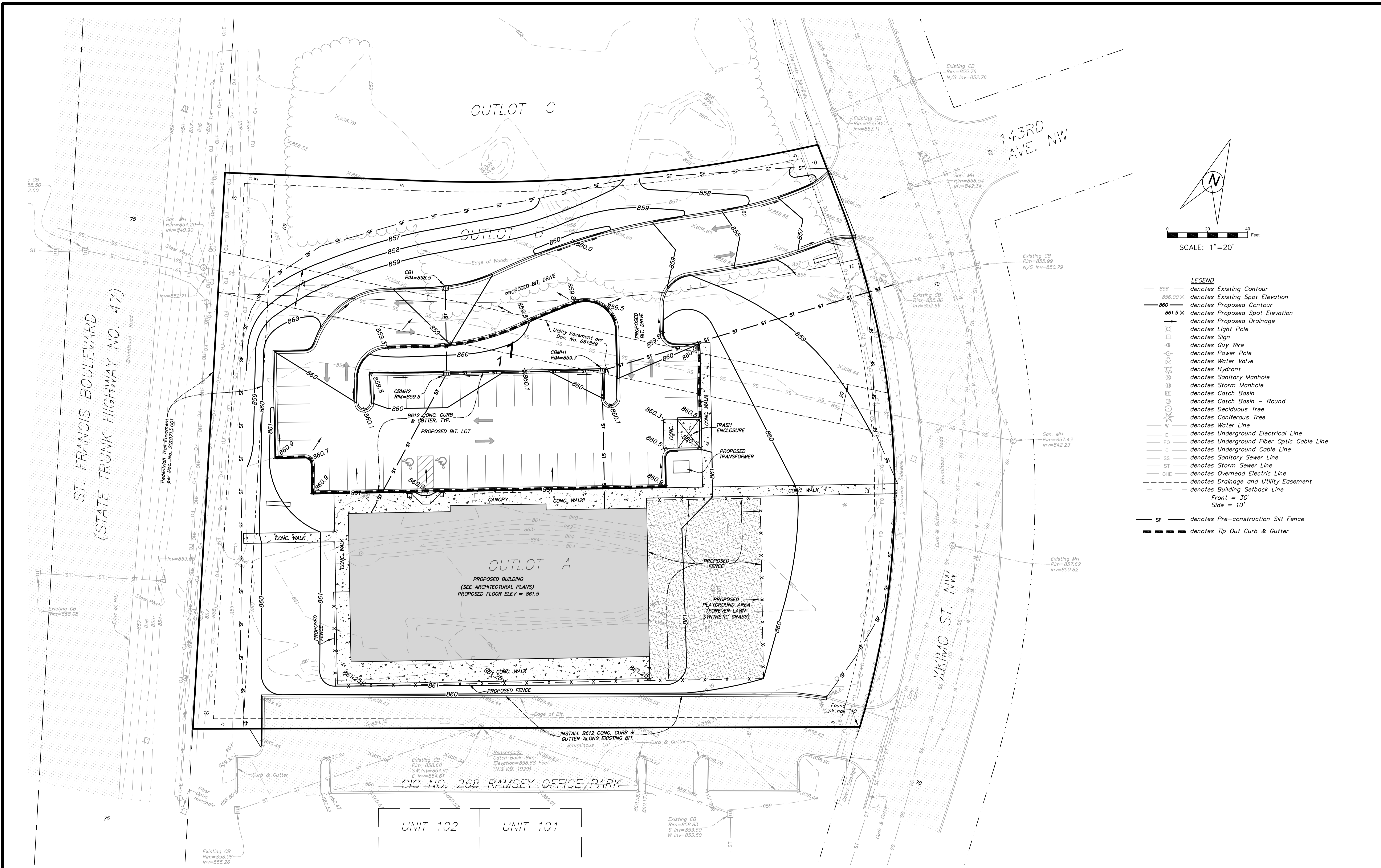


- NOTES:
- FENCE SHALL BE INSTALLED ACCORDING TO PLANS BEFORE ANY WORK BEGINS ON SITE.
 - FENCE MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT OR ENGINEER.
 - ALL FENCE SHALL BE MAINTAINED FOR THE DURATION OF WORK ON SITE.
 - CONTRACTOR SHALL NOT PARK VEHICLES, EQUIPMENT OR OTHER TEMPORARY FACILITIES IN TREE PROTECTION ZONES.
 - CONTRACTOR SHALL NOT STORE MATERIALS, SUPPLIES OR STOCKPILES IN TREE PROTECTION ZONES.
 - ANY EXPOSED ROOTS FROM GRADING PROCESS SHALL BE CLEANLY CUT.



Know what's below.
 Call before you dig.





- LEGEND**
- 856 — denotes Existing Contour
 - 856.00 X denotes Existing Spot Elevation
 - 860 — denotes Proposed Contour
 - 861.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - denotes Water Line
 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
Front = 30'
Side = 10'
 - SF — denotes Pre-construction Silt Fence
 - denotes Tip Out Curb & Gutter

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN
P.E.O. T.J.B.

CHECKED
P.E.O.

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.

Paul E. Otto
License # 40062
Date: 1-9-24

www.ottoassociates.com

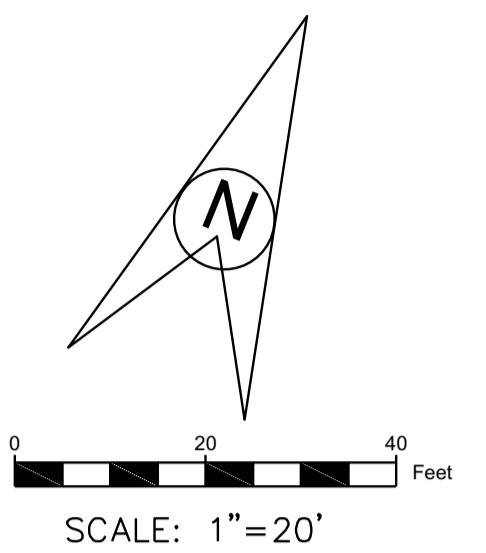
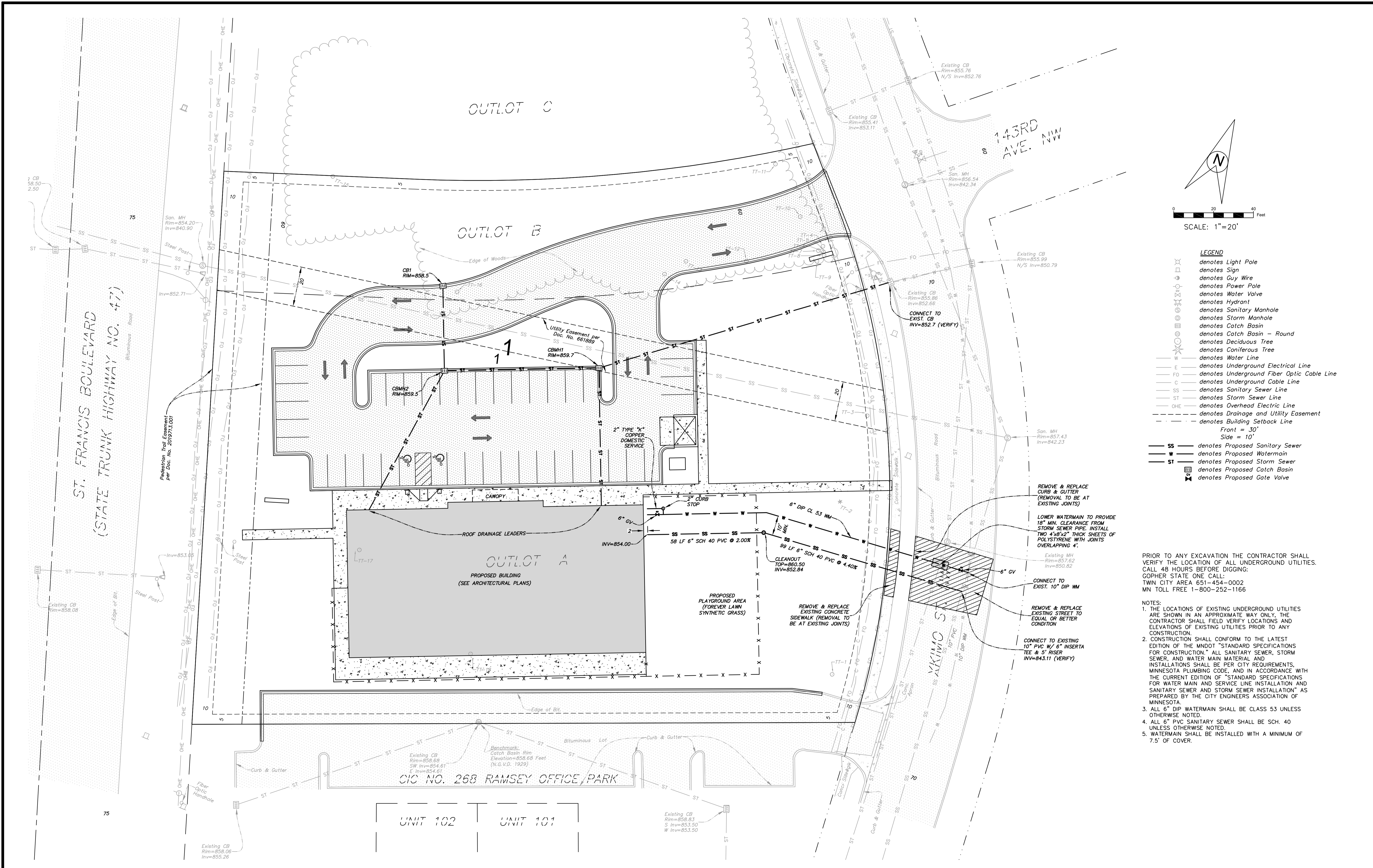
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
UGDC, LLC
RAMSEY, MN

PROJECT NO.
PRELIMINARY GRADING PLAN 23-0422

SHEET NO. C3 OF C3 SHEETS DATE: 12-11-23



- LEGEND**
- ⊗ denotes Light Pole
 - ⊠ denotes Sign
 - ⊕ denotes Guy Wire
 - ⊖ denotes Power Pole
 - ⊙ denotes Water Valve
 - ⊚ denotes Hydrant
 - ⊛ denotes Sanitary Manhole
 - ⊜ denotes Storm Manhole
 - ⊝ denotes Catch Basin - Round
 - ⊞ denotes Deciduous Tree
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 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
- Front = 30'
Side = 10'
- SS denotes Proposed Sanitary Sewer
 - W denotes Proposed Watermain
 - ST denotes Proposed Storm Sewer
 - ⊝ denotes Proposed Catch Basin
 - ⊚ denotes Proposed Gate Valve

PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE DIGGING: COPHER STATE ONE CALL: TWIN CITY AREA 651-454-0002 MN TOLL FREE 1-800-252-1166

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 - CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION." ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 - ALL 6" DIP WATERMAIN SHALL BE CLASS 53 UNLESS OTHERWISE NOTED.
 - ALL 6" PVC SANITARY SEWER SHALL BE SCH. 40 UNLESS OTHERWISE NOTED.
 - WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' OF COVER.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN P.E.O. T.J.B. 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.

CHECKED P.E.O. Paul E. Otto

Date: 1-9-24

www.ottoassociates.com

OTTO ASSOCIATES

9 West Division Street
Buffalo, MN 55313
(763)682-4721
Fax: (763)682-3522

Engineers & Land Surveyors, Inc.

LIGHTBRIDGE ACADEMY
UGDC, LLC
RAMSEY, MN

PROJECT NO: 23-0422

PRELIMINARY UTILITY PLAN

SHEET NO. C2 OF C3 SHEETS

DATE: 12-11-23

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Address infrastructure needs.**Information****Title**

Adopt Resolution #24-046 Approving Plans and Authorizing Advertisements for Bids for Improvement Project #23-19, COR Infrastructure Improvements

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #24-046 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-19, COR Infrastructure Improvements.

Background:

On February 21, 2023, the Public Works Committee (PWC) reviewed The COR Analysis Update as prepared by Bolton and Menk, Inc. 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.

Attached is a copy of The COR Analysis Update.

During the February 28, 2023, City Council work session, Council confirmed these priorities by consensus. Based on these identified priorities, Bolton and Menk, Inc. prepared the attached COR Infrastructure Design Services Proposal to identify the associated scope of services and estimated costs required for design services, as well as estimated construction costs. Per the attached proposal, completing the following work tasks in 2023 would help to achieve the identified priorities;

- 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.

In the Summer of 2023, all trees were cleared from The COR allowing it to be mass graded. This work was designated as Improvement Project #23-17, COR Tree Clearing.

In the Fall of 2023, the Waterfront pond was graded and lined, all low-lying parcels in The COR were filled to specified elevations using structural fill material excavated from the pond after documenting and compacting all underlying soils, salvaged topsoil was spread on the newly placed and compacted fill, and turf was established. This work was designated as Improvement Project #23-20, COR Mass Grading.

At the December 12, 2023 City Council work session, the City Council directed staff to work with Bolton and Menk to prepare final plans and specifications for Improvement Project #23-19, COR Infrastructure Improvements, with the intent of constructing the improvements in 2024. The proposed improvements include reconstructing Zeolite Street between Sunwood Drive and Bunker Lake Boulevard, constructing Ramsey Parkway

between Willemite Street and the roundabout at the intersection of Sunwood Drive and 147th Avenue, and reconstructing Center Street between 146th Avenue and Bunker Lake Boulevard.

Attached is a figure showing the scope of the proposed improvements, as well as the title sheet from the plans. As always, staff does not attach full plan sets to prevent contractors from bidding off attached plans, which would prevent them from receiving notifications of published bid addenda.

All street, sidewalk and trail profiles were designed in coordination with the COR Mass Grading final elevations.

Notification:

Following Council approval, bid advertisements will be published in the Anoka Union Herald on Friday, February 16th, and Friday, February 23rd, 2024.

Observations/Alternatives:

Observations:

Tentative project schedule:

- March 13th - Bids opened
- March 26th - Council considers award of contract
- April / May - Start construction
- August 30th - Substantial completion
- October 18th - Final completion

Constructing all streets at once will minimize impacts to residents and area businesses.

Alternatives:

Alternative #1: Adopt Resolution #24-046 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-19, COR Infrastructure Improvements.

Funding Source:

The engineer estimated construction costs at \$3,580,000.

Estimated project costs total \$4,403,400 after adding 23-percent indirect costs for administrative, engineering, finance and legal fees.

Proposed funding sources are as follows;

- \$3,756,500 - TIF 1, TIF 2, and TIF 14 Bonds
- \$ 114,000 - Sanitary Sewer Funds
- \$ 532,900 - Watermain Funds

TIF eligible improvements include streets, sidewalks, and storm sewer.

Sanitary sewer and water improvements are also TIF eligible expenses, but staff initially proposes to utilize sewer and water funds to fund these improvements and preserve TIF funds for other identified infrastructure needs within The COR, including the extensions of Veterans Drive and Peridot Street. Should TIF funds be available to fund these sewer and water improvements upon completion, TIF funds could be used to preserve the utility enterprise funds for future improvements identified in the Capital Improvement Plan.

Finance Director Lund and the City's financial consultant, Ehlers, recommend using TIF bonds for the approximate \$7,000,000 in COR improvements, including the COR Infrastructure Improvements. Attached is a 15-year tax increment bond run provided by Ehlers.

City staff will inspect construction and process pay requests.

When bids are presented to the City Council for award of a contract, staff will present a proposal from Bolton and Menk for construction related services including attending the preconstruction meeting, staking construction, reviewing shop drawings, administering pay requests, and preparing as-built plans.

Recommendation:

Staff recommends adopting Resolution #24-046 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-19, COR Infrastructure Improvements.

Action:

Adopt Resolution #24-046 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-19, COR Infrastructure Improvements.

Attachments

Resolution 24-046
COR Analysis Update
COR Design Services Proposal
COR Infrastructure Figure
Plans Title Sheet
TIF Bond Run 15yr

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 02/08/2024

Reviewed By

Brian Hagen

Date

02/08/2024 03:41 PM

Started On: 02/06/2024 08:10 AM

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

RESOLUTION #24-046

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #23-19, COR INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR for the purpose of advancing economic development; 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 #23-176, adopted August 8, 2023, the City Council accepted bids, awarded a contract for construction to Enebak Construction Company, and accepted the Construction Services Proposal of Bolton and Menk, Inc. for Improvement Project #23-20, COR Mass Grading; and

WHEREAS, pursuant to Ramsey City Council resolution #23-268, adopted October 24, 2023, the City Council approved the issuance and sale of \$8,315,000 General Obligation Bonds, Series 2023A, approximately \$7,000,000 of which will fund TIF 14 area improvements including TIF eligible expenses for Improvement Project #23-19, COR Infrastructure Improvements; and

WHEREAS, pursuant to City Council direction provided to City staff during the December 12, 2023 work session, Bolton & Menk, Inc. prepared final plans and specifications for Improvement Project #23-19, COR Infrastructure Improvements, for the purpose of advertising bids for construction in 2024.

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

- 1) The Ramsey City Council hereby approves the plans and specification prepared by Bolton and Menk, Inc. for Improvement Project #23-19, COR Infrastructure Improvements.
- 2) The Ramsey City Council hereby authorizes advertisements for bids for City Improvement Project #23-19, COR Infrastructure Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of February, 2024.

Mayor

ATTEST:

City Clerk

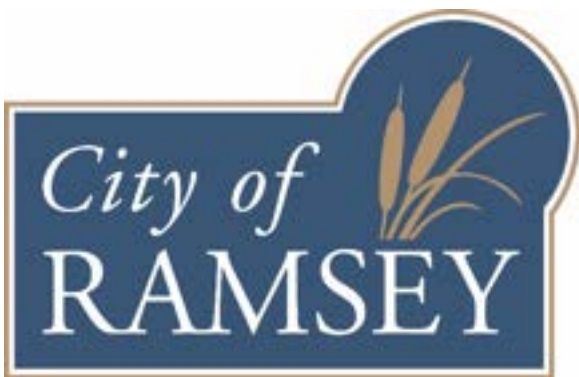


Real People. Real Solutions.

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 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
- Figure 7: Wetland Mitigation Plan
- Figure 8: Wetland Mitigation Cost Evaluation
- Figure 9: Watermain Utilities
- Figure 10: Sanitary Utilities
- Figure 11: Storm Utilities
- Figure 12: Roadway Grading Plan
- Figure 13: Pond Excavation
- Figure 14: The Waterfront Phase 1
- Figure 15: Tree Inventory
- Figure 16-18: Typical Sections

APPENDIX C: GEOTECHNICAL EVALUATION

APPENDIX D: WETLAND DELINEATION REPORT

APPENDIX E: TRAFFIC COUNT EXHIBIT

APPENDIX F: PREVIOUS ANALYSES

APPENDIX G: TREE INVENTORY

I. INTRODUCTION

The City of Ramsey has identified the need to prepare for further development of The COR. While much of The COR has been developed, additional infill is anticipated in the near future. The purpose of this analysis is to provide an update to the previous analysis, dated June of 2018, and determine the necessary public infrastructure and associated costs required to allow the remaining, undeveloped portions of The COR to develop. Additional analyses have supplemented the original report since 2018, including geotechnical evaluations, Ramsey Parkway median alternatives, wetland delineations, and traffic counts. Much of the information from the original report has been carried forward with this update. For reference, the following figures and exhibits are contained in the appendix of this report:

Our analysis consists of three separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layouts** – Provide graphical depictions of the public roadways and utilities,
- **Preliminary Project Cost Estimates** – Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

For reference, the following figures and exhibits are contained in the appendix of this report:

- **Appendix A** includes a previously prepared Land Use Plan for The COR, along with roadway related graphics from The COR Design Framework plan and City’s Comprehensive Plan.
- **Appendix B** includes figures referenced throughout this study,
- **Appendix C** includes the geotechnical evaluation dated June 27, 2018,
- **Appendix D** includes the wetland delineation report, completed in October 2022. The delineation is currently being reviewed by the Lower Rum River Watershed Management Organization (LRRWMO),
- **Appendix E** includes the traffic counts collected in The COR in 2022,
- **Appendix F** includes previously conducted analyses within The COR Framework, and
- **Appendix G** includes The COR Tree Inventory Tabulation

II. PRELIMINARY DESIGN LAYOUTS, FIGURES AND EXHIBITS

To complete the analysis, existing conditions and proposed improvements were conceptually designed to allow for estimating construction costs. The figures contained in Appendix B form the basis for much of the analysis. The following list summarizes the figures contained in Appendix B:

- Figures 1-5: Study Area Layouts
- Figures 6-8: National Wetland Inventory & Mitigation Plan
- Figures 9-11: Public Utilities
- Figures 12-13: Site Grading & Drainage
- Figures 14: The Waterfront, Phase 1 Sketch
- Figures 15: The COR Area Tree Inventory
- Figures 16-18: The COR Roadway Typical Sections

III. ON-GOING AND RELATED STUDIES AND IMPROVEMENTS

In addition to this analysis, there are other improvements under discussion. Each of 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	Bld 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		
<u>Improvement</u>	<u>Segment A-1</u>	<u>Segment A-2</u>
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		
<u>Improvement</u>	<u>Segment B-1</u>	<u>Segment B-2</u>
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	
<u>Improvement</u>	<u>Segment E</u>	<u>Segment F-1</u>	<u>Segment F-2</u>
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

<u>Veterans Drive</u>	<u>Peridot Street</u>	
<u>Improvement</u>	<u>Segment H</u>	<u>Segment I</u>
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.

<u>Segment</u>	<u>Location</u>	<u>Estimated Cost</u>
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





- Low Density Residential
- Retail
- Public / Transit / Public
- Open Green Space
- Downtown
- Medium Density Residential
- Office Park



**BOLTON
& MENK**

7533 SUNWOOD DR NW, SUITE 206
 RAMSEY, MINNESOTA 55033
 Phone: (763) 433-2833
 Email: Ramsey@bolton-menk.com
www.bolton-menk.com



CENTER STREET AREA ANALYSIS
 CITY OF RAMSEY, MINNESOTA
 THE COR LAND USE
 AUGUST 2018

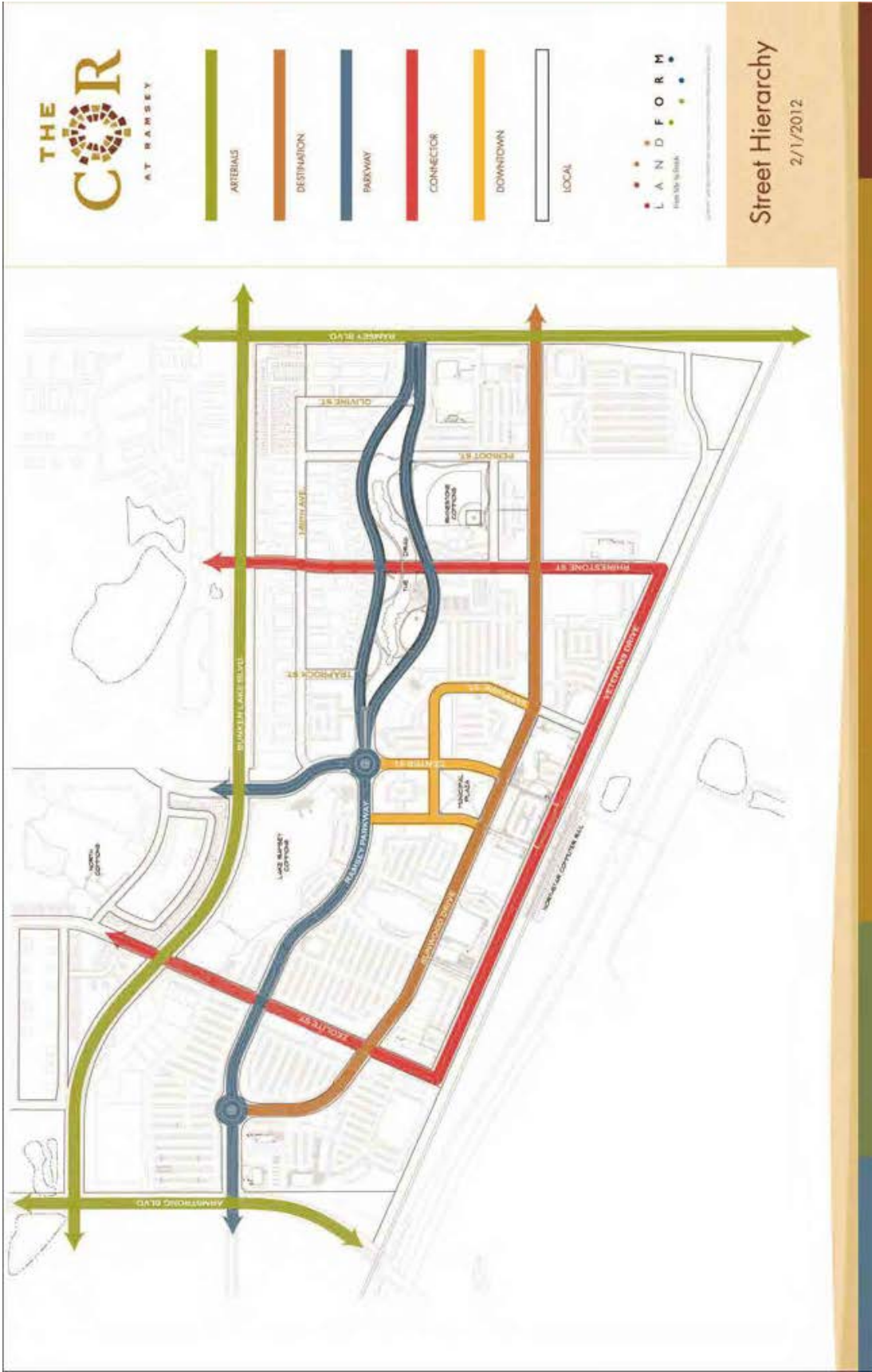
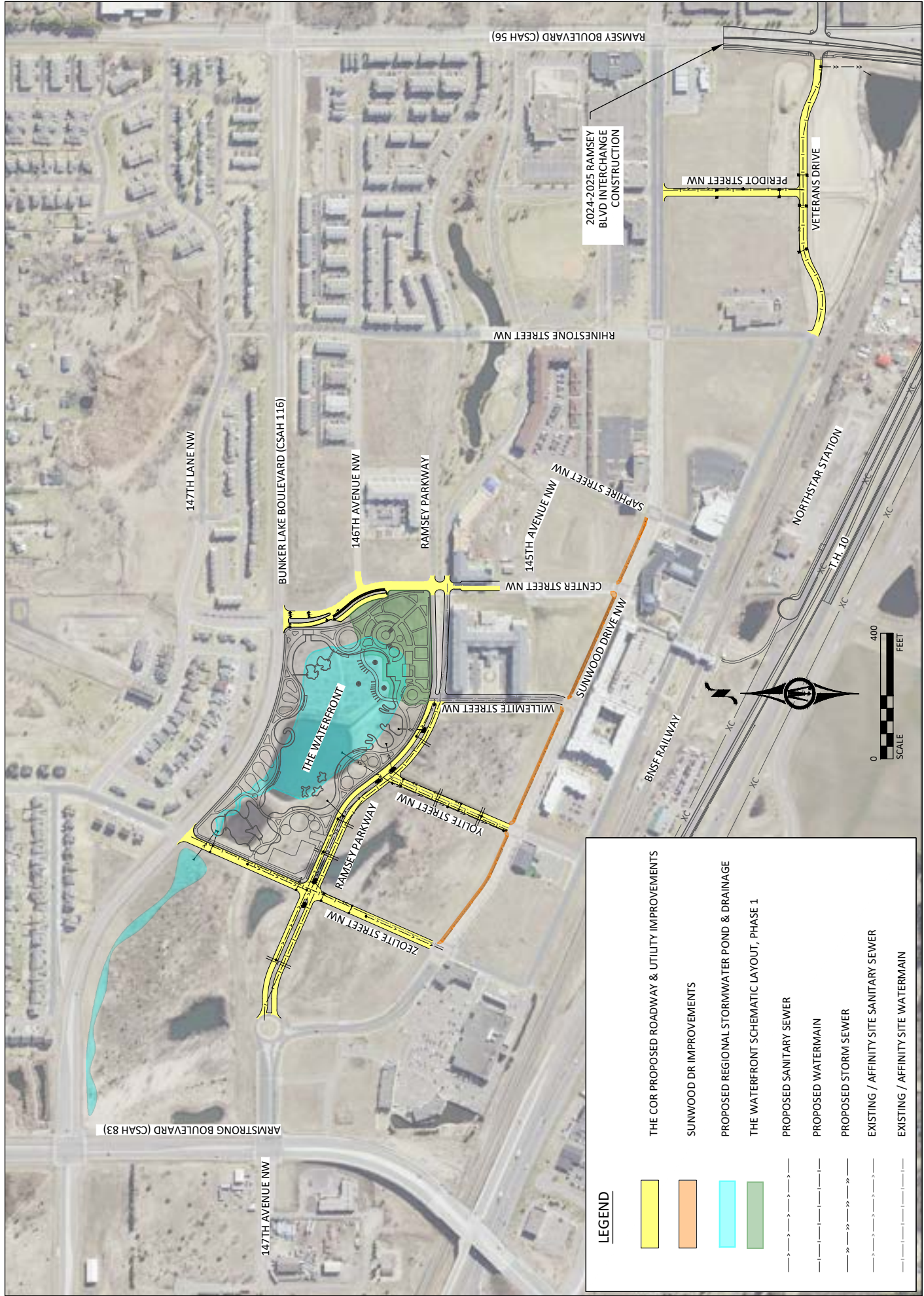
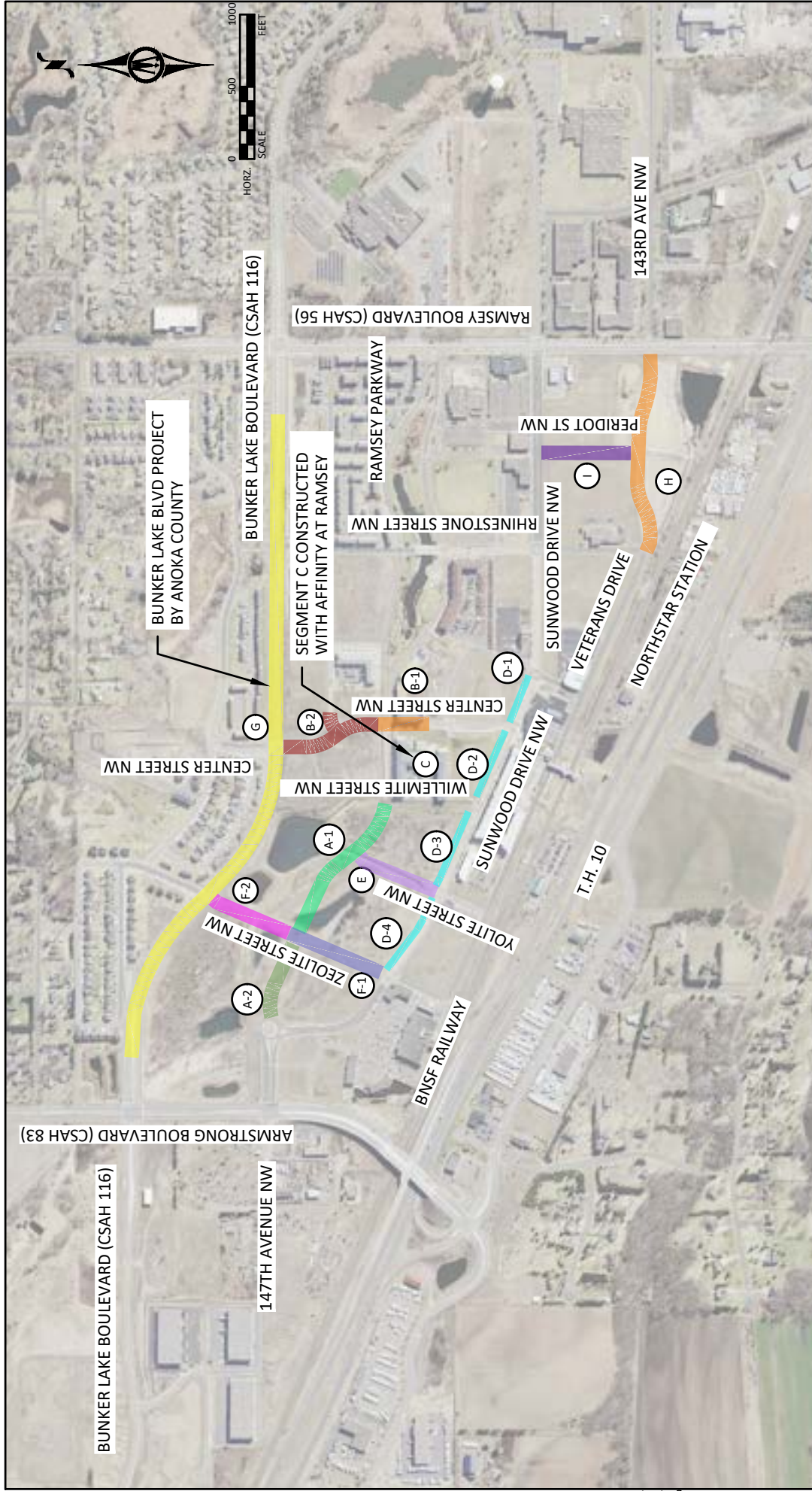


Figure 1: Street Hierarchy Map

APPENDIX B: FIGURES

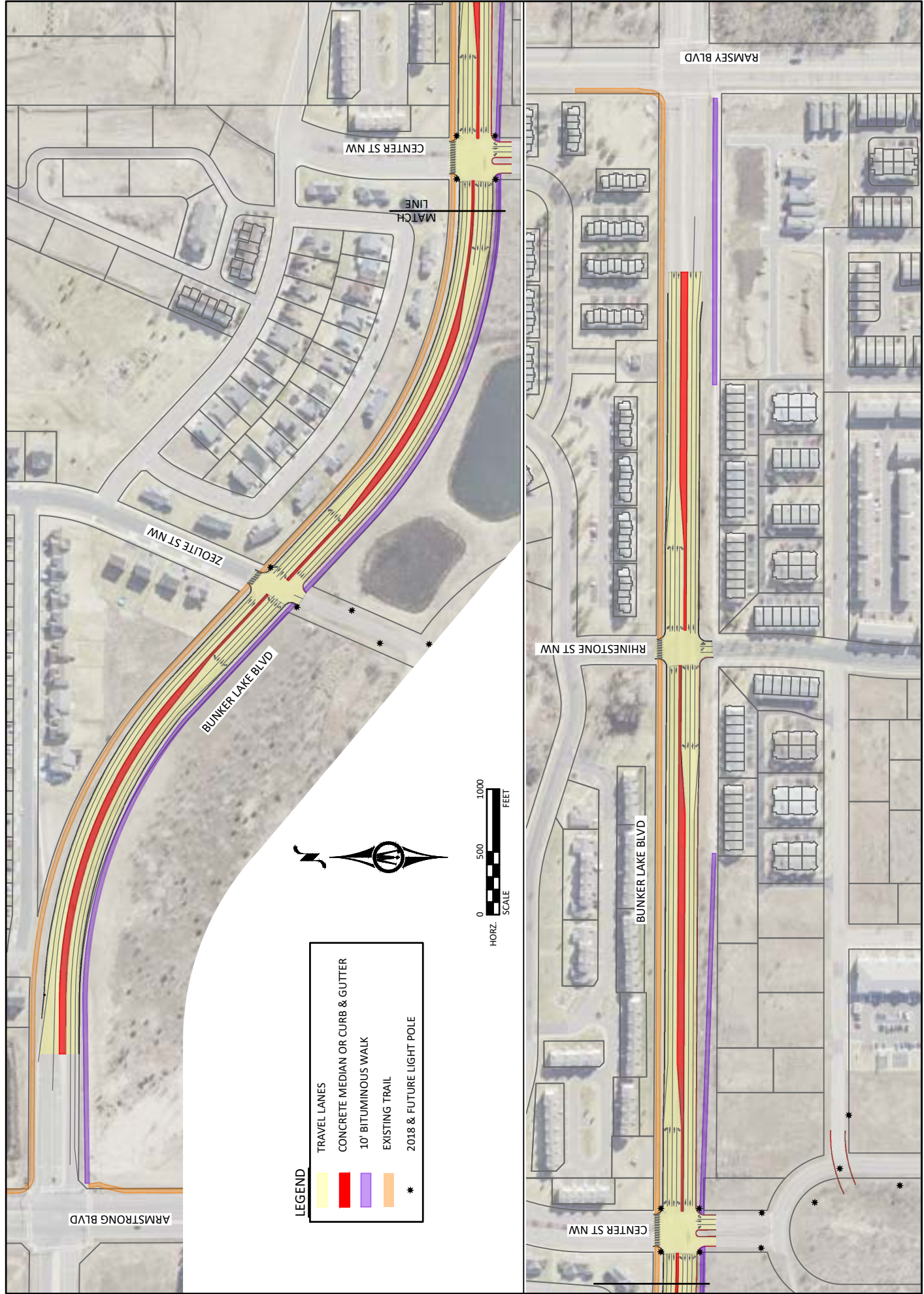


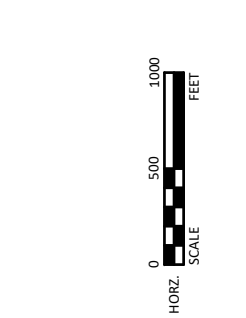
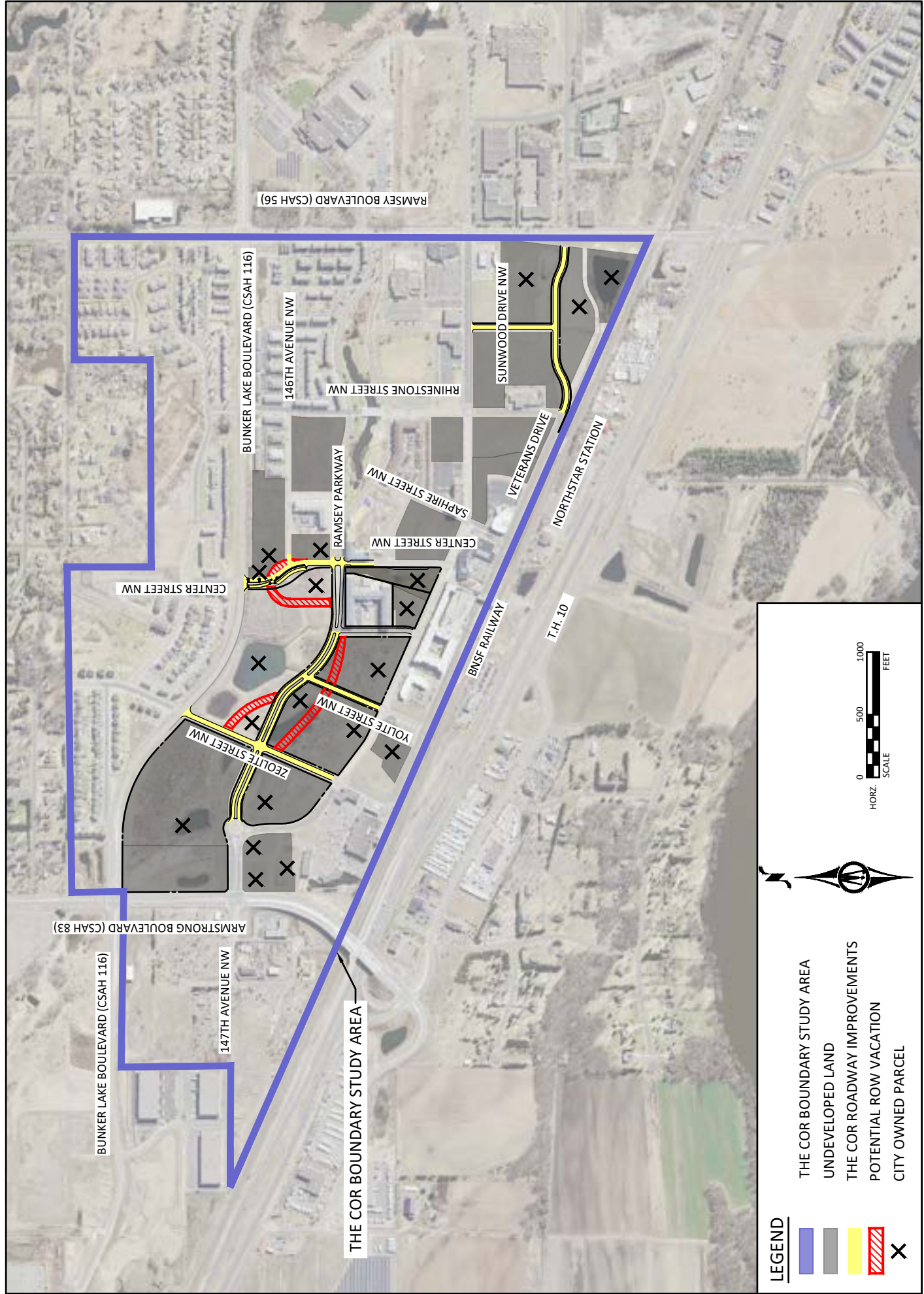


LEGEND

█	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	\$4,721,000
█	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			

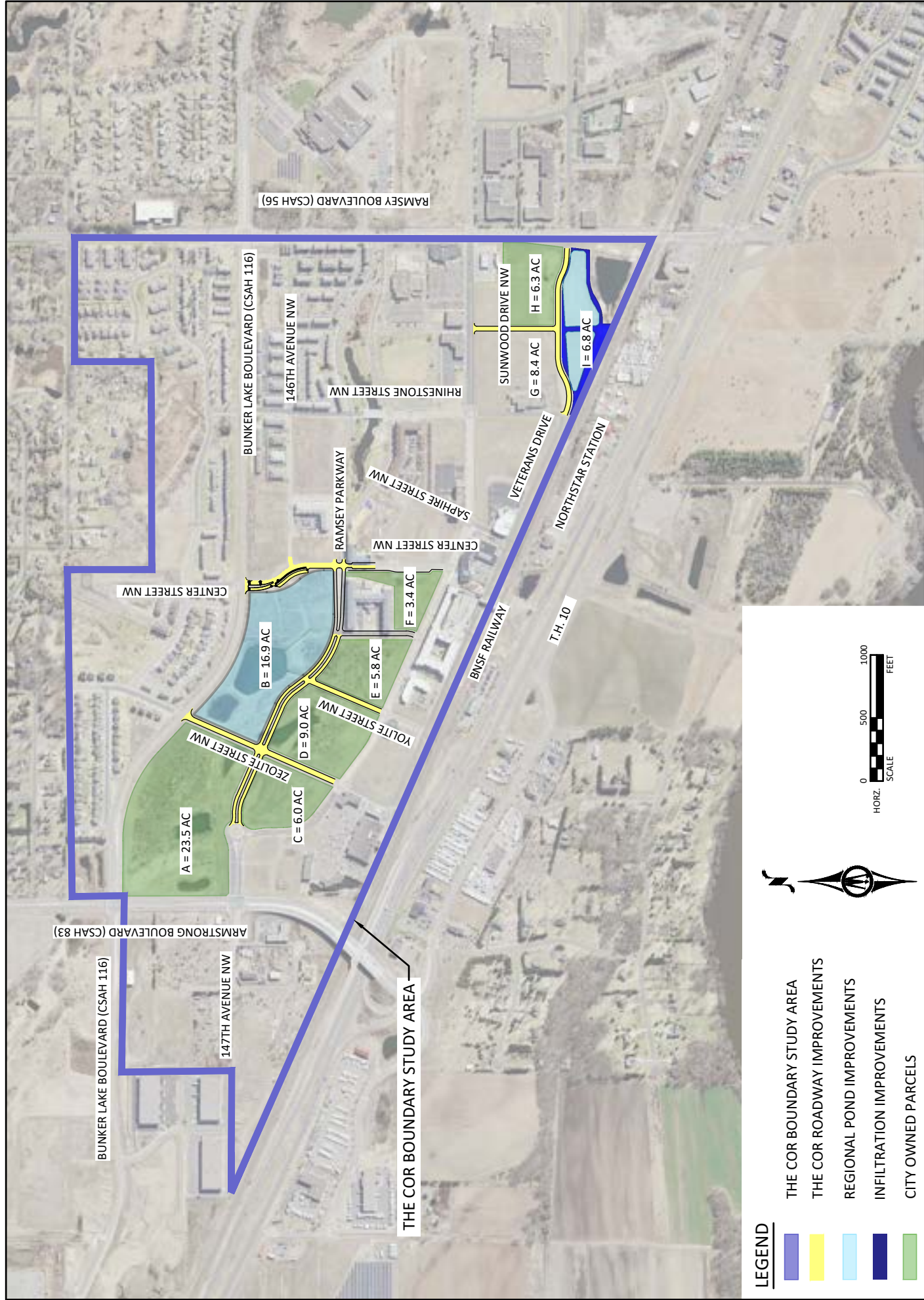
NOTE:
 ESTIMATED TOTAL PROJECT COSTS FOR EACH SEGMENT INCLUDES SURFACE AND SUBSURFACE PUBLIC INFRASTRUCTURE USING 2023 DOLLARS (EARTHWORK, ROADWAY, SANITARY SEWER, WATERMAIN, STORM SEWER, TRAILS, LIGHTING, TREES, WETLANDS.)





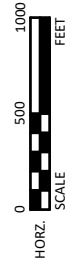
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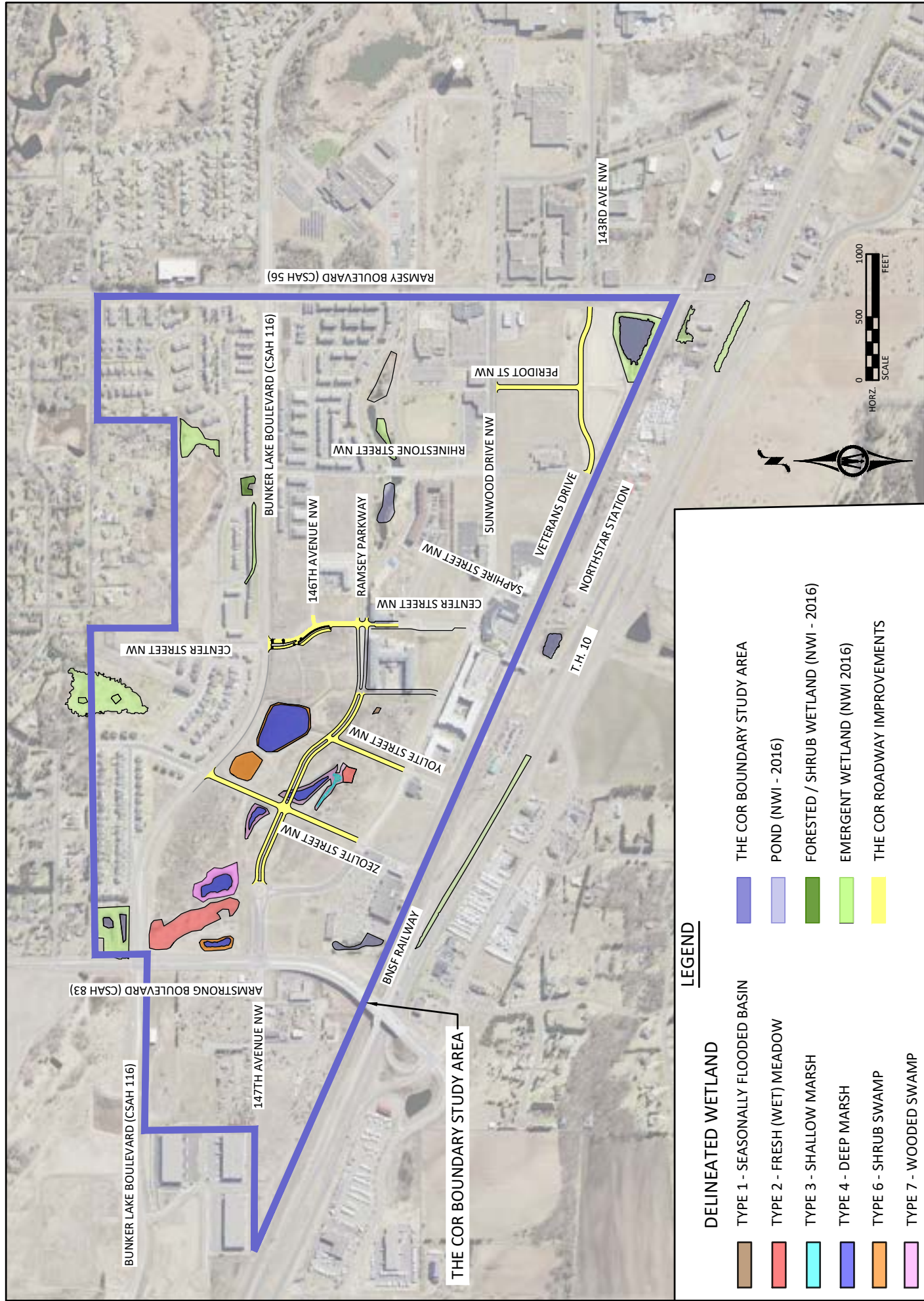
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- UNDEVELOPED LAND
- THE COR ROADWAY IMPROVEMENTS
- POTENTIAL ROW VACATION
- X CITY OWNED PARCEL

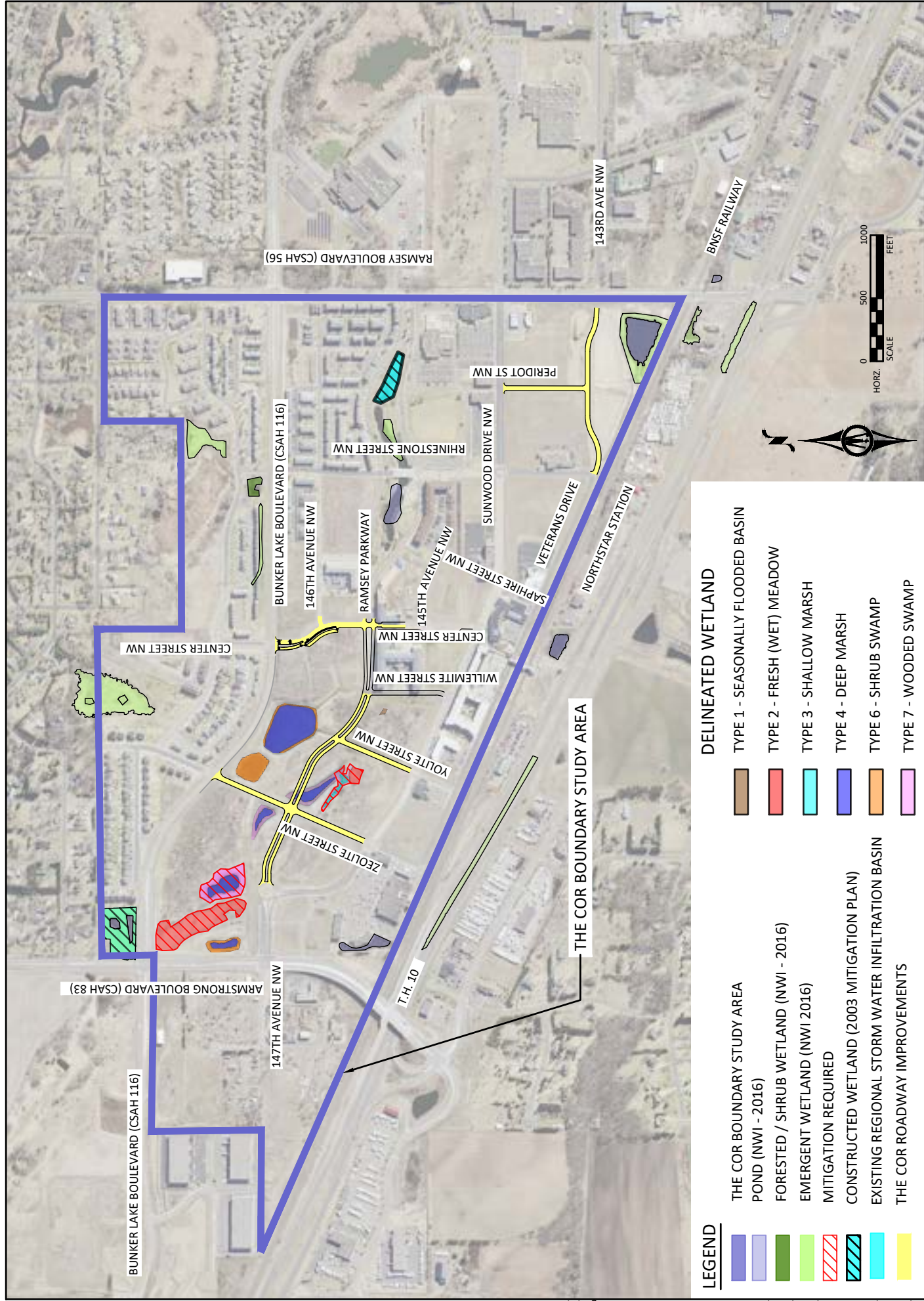


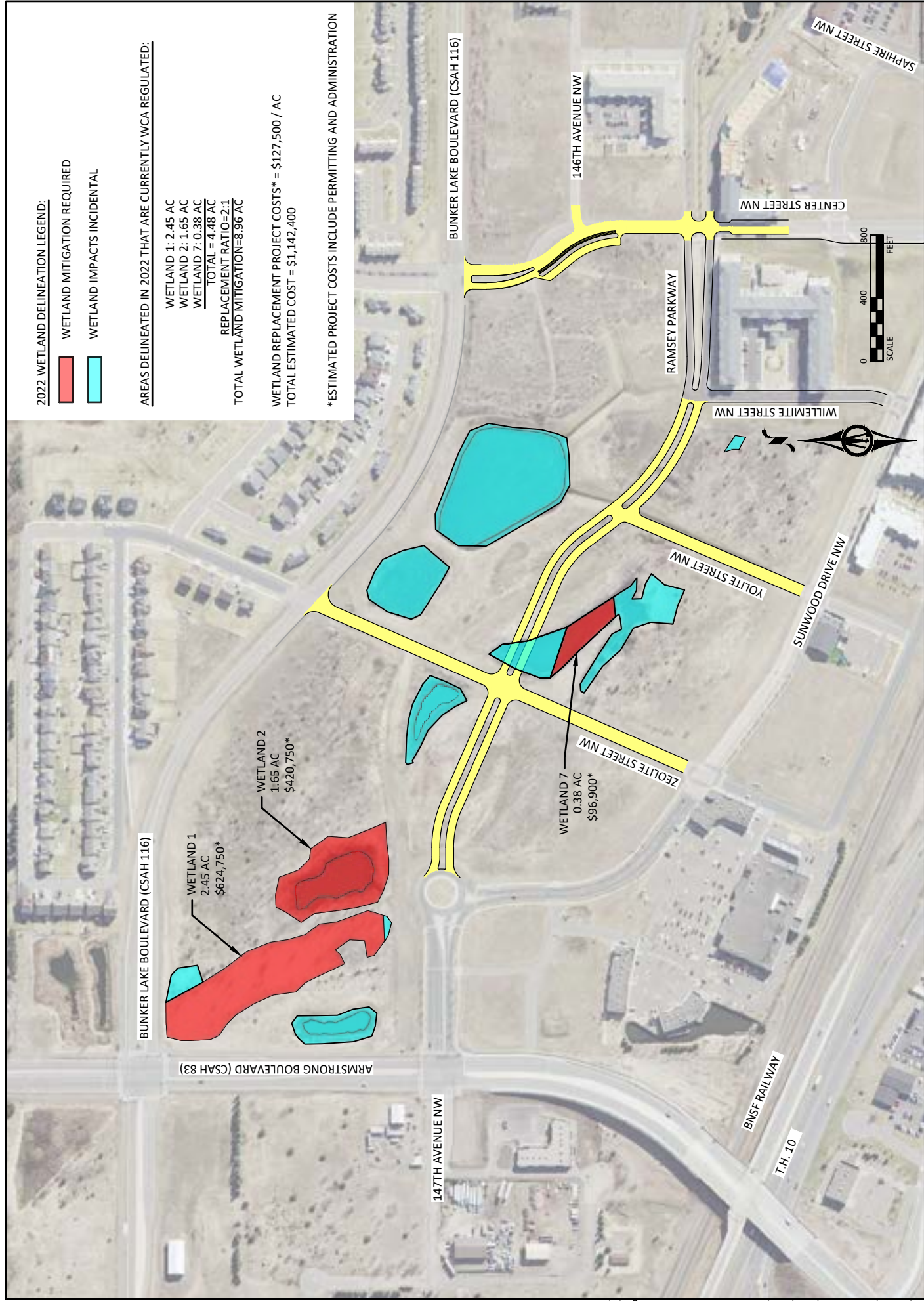
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- THE COR BOUNDARY STUDY AREA
- THE COR ROADWAY IMPROVEMENTS
- REGIONAL POND IMPROVEMENTS
- INFILTRATION IMPROVEMENTS
- CITY OWNED PARCELS









2022 WETLAND DELINEATION LEGEND:

- █ WETLAND MITIGATION REQUIRED
- █ WETLAND IMPACTS INCIDENTAL

AREAS DELINEATED IN 2022 THAT ARE CURRENTLY WCA REGULATED:

WETLAND 1: 2.45 AC
 WETLAND 2: 1.65 AC
 WETLAND 7: 0.38 AC
TOTAL = 4.48 AC
 REPLACEMENT RATIO=2:1
 TOTAL WETLAND MITIGATION=8.96 AC

WETLAND REPLACEMENT PROJECT COSTS* = \$127,500 / AC
 TOTAL ESTIMATED COST = \$1,142,400

*ESTIMATED PROJECT COSTS INCLUDE PERMITTING AND ADMINISTRATION

BUNKER LAKE BOULEVARD (CSAH 116)

WETLAND 1
2.45 AC
\$624,750*

WETLAND 2
1.65 AC
\$420,750*

ARMSTRONG BOULEVARD (CSAH 83)

147TH AVENUE NW

BUNKER LAKE BOULEVARD (CSAH 116)

WETLAND 7
0.38 AC
\$96,900*

146TH AVENUE NW

ZEOLITE STREET NW

RAMSEY PARKWAY

WILLEMITE STREET NW

YOLITE STREET NW

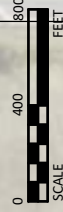
SUNWOOD DRIVE NW

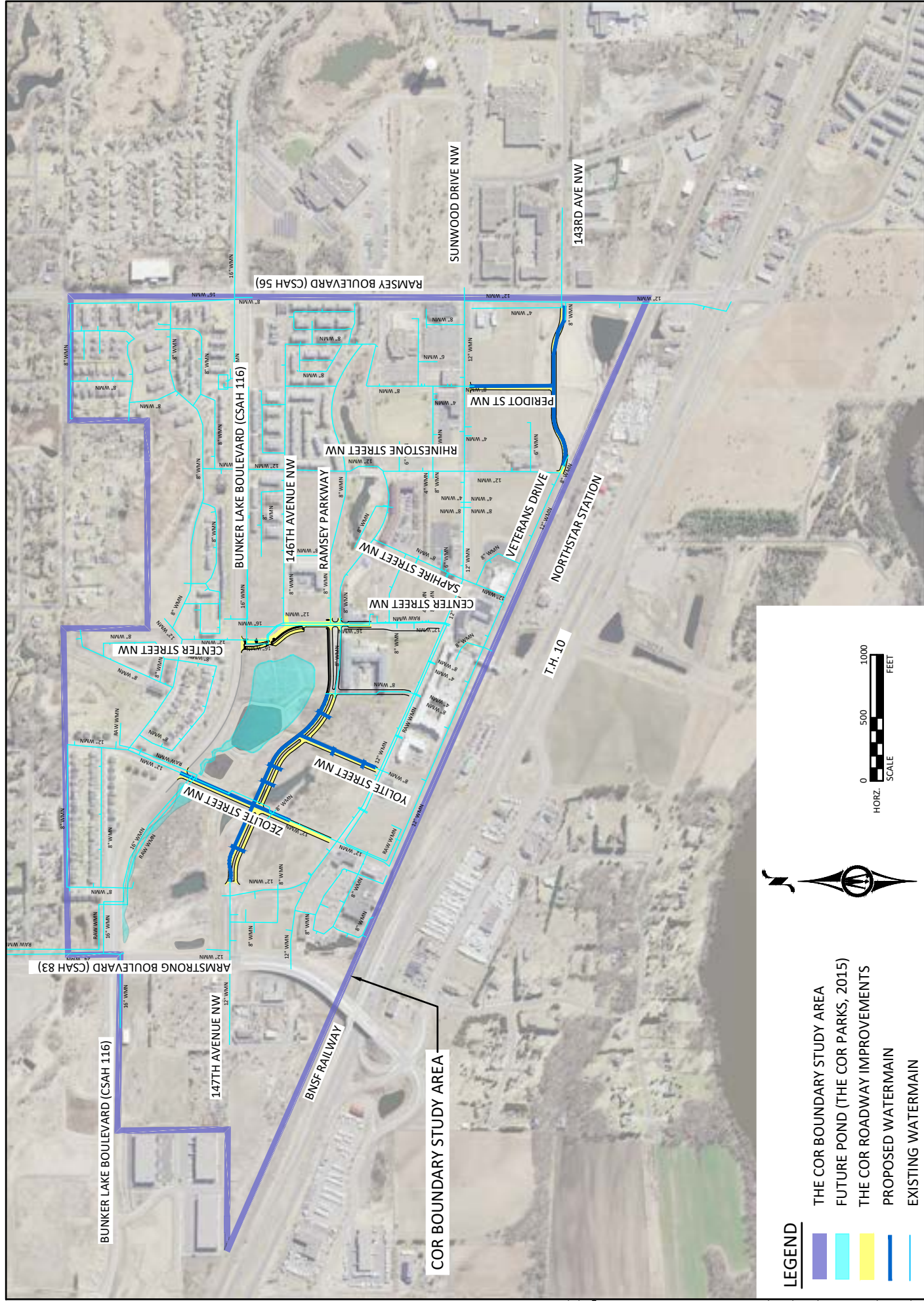
BNSF RAILWAY

T.H. 10

CENTER STREET NW

SAPPHIRE STREET NW

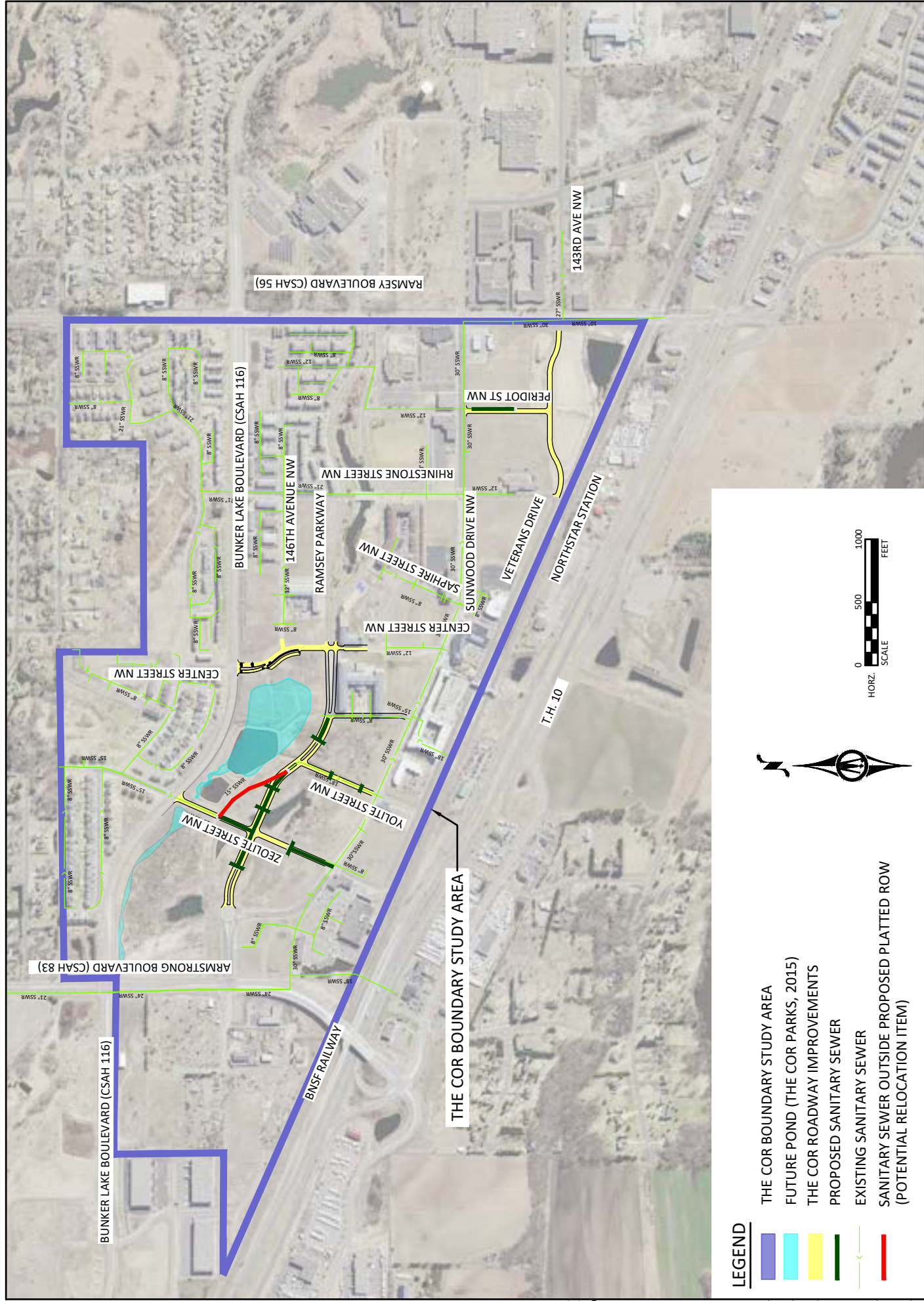


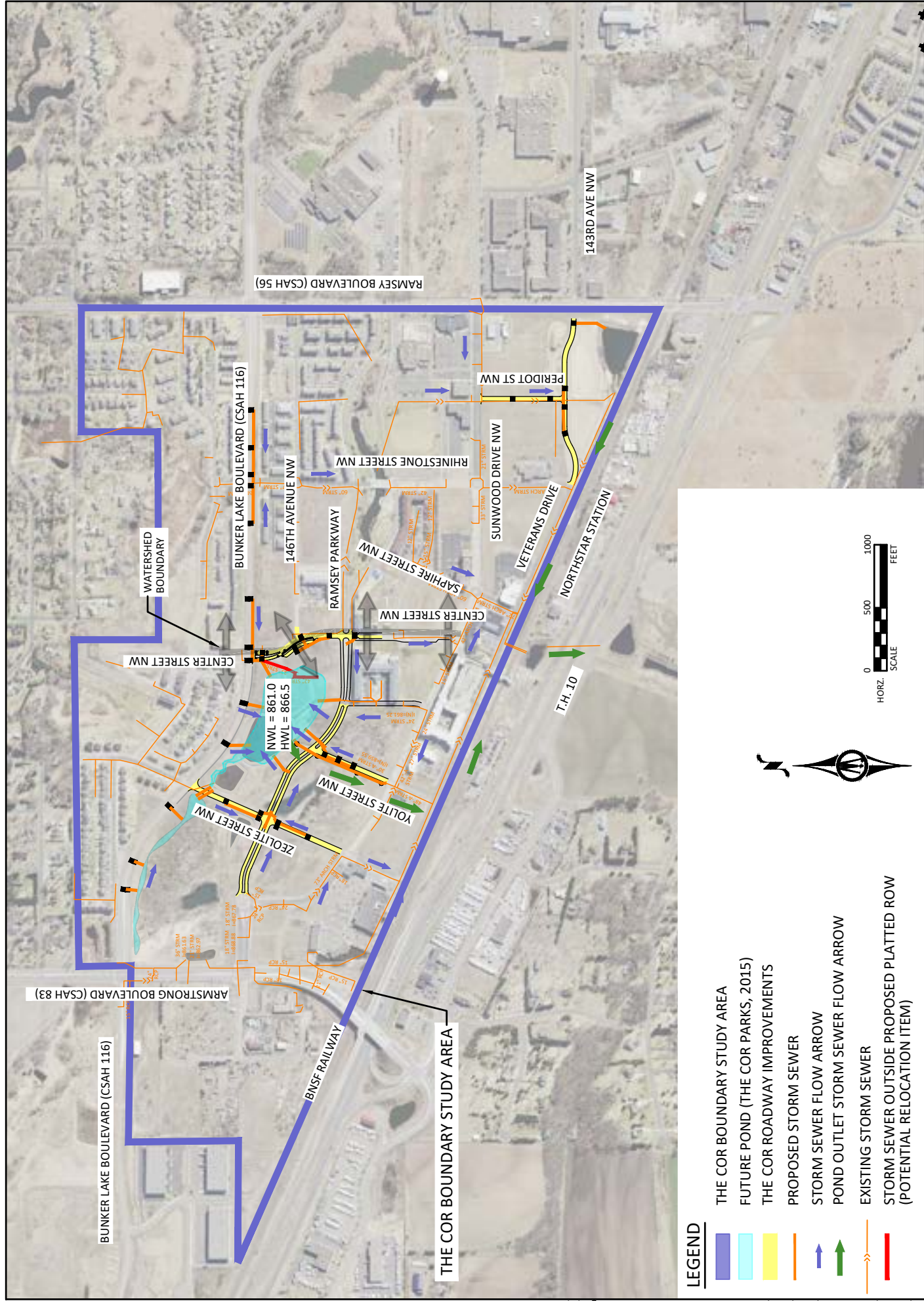


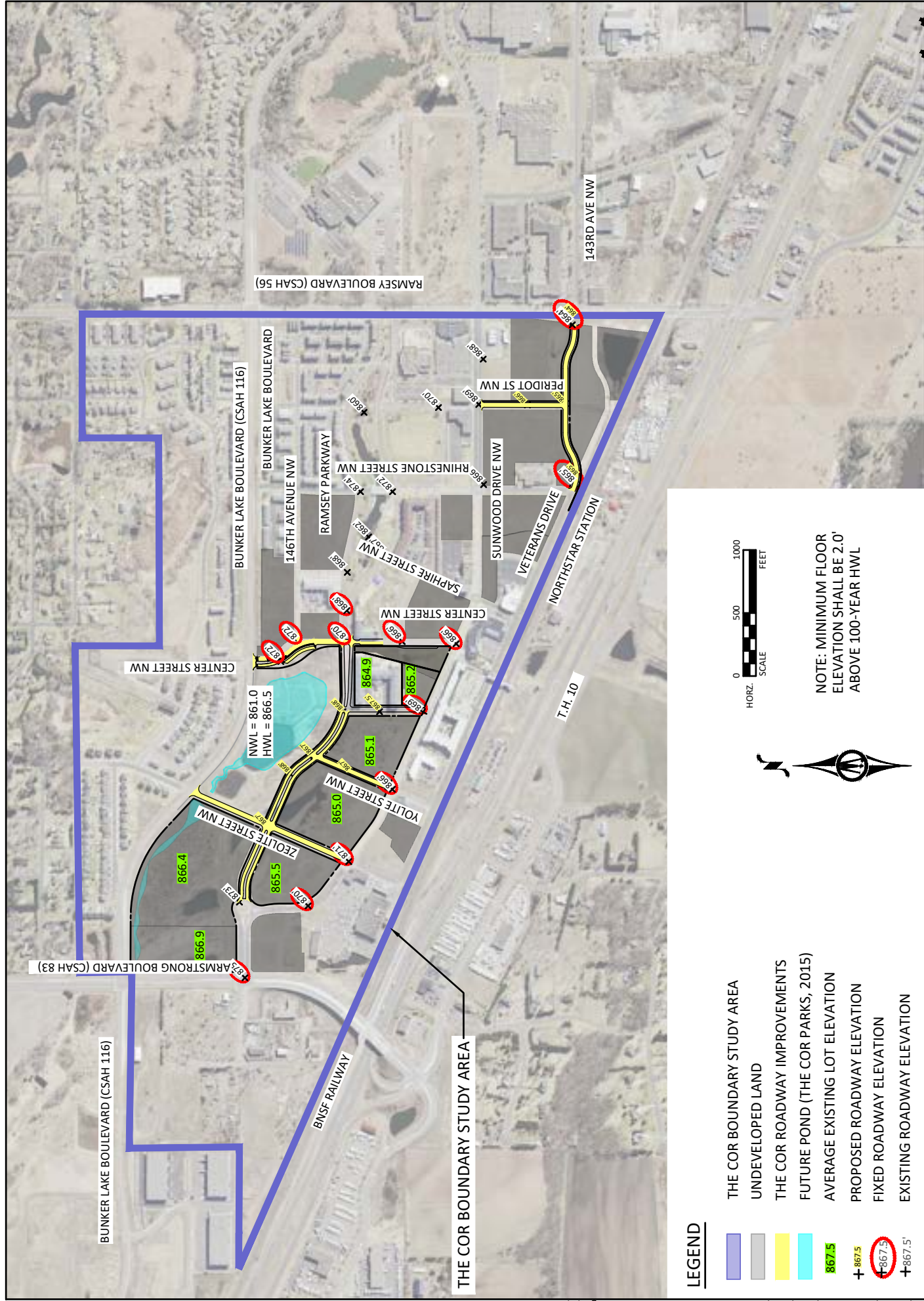
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- THE COR BOUNDARY STUDY AREA
- FUTURE POND (THE COR PARKS, 2015)
- THE COR ROADWAY IMPROVEMENTS
- PROPOSED WATERMAIN
- EXISTING WATERMAIN







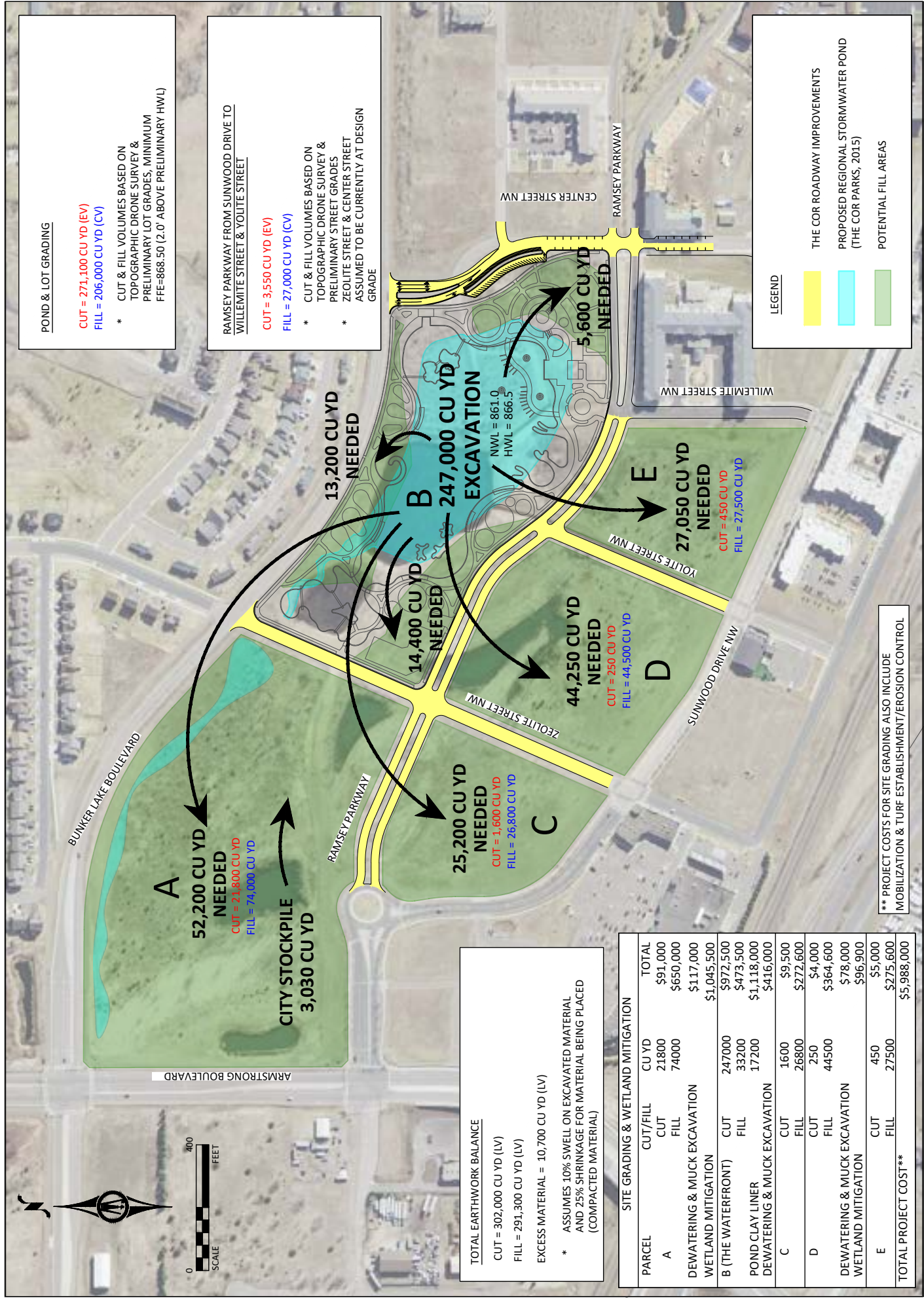


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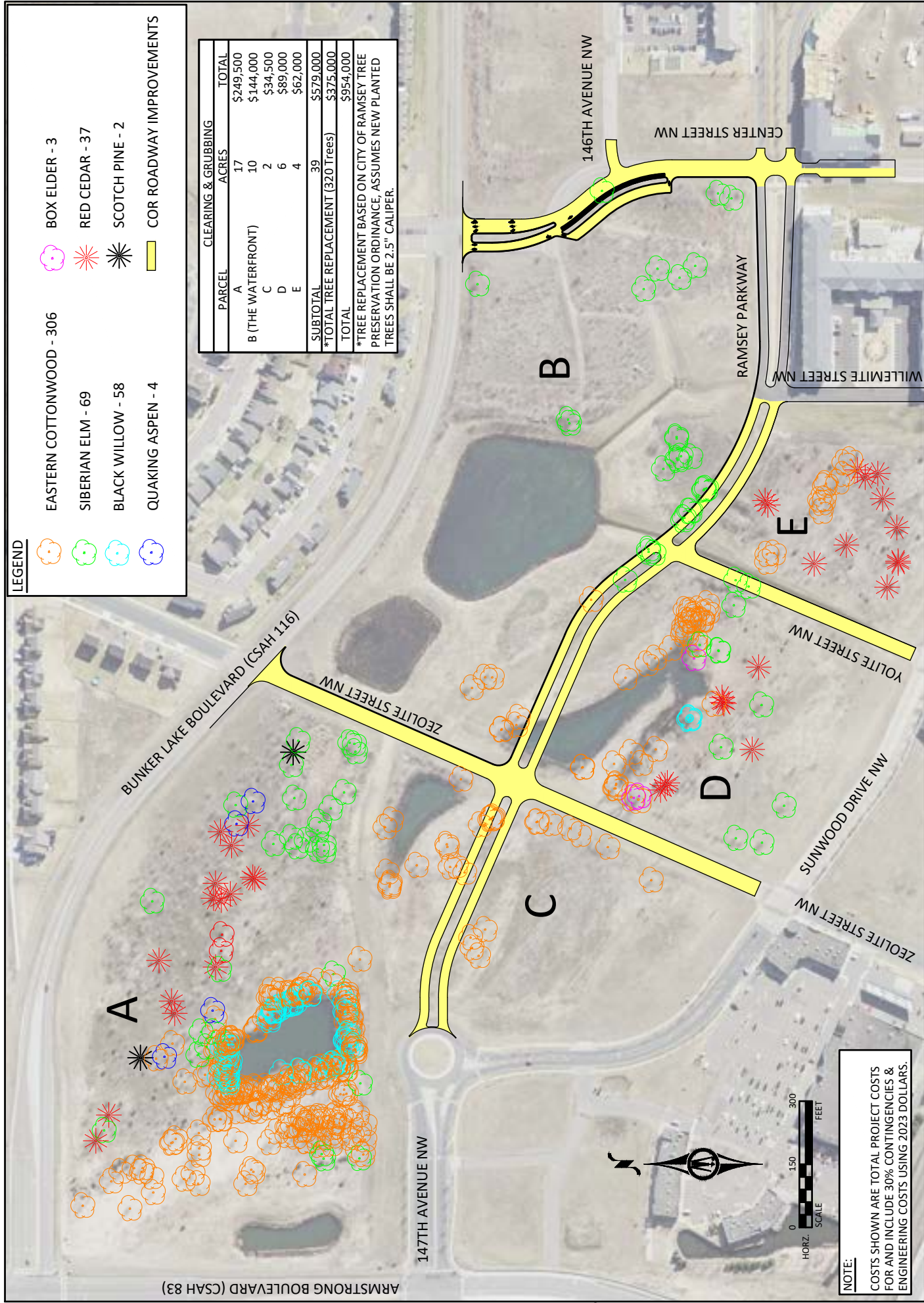
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- THE COR ROADWAY IMPROVEMENTS
- FUTURE POND (THE COR PARKS, 2015)
- AVERAGE EXISTING LOT ELEVATION
- PROPOSED ROADWAY ELEVATION
- FIXED ROADWAY ELEVATION
- EXISTING ROADWAY ELEVATION

0 500 1000
HORZ. SCALE FEET

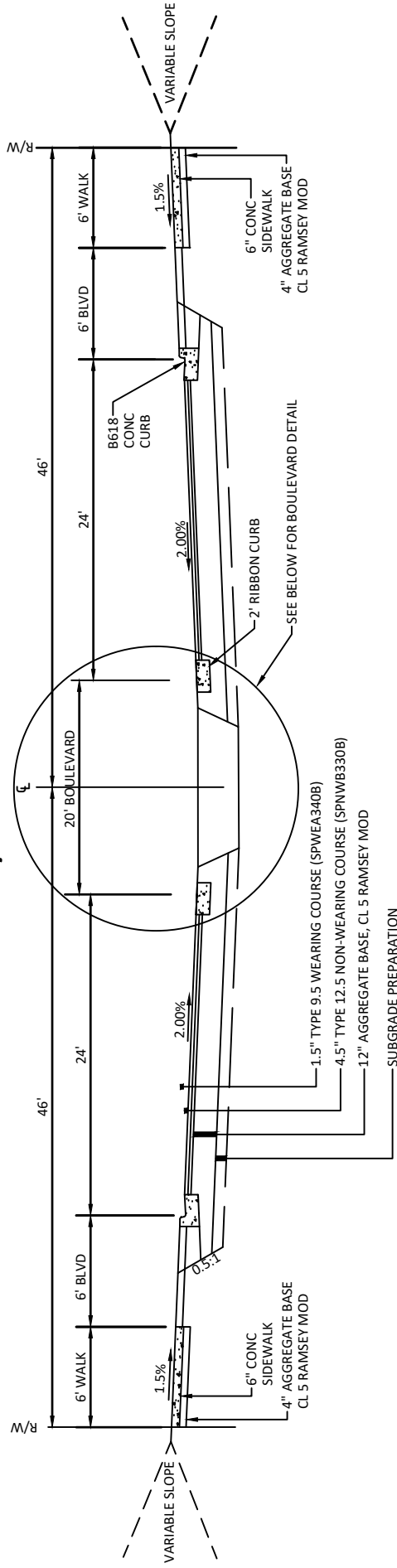
NOTE: MINIMUM FLOOR ELEVATION SHALL BE 2.0' ABOVE 100-YEAR HWL



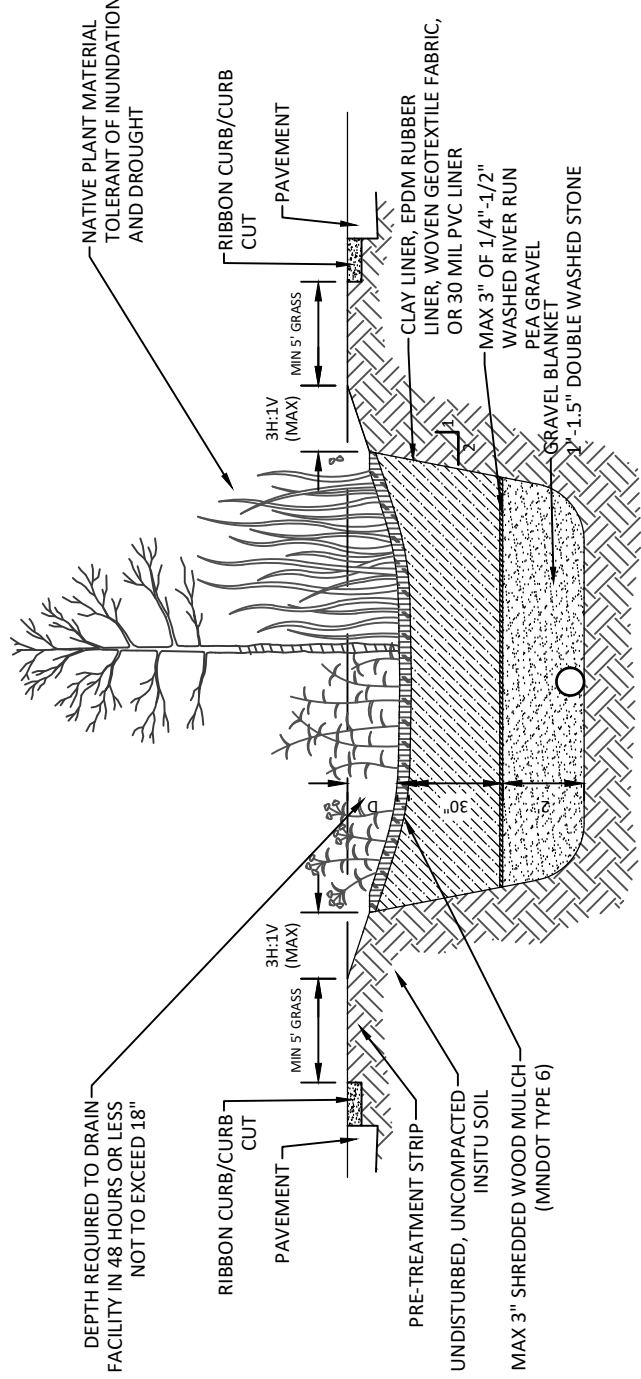




SEGMENT A / RAMSEY PARKWAY

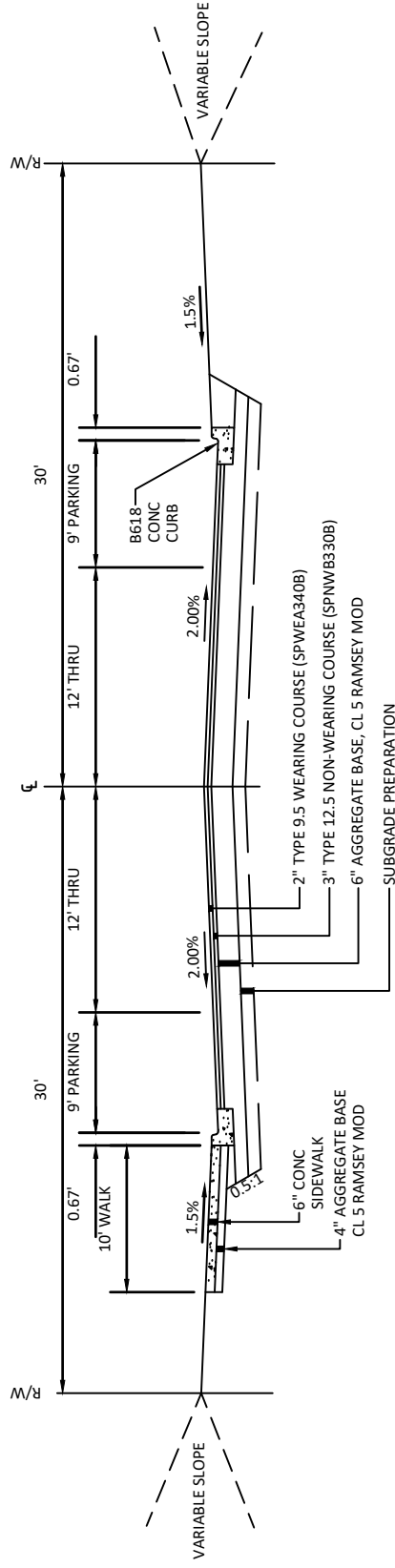


BIORETENTION FACILITY - RAMSEY PARKWAY BOULEVARD

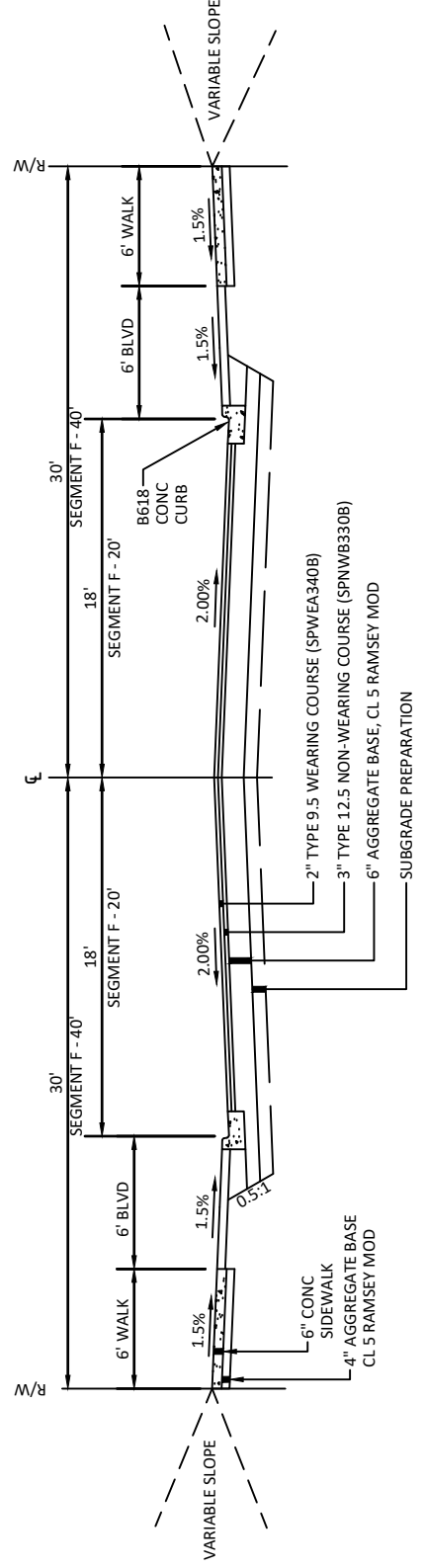




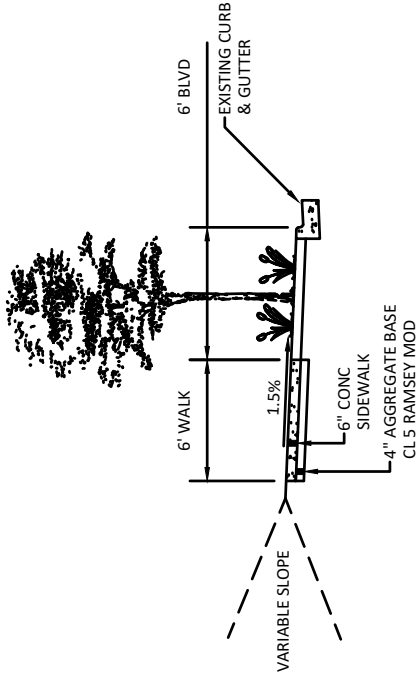
SEGMENT B-1 / CENTER STREET



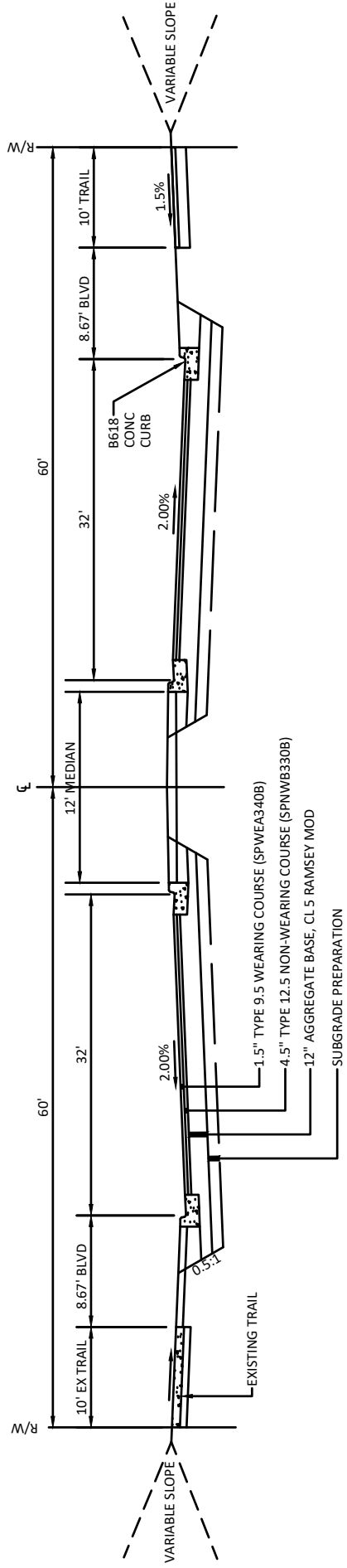
SEGMENT E, F, H, I/YOLITE STREET NW, ZEOLITE STREET NW VETERANS DRIVE, & PERIDOT STREET NW



SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



SEGMENT G / BUNKER LAKE BOULEVARD (BY ANOKA COUNTY)



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

Precision · Expertise · Geotechnical · Materials



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1.1	<i>Site / Project Description</i>	<i>1</i>
1.2	<i>Scope of Services.....</i>	<i>1</i>
2.0	EXPLORATION PROGRAM RESULTS	1
2.1	<i>Exploration Scope</i>	<i>1</i>
2.2	<i>Subsurface Conditions</i>	<i>2</i>
2.3	<i>Groundwater Conditions.....</i>	<i>2</i>
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1.0 INTRODUCTION

1.1 Site / Project Description

The proposed project consists of the utilizing the on-site materials for construction in various locations.

1.2 Scope of Services

The purpose of this factual report is to present a summary of our geotechnical exploration and provide the soil conditions encountered at the project area. Our "Scope of Services" was limited to the following:

1. Explore the project subsurface by means of nine (9) SPT soil borings. Six (6) SPT borings were advanced to depths between 23 and 30 feet and three (3) SPT borings were advanced to depths of approximately 14.5 feet existing grade.
2. Conduct laboratory test(s) on representative samples for characterizing the index and engineering properties of soils strata.
3. Provide a factual geotechnical report with the results of our field and laboratory tests.

2.0 EXPLORATION PROGRAM RESULTS

2.1 Exploration Scope

Site geotechnical exploration began on May 15, 2018, with individual SPT soil borings advanced to varying feet below existing grade at approximate locations as presented on the diagram within the appendices. Soil samples were taken at 2 ½-foot intervals to termination depth of the borings.

NTI located the borings relative to existing site features, and determined the approximate elevation of the borings using MnTOPO LiDAR maps. Boring elevations should be considered to be approximate. Please refer to the Boring/Probe Location Diagram and the Boring Logs in Appendix C.

The boreholes were backfilled with auger cuttings, or were abandoned using high solids bentonite or neat cement grout as per appropriate local and state statutes. Minor settlement of the boreholes will occur. Owner is responsible for final closure of the boreholes.



2.2 Subsurface Conditions

Please refer to the boring logs within the appendices for a detailed description and depths of stratum at the boring locations.

2.3 Groundwater Conditions

The drill crew observed the boreholes for groundwater (if any) during and at the completion of drilling activities. Table 1 details the approximate elevations where groundwater was observed.

Table 1: Apparent elevation of groundwater

Borehole	Estimated Ground Surface Elevation ¹ (ft)	Boring Depth to Groundwater	Apparent Elevation of Groundwater
SB-1	867	5.5	861.5
SB-2	869	4.0	865.0
SB-3	868	5.5	862.5
SB-4	869	9.0	860.0
SB-5	871	8.0	863.0
SB-6	869	10.0	859.0
SB-7	868	10.5	857.5
SB-8	872	8.0	864.0
SB-9	871	10.5	860.5

1: Elevations were estimated using MnTopo LiDAR maps.



2.4 Laboratory Test Program

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

3.0 CLOSURE

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the slabs and pavements, resulting in greater than anticipated settlements of the slabs and pavements. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of Bolton & Menk, Inc. and their agents for specific application to the proposed Lake Front project in Ramsey, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC

A handwritten signature in black ink, appearing to read "Morgan Bakeman".

Morgan Bakeman, E.I.T.
Staff Engineer

A handwritten signature in blue ink, appearing to read "Steven D. Gerber".

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

<i>DRILLING and SAMPLING SYMBOLS</i>		<i>LABORATORY TEST SYMBOLS</i>	
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 1/4" 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 1/2 C	2 1/2" 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

<i>RELATIVE DENSITY</i>		<i>CONSISTENCY</i>	
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 3/4"
	Medium	3/4" 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.
		Gravels with Fines	GP Poorly graded gravels and gravel-sand mixtures, little or no fines.
			GM Silty gravels, gravel-sand-silt mixtures.
			GC Clayey gravels, gravel-sand-clay mixtures.
	Sands More than 50% of coarse fraction passes No. 4 sieve.	Clean Sands	SW Well-graded sands and gravelly sands, little or no fines.
		Sands with Fines	SP Poorly-graded sands and gravelly sands, little or no fines.
			SM Silty sands, sand-silt mixtures.
			SC Clayey sands, sand-clay mixtures.
			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.
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less	OL Organic silts and organic silty clays of low plasticity.	
		MH Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.	
		CH Inorganic clays of high plasticity, fat clays.	
	Silts and Clays Liquid Limit greater than 50%.	OH Organic clays of medium to high plasticity.	
		Pt Peat, muck and other highly organic soils.	

Classification on basis of percentage of fines.
Less than 5% passing No. 200 Sieve: GW, GP, SW, SP
More than 5% passing No. 200 Sieve: GM, GC, SM, SC
From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of dual symbols.

Cu = D60 / D10 greater than 4.
Cz = (D30)² / (D10 x D60) between 1 & 3.

Not meeting both criteria for GW materials.

Atterberg limits below "A" line, or P.I. less than 4.
Atterberg limits above "A" line with P.I. greater than 7.

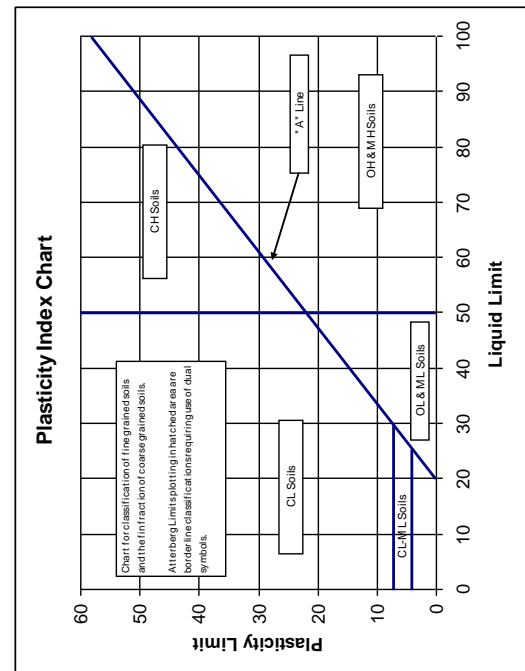
Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.

Cu = D60 / D10 greater than 6.
Cz = (D30)² / (D10 x D60) between 1 & 3.

Not meeting both criteria for SW materials.

Atterberg limits below "A" line, or P.I. less than 4.
Atterberg limits above "A" line with P.I. > 7.

Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.





APPENDIX B

BORING/PROBE LOCATION DIAGRAM
SOIL BORING LOGS





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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
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)							
			SS 7	89	3-4-5 (9)							
		14.5 Bottom of borehole at 14.5 feet. 852.0										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 02718 18:45 - 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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.2		TOPSOIL (2.0 Inches)										
1.5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (FILL)	SS 1	44	3-3-4 (7)							
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 2	89	4-5-7 (12)							
			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												
			SS 9	67	5-5-5 (10)							
24.5		Bottom of borehole at 24.5 feet.										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 02718 18:45 - R:RAMSEY1-PROJECTS2018 PROJECT 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.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 02718 18-45 - R\RAMSEY\PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		TOPSOIL (3.0 Inches)										
0.3		867.2	SS 1	33	4-5-5 (10)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash) NOTE: Slight iron oxide staining at 1.5 feet.	SS 2	100	5-7-7 (14)							
			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			SS 9	56	5-5-7 (12)							
27.0		841.0										

Bottom of borehole at 27.0 feet.



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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.3		TOPSOIL (3.0 Inches)										
1.5		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, medium to coarse grained, moist, loose, trace gravel (FILL)	SS 1	89	2-4-4 (8)							
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 2	100	3-4-5 (9)							
			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												
			SS 9	78	4-5-5 (10)							
25		Bottom of borehole at 25.0 feet.										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 02718 18:45 - R:\RAMSEY\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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
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) NOTE: Organic soil layer at 1.5 feet.	SS 1	44	1-1-1 (2)							
			SS 2	100	2-3-3 (6)							1
			SS 3	100	3-4-4 (8)							
5		4.5 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to medium dense, trace gravel (Glacial Outwash) NOTE: Slight iron oxide staining at 4.5 feet.										
			SS 4	89	4-4-4 (8)							
			SS 5	100	2-2-2 (4)							
			SS 6	100	4-5-5 (10)							
			SS 7	100	4-5-6 (11)							
			SS 8	56	3-4-5 (9)							
			SS 9	78	4-5-5 (10)							
			SS 10	67	5-5-6 (11)							
29.5		841.5 Bottom of borehole at 29.5 feet.										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 02718 18-05 - R\RAMSEY\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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
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)							
			SS 3	100	3-3-4 (7)							
5		4.5 POORLY GRADED SAND WITH SILT, (SP-SM) light brown, fine to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash) 866.0										
			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												
			SS 10	100	6-7-7 (14)							
		29.5 Bottom of borehole at 29.5 feet. 841.0										

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 02718 18-05 - R\RAMSEY\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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		TOPSOIL (10.0 Inches)										
0.9			SS 1	89	3-4-5 (9)							
3.0		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to coarse grained, moist, trace gravel, trace organics (Fill)	SS 2	89	3-3-3 (6)							
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose, trace gravel, iron oxide staining (Glacial Outwash)	SS 3	78	3-4-4 (8)							3
			SS 4	100	3-3-3 (6)							
			SS 5	100	3-3-4 (7)							
			SS 6	89	3-4-4 (8)							
			SS 7	100	2-3-4 (7)							
14.5												

Bottom of borehole at 14.5 feet.



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			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
4.5		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)							
5				866.0								
		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			SS 6	100	3-4-4 (8)							
		NOTE: Soil coarse grained at 11.0 feet.										
14.5			SS 7	89	4-5-5 (10)							7
				856.0								

Bottom of borehole at 14.5 feet.

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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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 Impact¹ 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

¹If 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)".

²Impacts 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).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

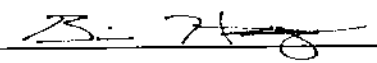
If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

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

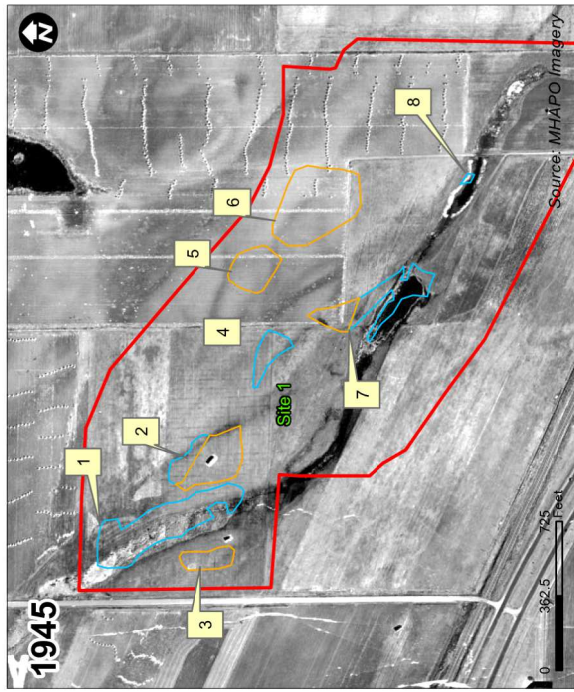
Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), 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



Ramsey COR Analysis Delineation Delineated Aquatic Resources Report

City of Ramsey
October 20th, 2022

Submitted by:
Bolton & Menk, Inc.
3721 23rd Street South
Suite 102
St Cloud, MN 56301



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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.

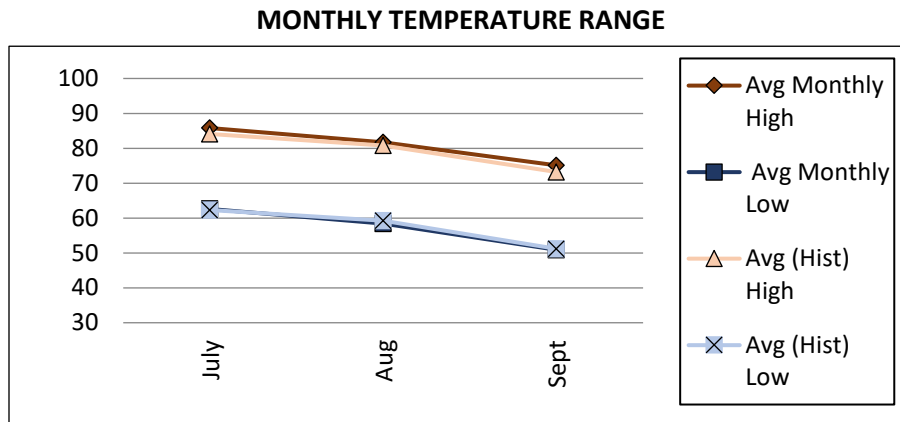
Delineation Exhibits F and G were prepared from the information gathered at the site.

Exhibit F are the site maps showing the delineated aquatic resources.

Exhibit G includes the wetland delineation data sheets.

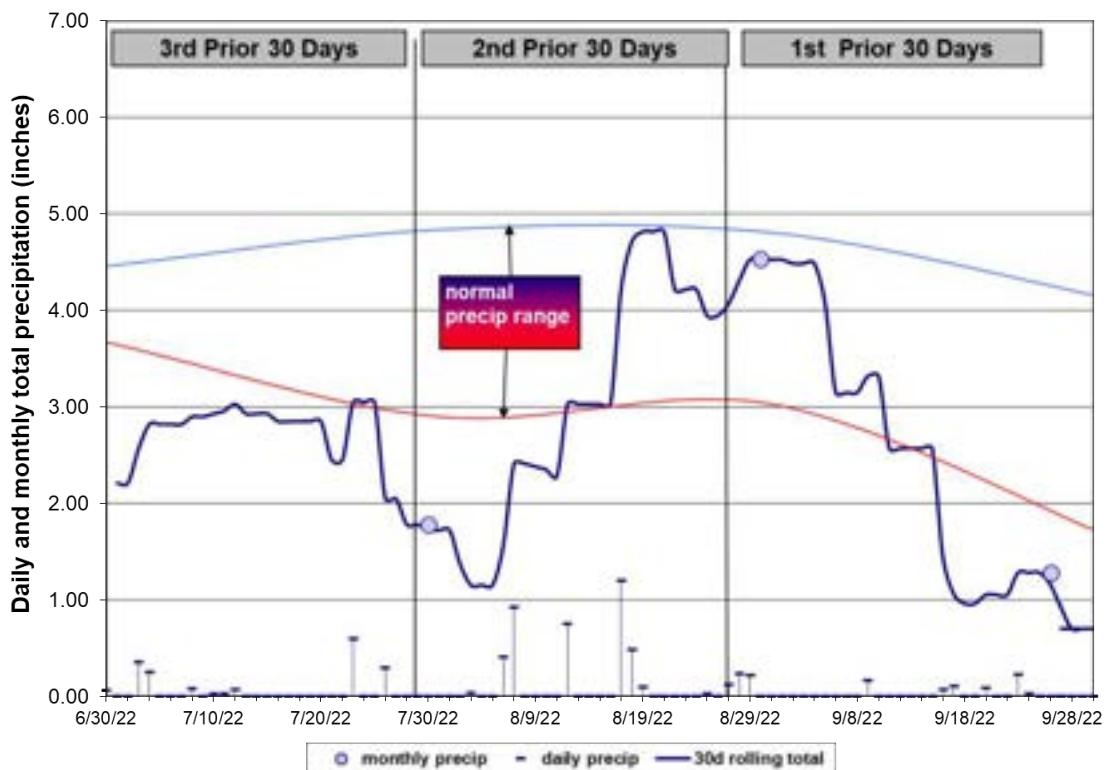
IV. CLIMATE DATA

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.



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

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



W1

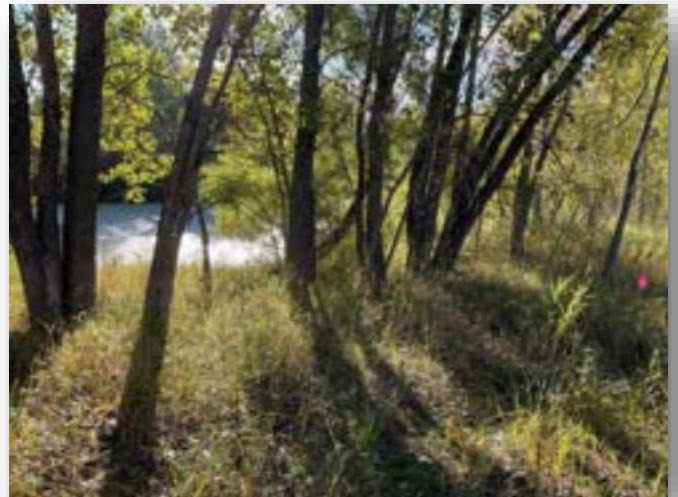
broad-leaved deciduous temporarily flooded (PEMF/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

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.

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.



W2



W3

Wetland 3 (W3):

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

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



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.

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.



W5



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 surrounding 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

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.



W7

Wetland 8 (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



W8

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.*

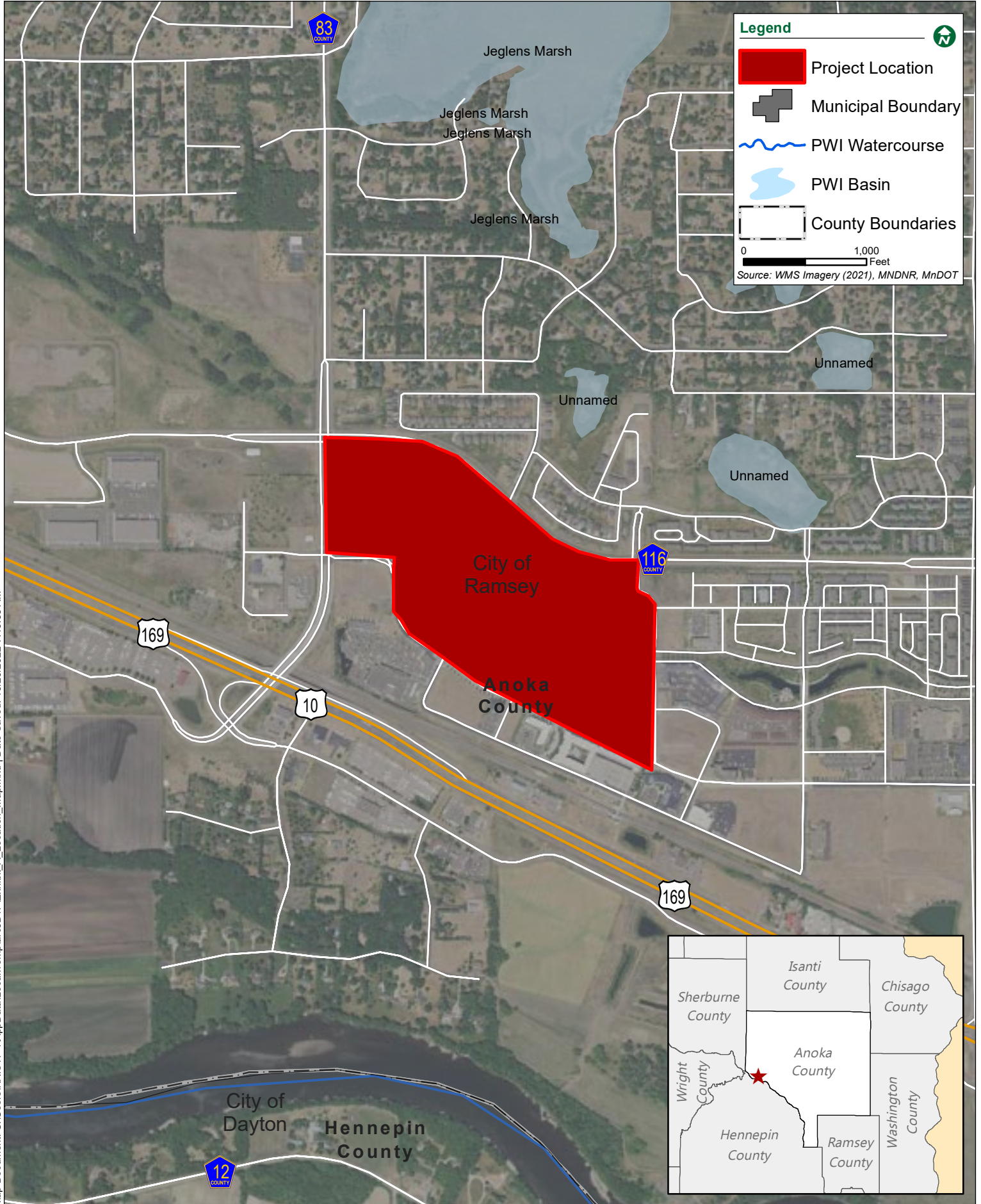
[^]wetland type within study area

Sincerely,
BOLTON & MENK, INC.

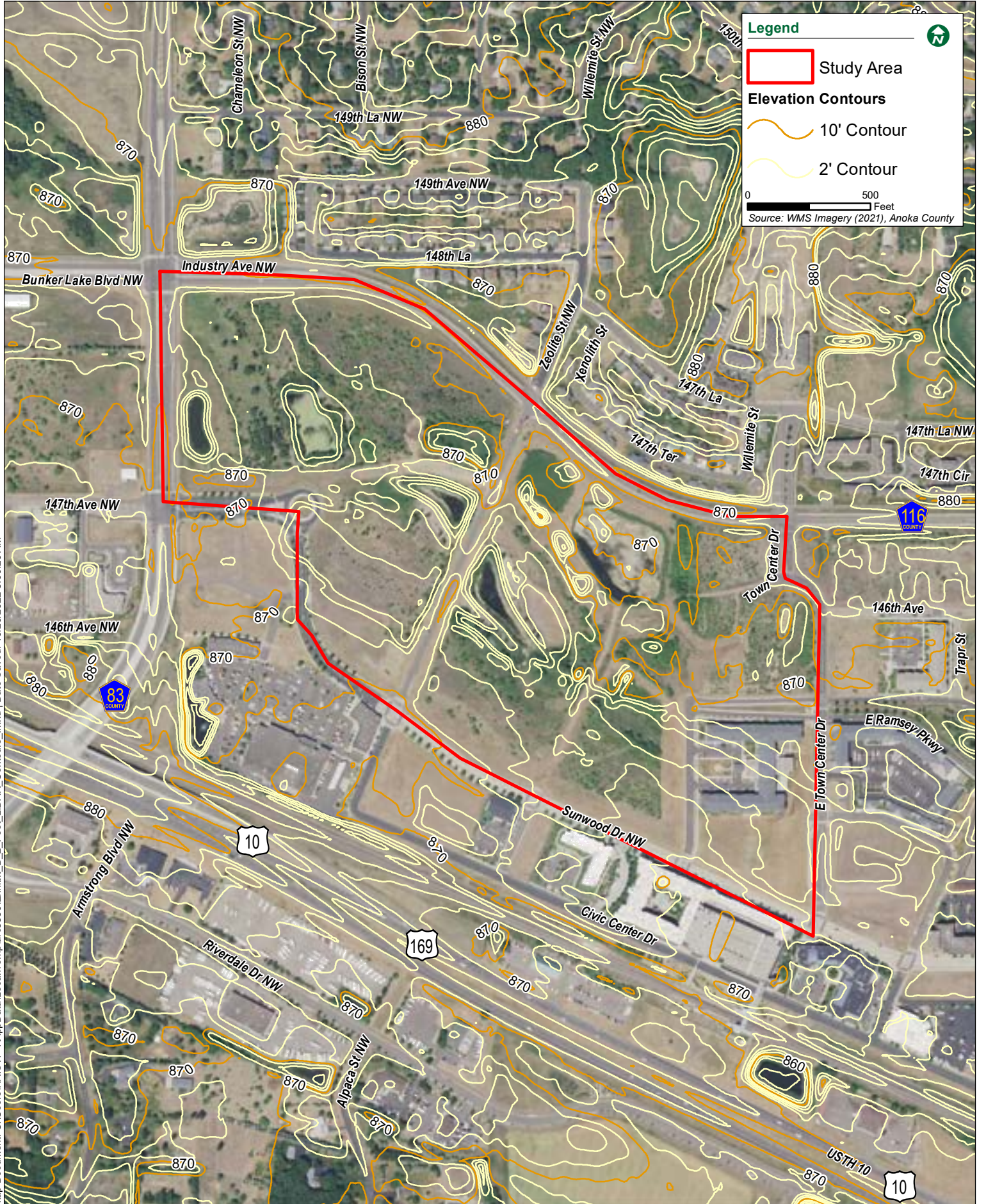


Kristina Bloomquist, PWS
Certified Wetland Delineator, No. 1340

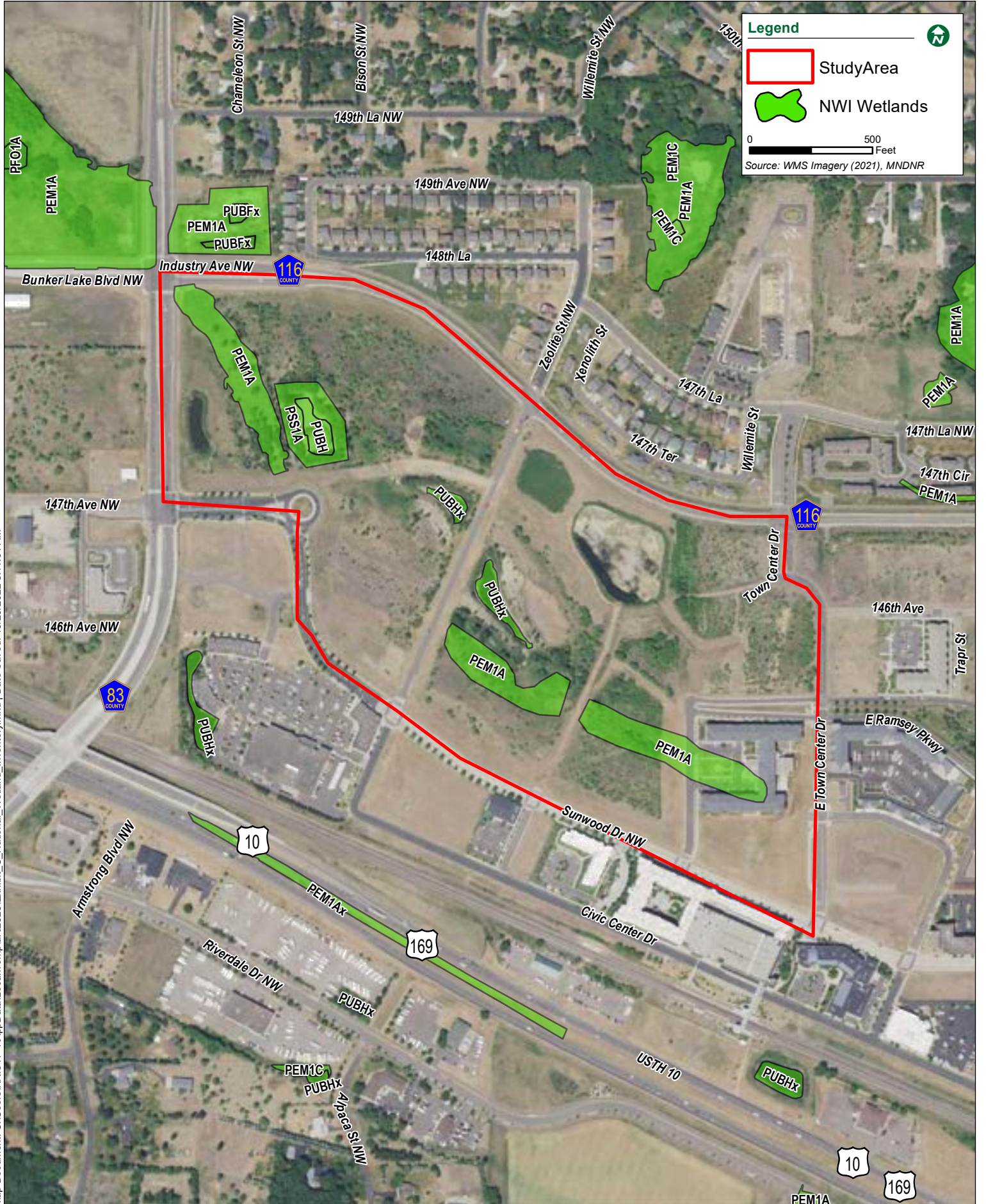
APPENDIX



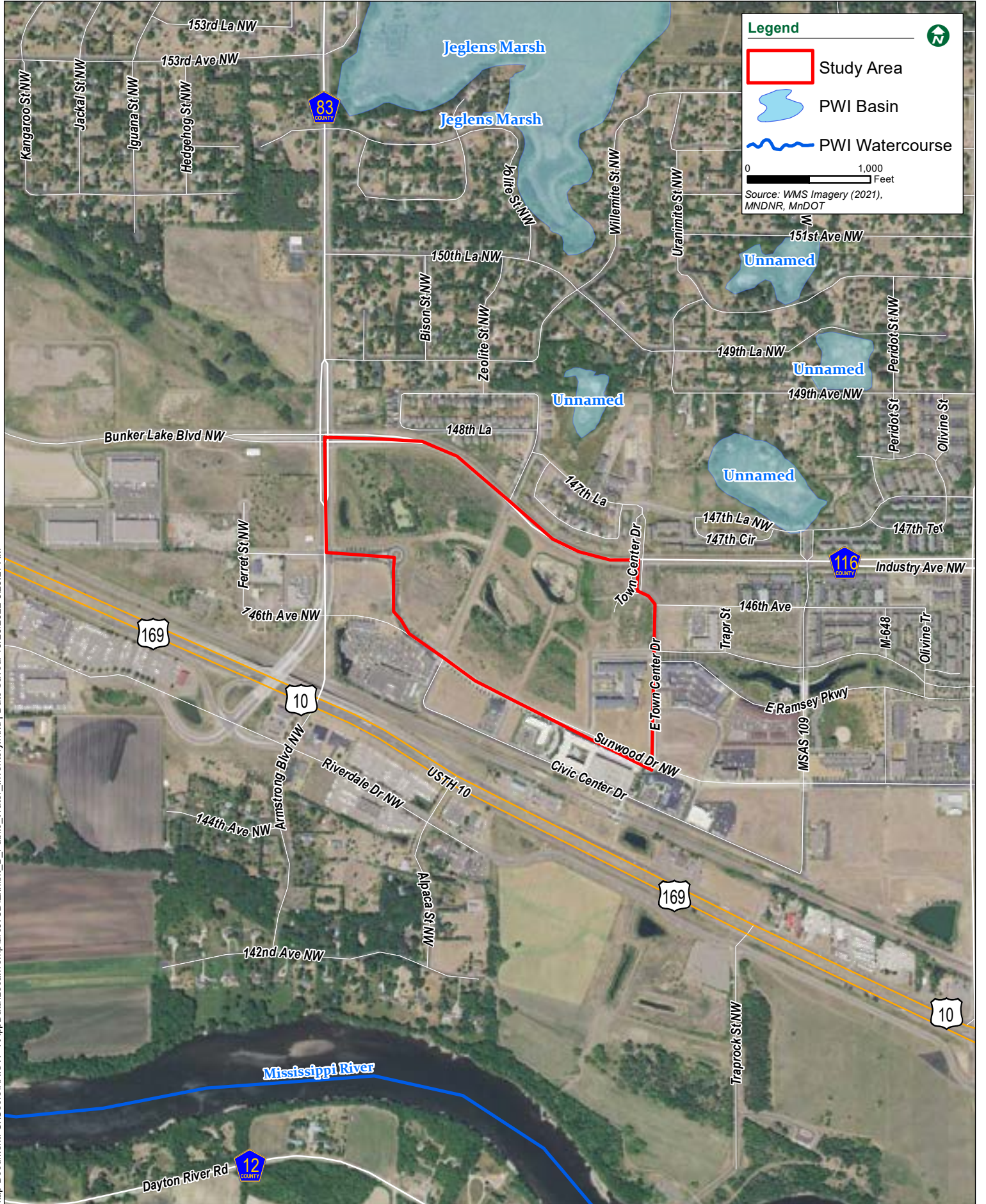
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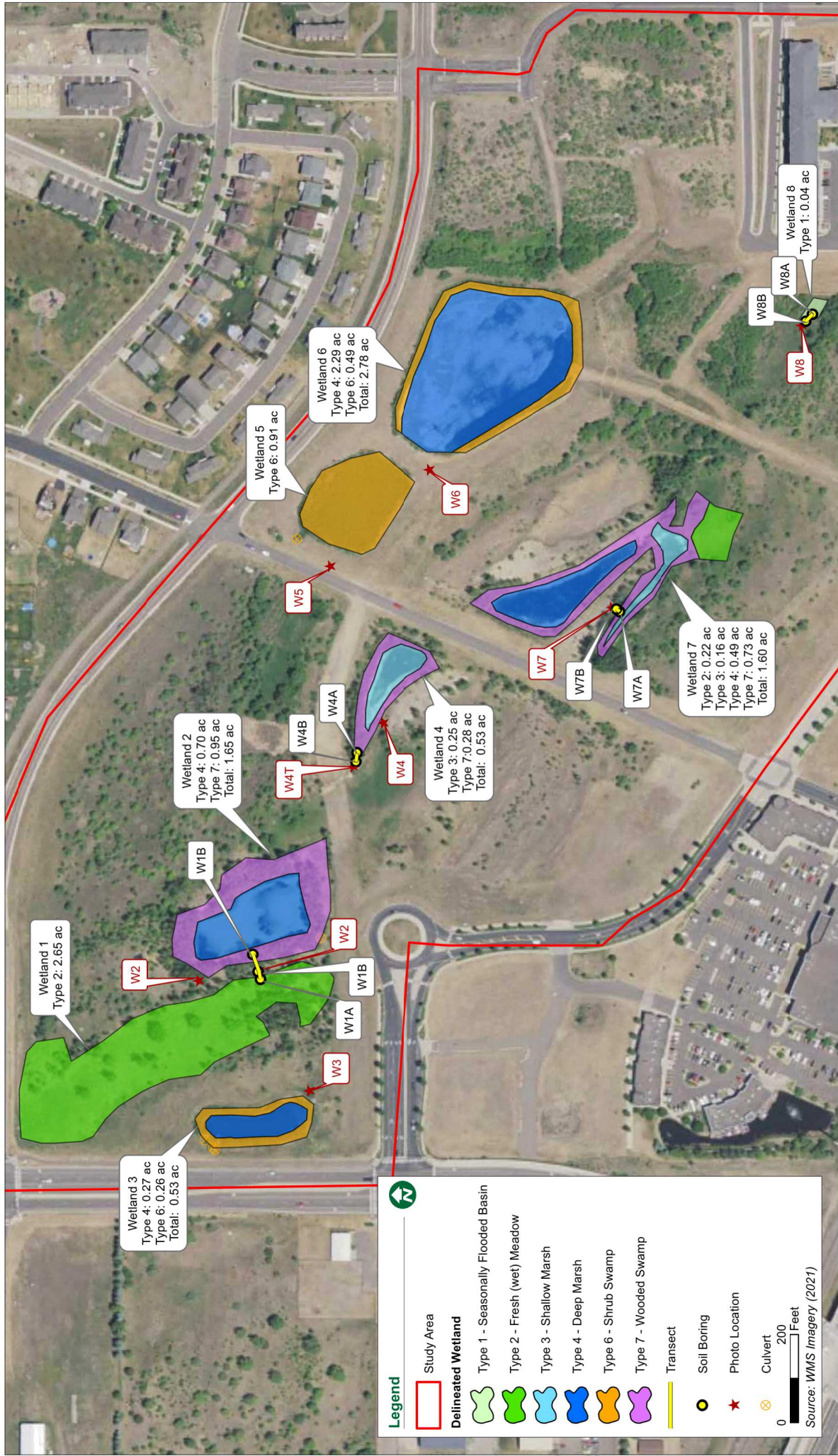


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WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
Sapling/Shrub Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				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.
Woody Vine Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				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.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)				Hydrophytic Vegetation Present? Yes _____ No _____

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____	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)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ = Total Cover				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 = _____	
<u>Sapling/Shrub Stratum</u> (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<u>Herb Stratum</u> (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
_____ = Total Cover				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.	
<u>Woody Vine Stratum</u> (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____	
Remarks: (Include photo numbers here or on a separate sheet.)					

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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: _____

<u>Tree Stratum</u> (Plot size: _____)	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				
<u>Herb Stratum</u> (Plot size: _____)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: _____)				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.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
Sapling/Shrub Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				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.
Woody Vine Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
Sapling/Shrub Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				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.
Woody Vine Stratum (Plot size: _____)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____	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)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ = Total Cover				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 = _____	
<u>Sapling/Shrub Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<u>Herb Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
_____ = Total Cover				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.	
<u>Woody Vine Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____	
Remarks: (Include photo numbers here or on a separate sheet.)					

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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)
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Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				
<u>Herb Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)				Hydrophytic Vegetation Present? Yes _____ No _____

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	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: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	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)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				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 = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				
<u>Herb Stratum</u> (Plot size: _____)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: _____)				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.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				

APPENDIX E: TRAFFIC COUNT EXHIBIT



LEGEND

1,000 Annual Average Daily Traffic (AADT)

Existing Signalized Intersection

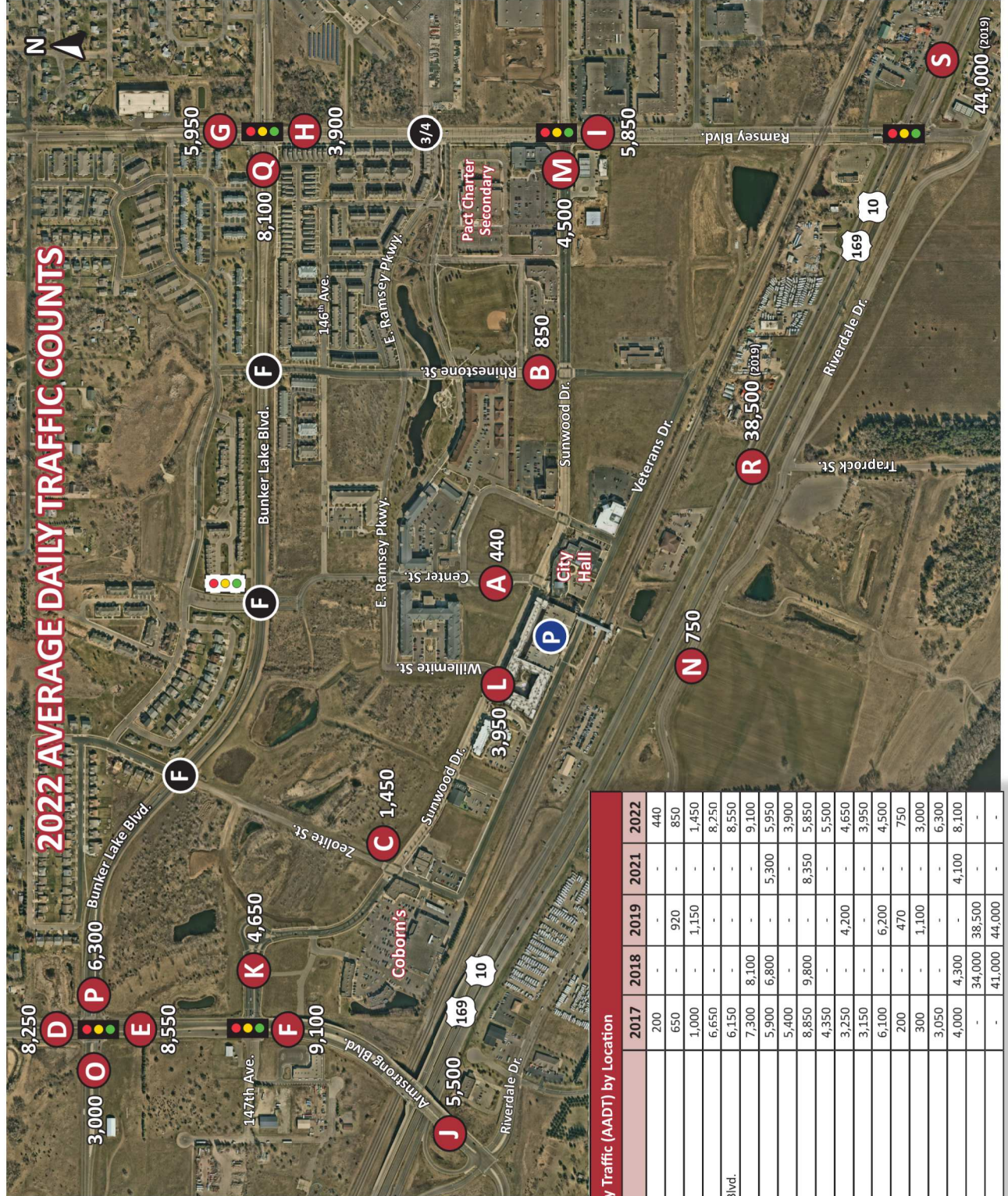
Future Signalized Intersection

Location Marker

Parking Ramp

Full Intersection

No Left Outbound Movements

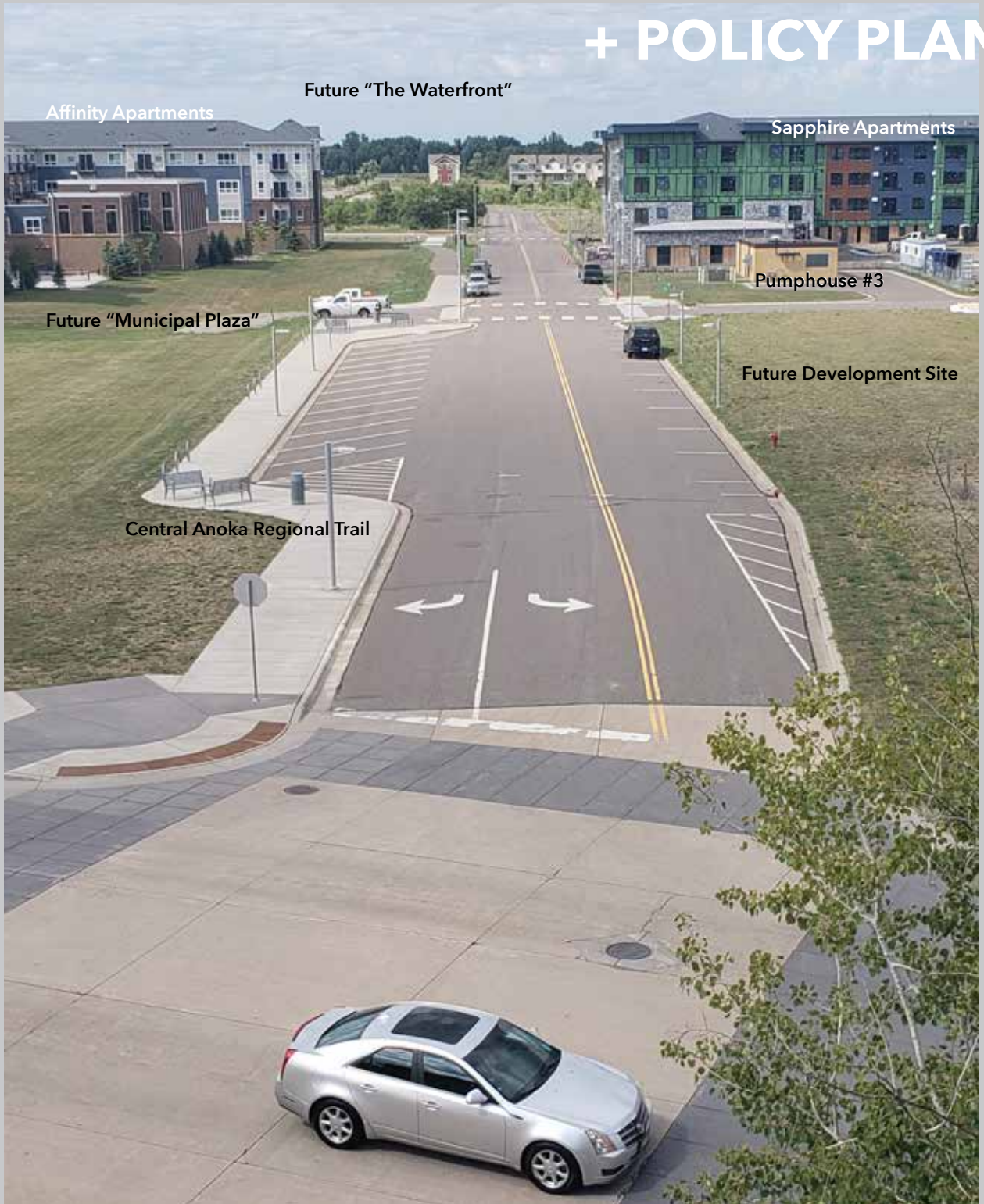


Annual Average Daily Traffic (AADT) by Location

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. - East of Armstrong Blvd.	4,350	-	-	-	5,500
K Sunwood Dr. - Between Hwy. 10/169 Ramps	3,250	-	4,200	-	4,650
L Sunwood Dr. - City Hall	3,150	-	-	-	3,950
M Sunwood Dr. - West of Armstrong Blvd.	6,100	-	6,200	-	4,500
N Riverdale Dr. - West of Ramsey Blvd.	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



Affinity Apartments

Future "The Waterfront"

Sapphire Apartments

Future "Municipal Plaza"

Pumphouse #3

Future Development Site

Central Anoka Regional Trail

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 vision 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).

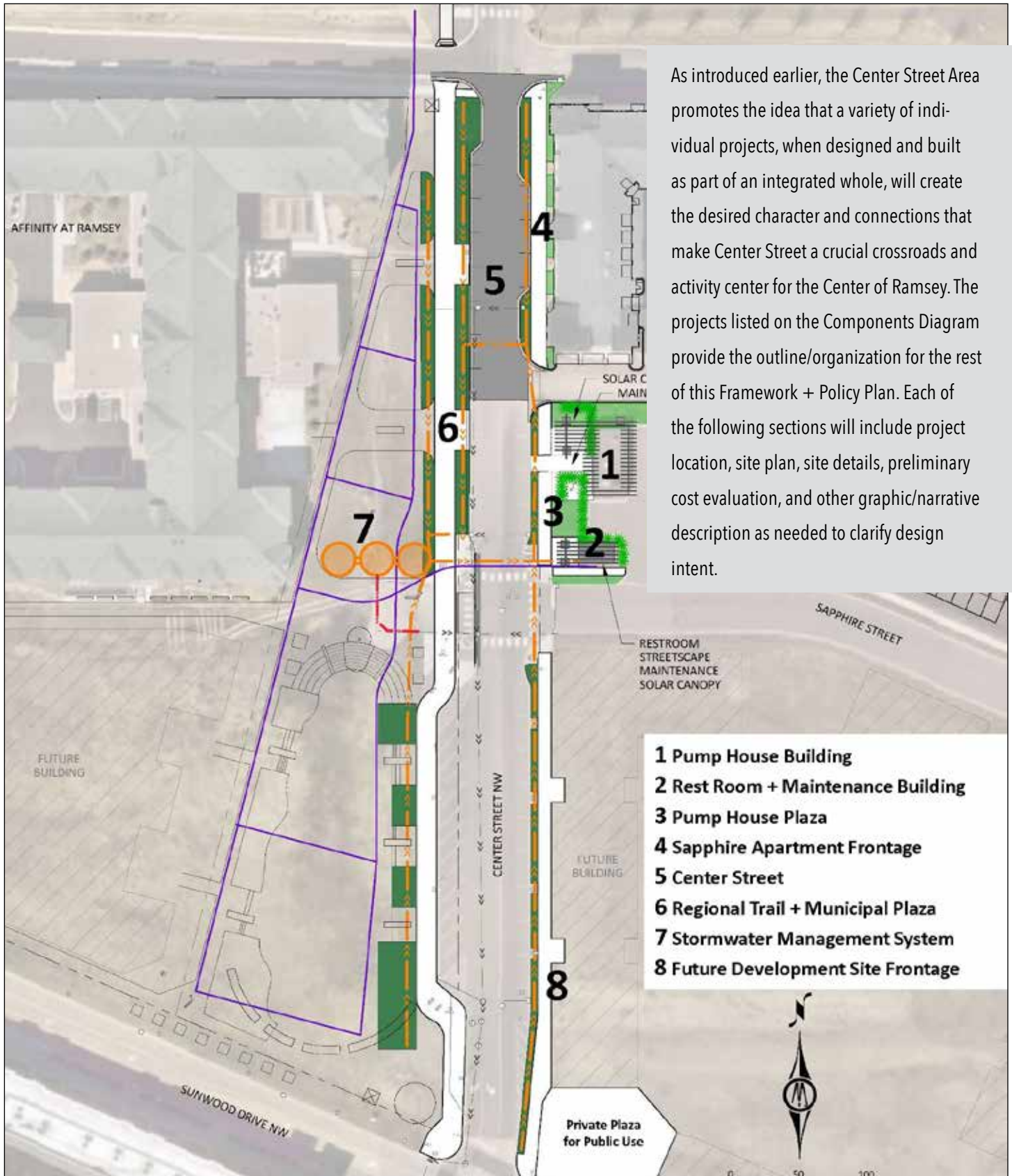
Further, the above referenced Scope of Services will develop the design for the Pump House facade and related architectural treatments, and result in a Design-build RFP that will provide City Council with the cost and contractor (upon approval) that can complete the 2020 Capital Improvement Project for Municipal Pump House #3.



Coverage Diagram



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.

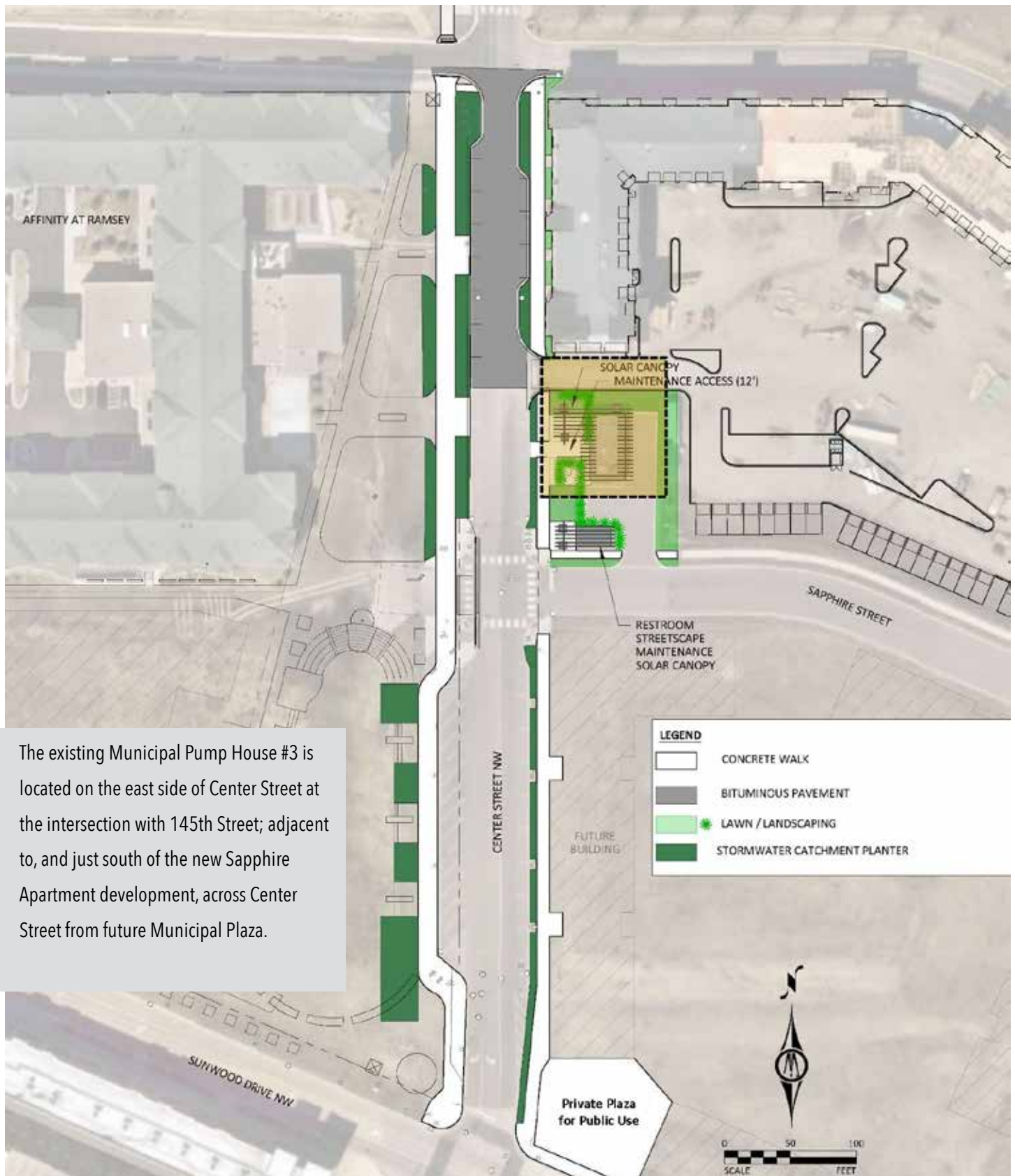
- 1 Pump House Building**
- 2 Rest Room + Maintenance Building**
- 3 Pump House Plaza**
- 4 Sapphire Apartment Frontage**
- 5 Center Street**
- 6 Regional Trail + Municipal Plaza**
- 7 Stormwater Management System**
- 8 Future Development Site Frontage**

Private Plaza
for Public Use



0 50 100

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.

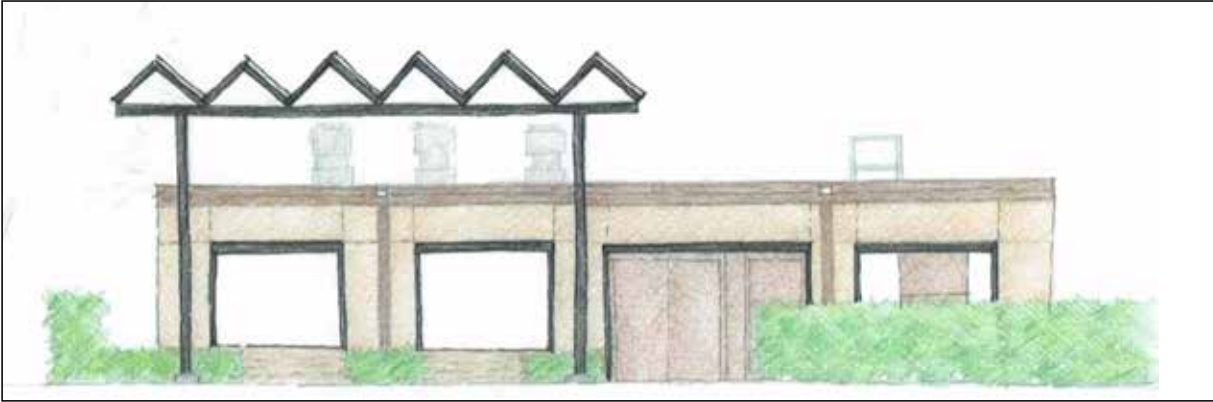
Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



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

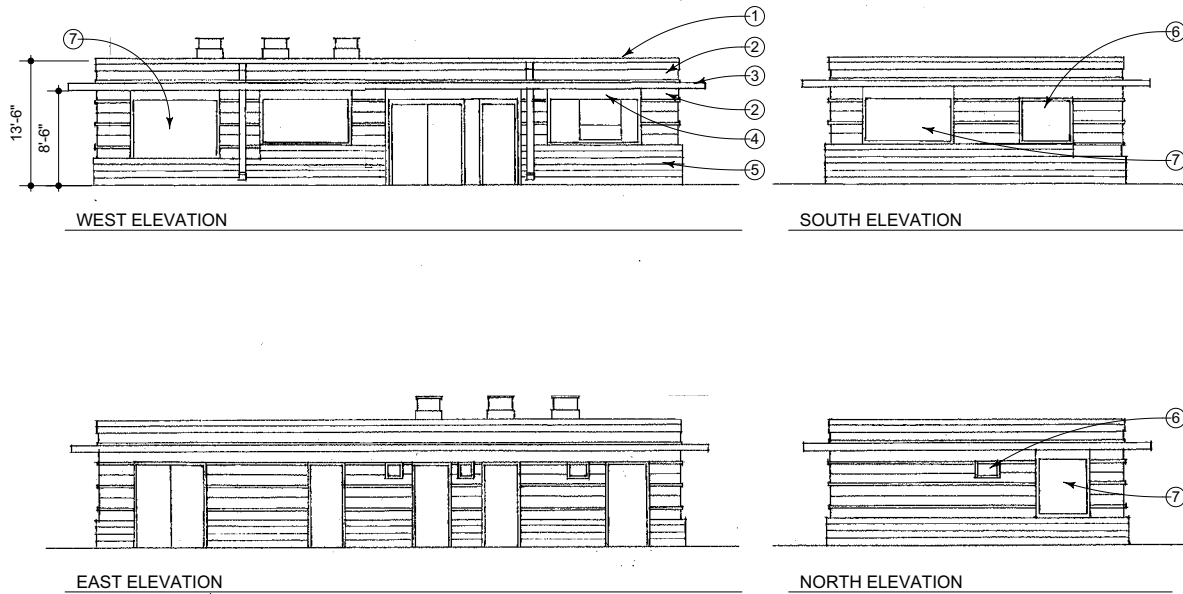


- Concept C: Limestone & brick

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.

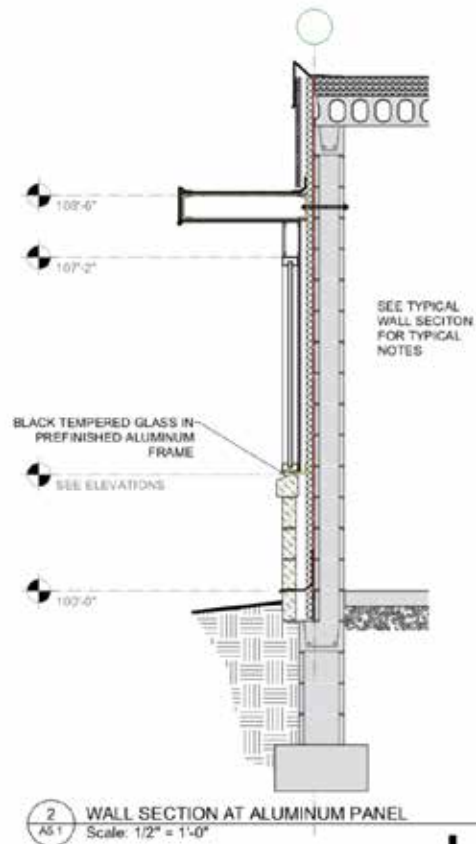
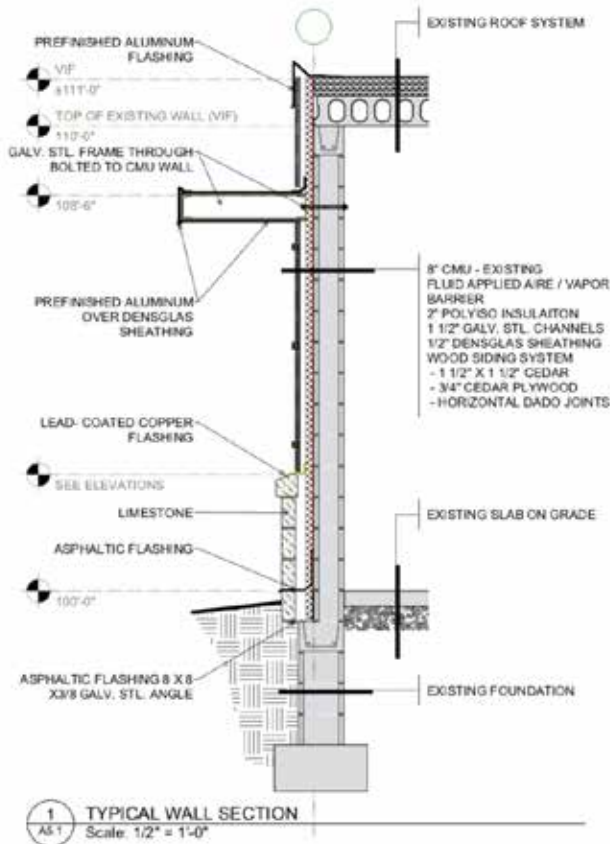


NOTES

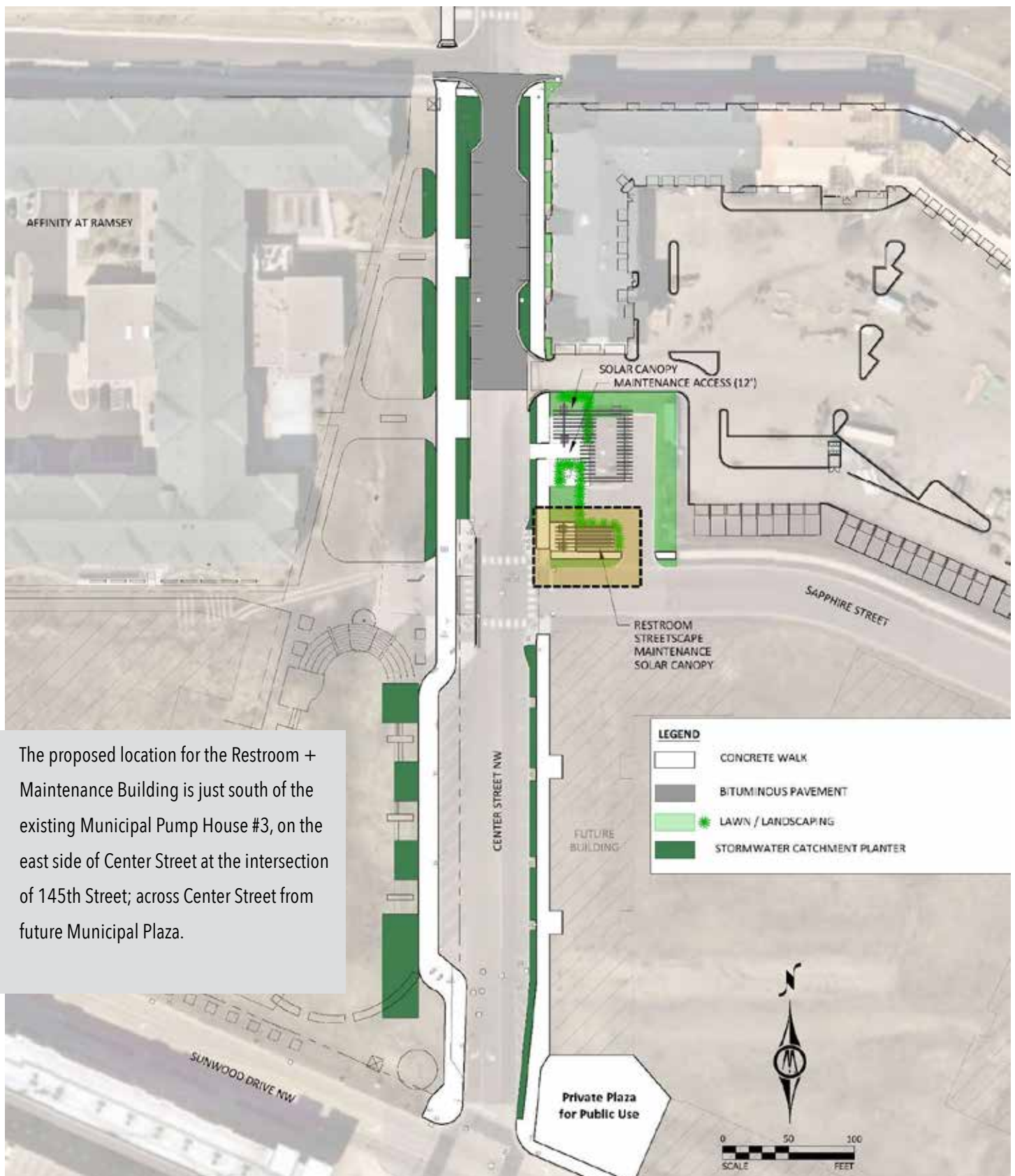
- 1 ALUMINUM CAP FLASHING
- 2 WOOD SIDING
- 3 ALUMINUM EYEBROW
- 4 ALUMINUM FRAME
- 5 LIMESTONE BASE
- 6 EXISTING VENT
- 7 SMOKED GLASS WITH ALUMINUM FRAME

BUILDING ELEVATIONS AT PUMP HOUSE- CONCEPT B.1

SCALE: 1/8" = 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.

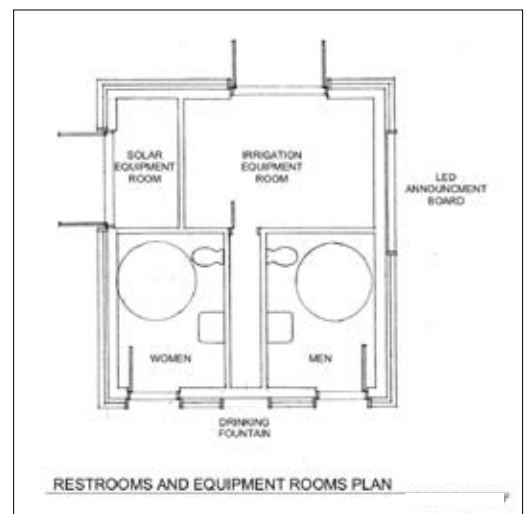


Restroom + Maintenance Bldg

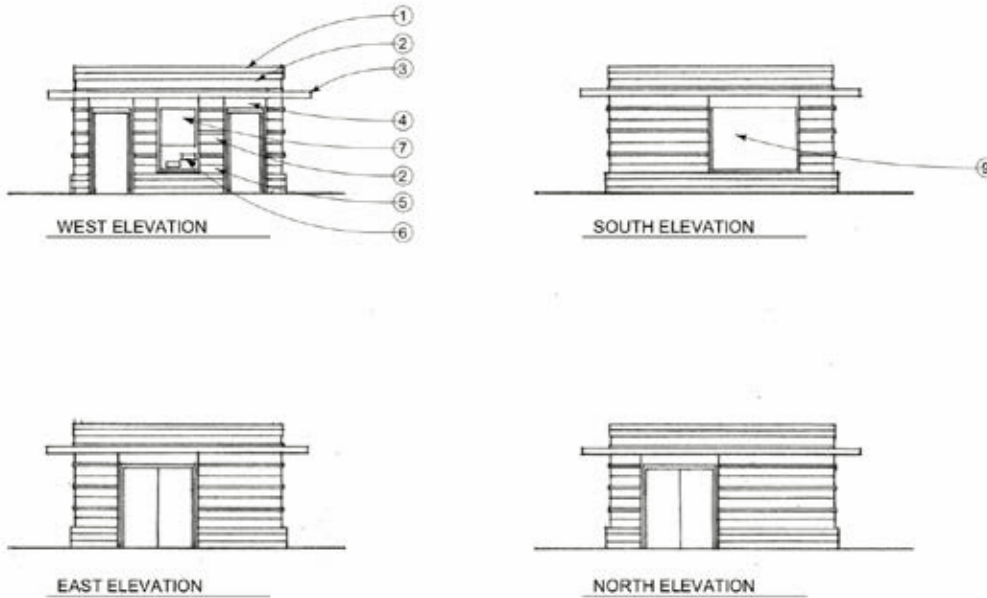
PROJECT DESCRIPTION

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.

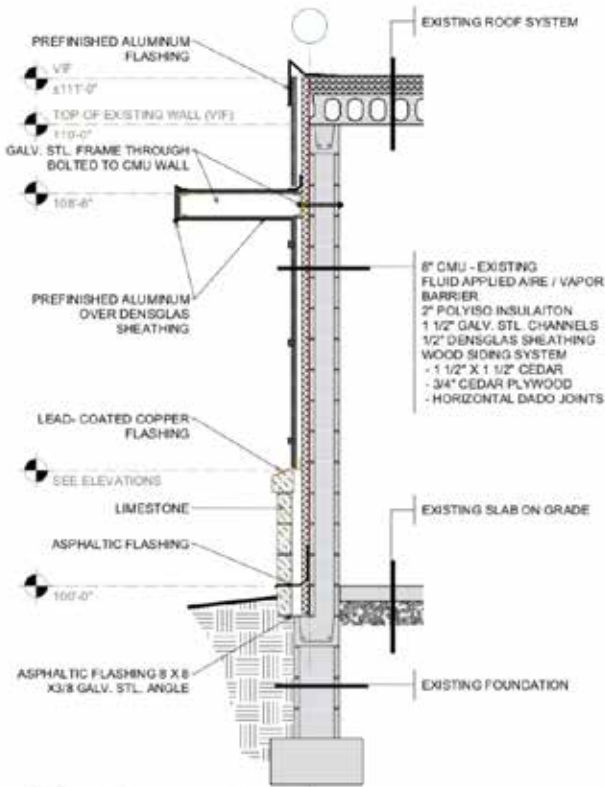
Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



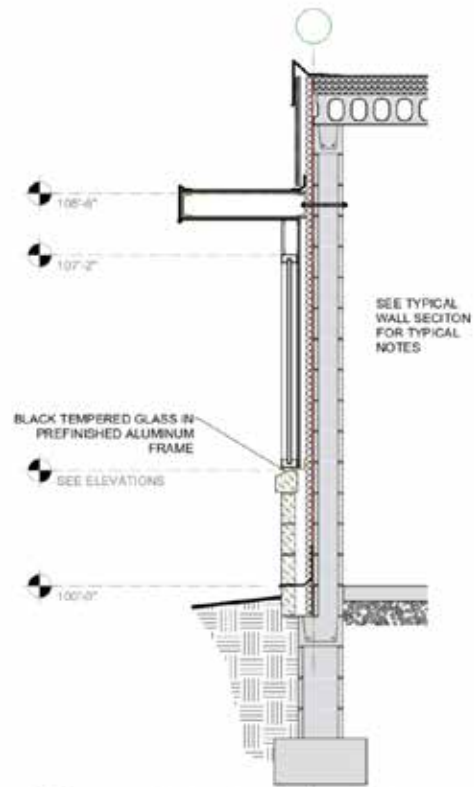
Restroom + Maintenance Bldg Project Elements



- NOTES**
- 1 ALUMINUM 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



1 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



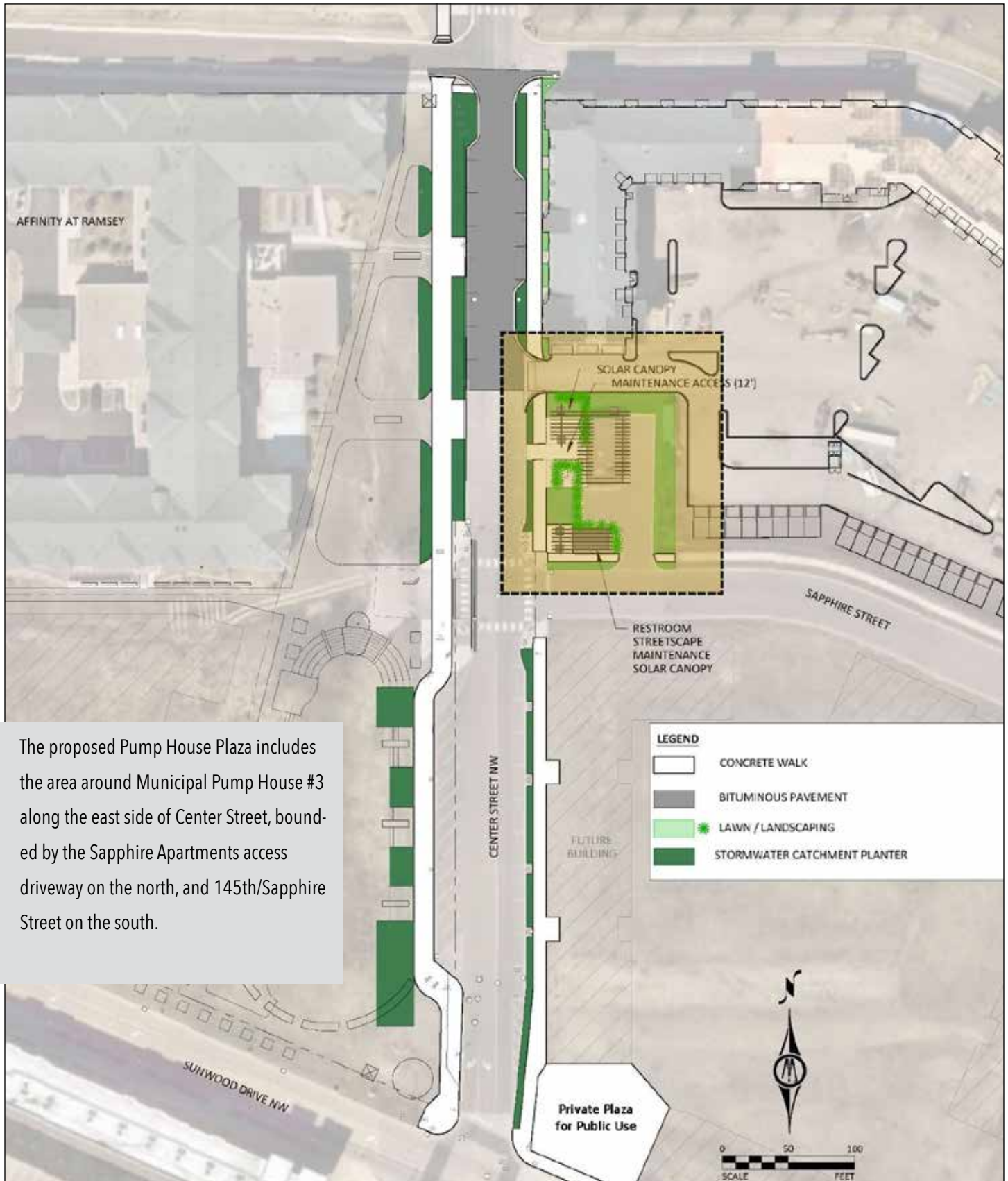
2 WALL SECTION AT ALUMINUM PANEL
Scale: 1/2" = 1'-0"

Restroom + Maintenance Bldg Project Elements

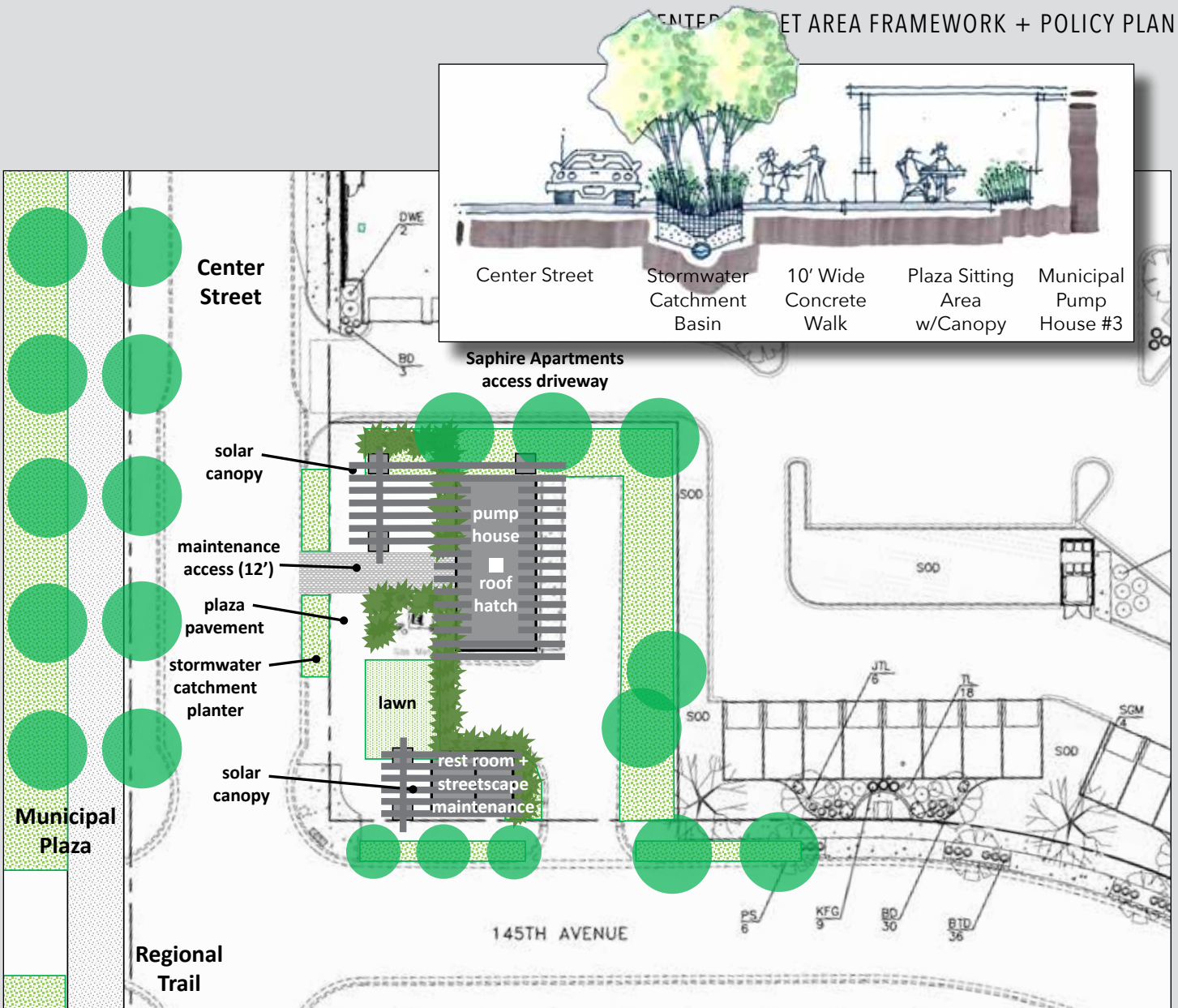


A LED Community Information Board is proposed for the Sapphire Street façade of the Restroom + Maintenance Building. This LED display panel can be used to announce events of community interest, to present the schedule for Municipal Plaza activities, display digital art, etc.(These images shows the capabilities 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



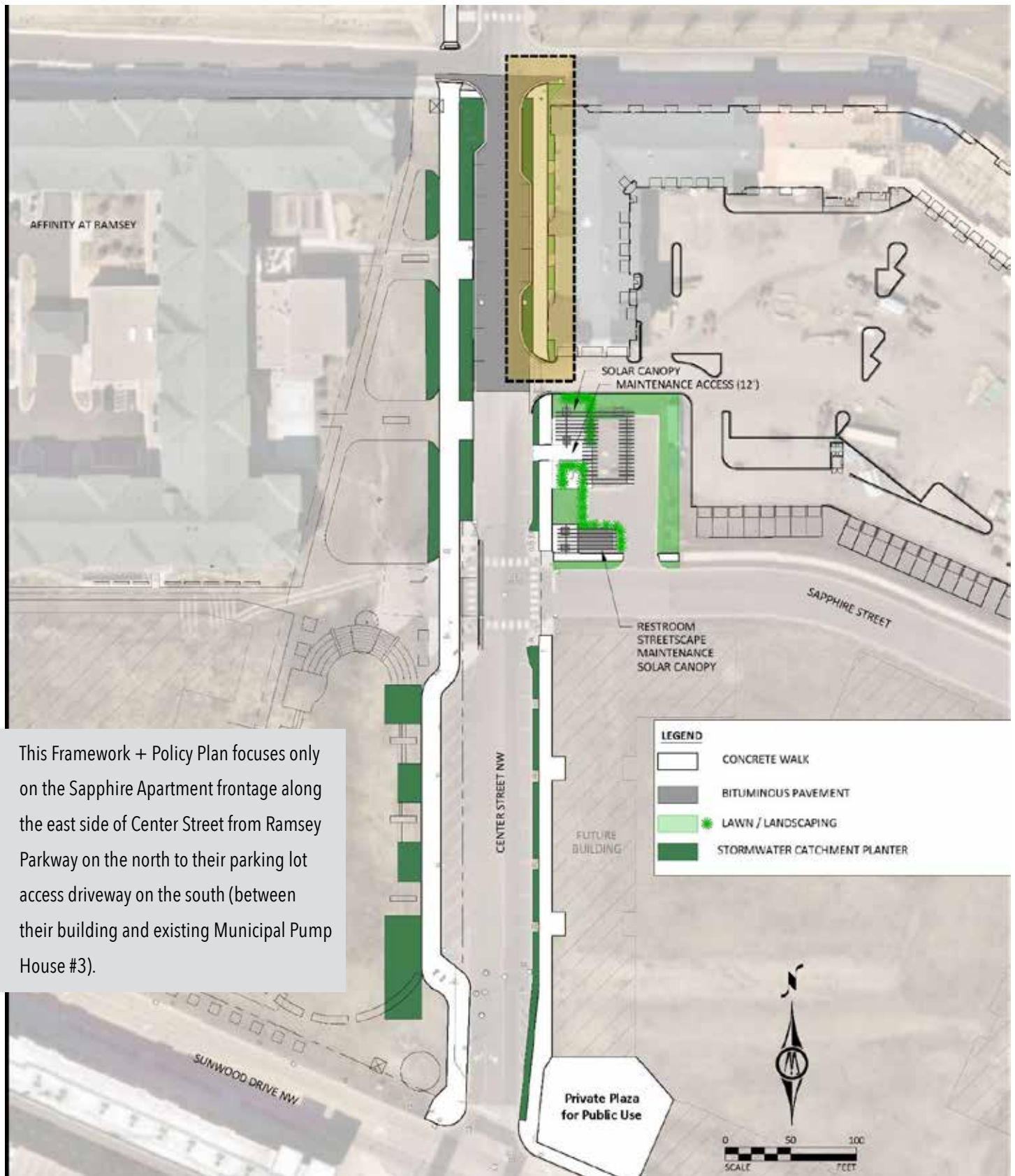
The soothing sound of water can be an important element in the design of public places; small, self-contained water features are preferred, for ease of maintenance, winter shut-down and other considerations.

Landscape

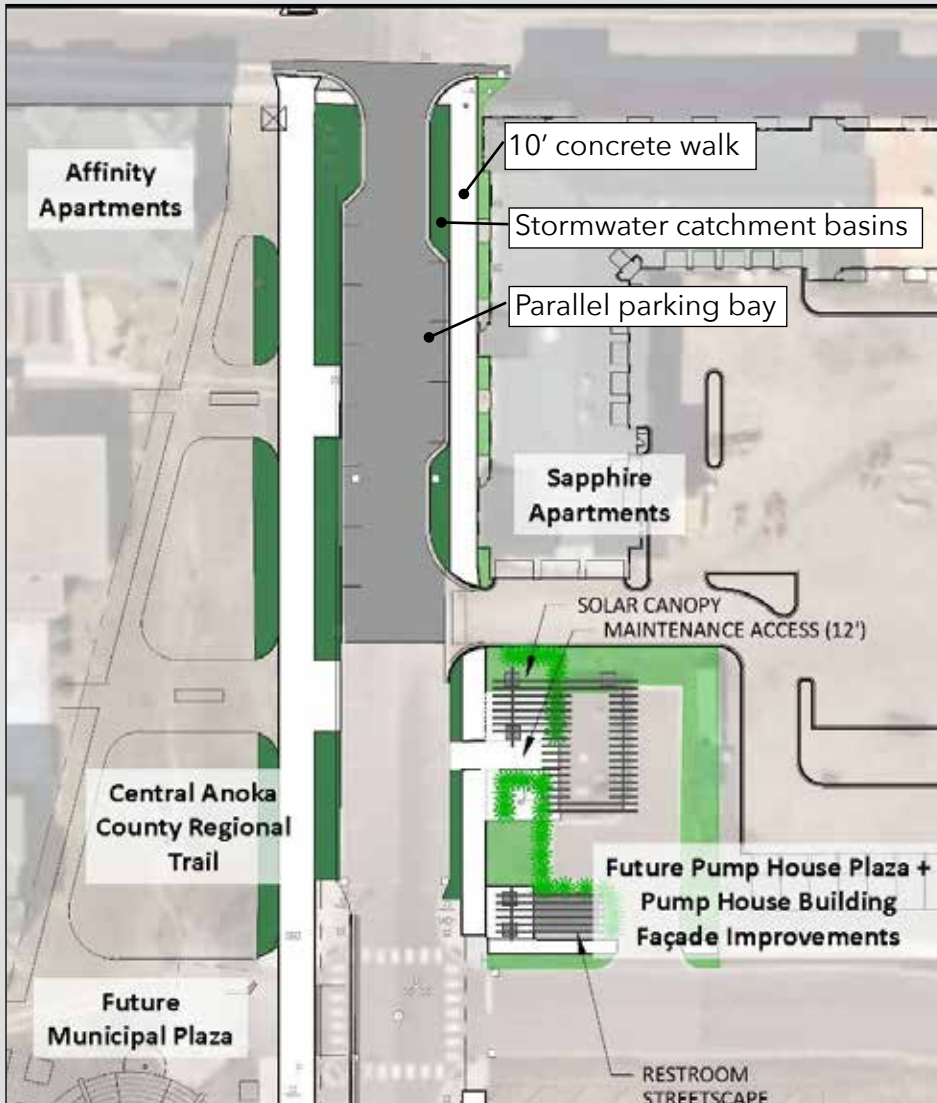


Landscape elements should reflect, or compliment, existing streetscape plantings, and further promote a consistent COR District identity and character; a simple landscape palette provides shade, seasonal color, screening (parking areas/utility boxes), and softens building elevations.

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).



Sapphire Apartment Frontage

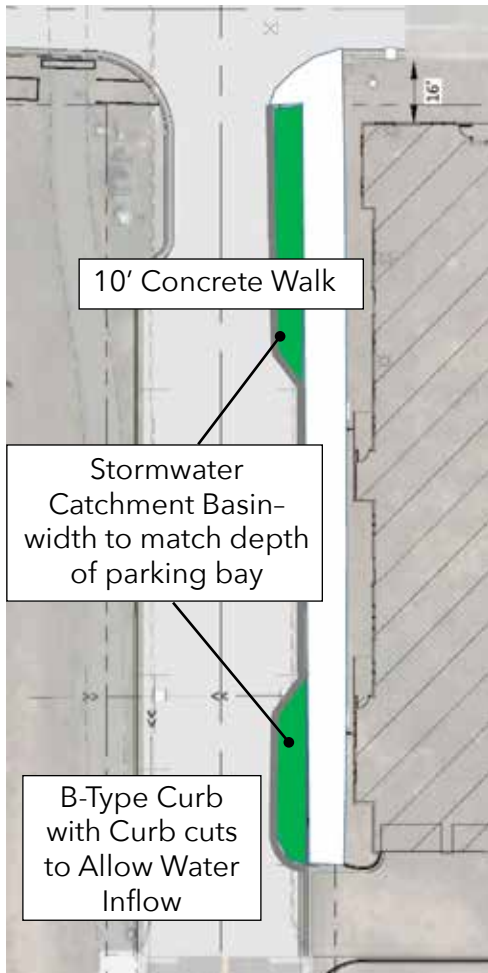
PROJECT DESCRIPTION

The Concept Site Plan for the Sapphire Apartment Frontage along the east side of Center Street includes three primary elements:

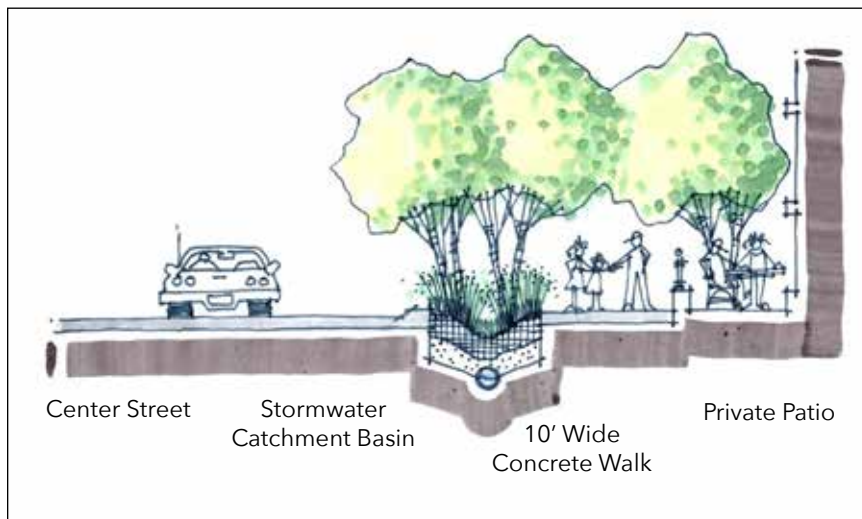
- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

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.

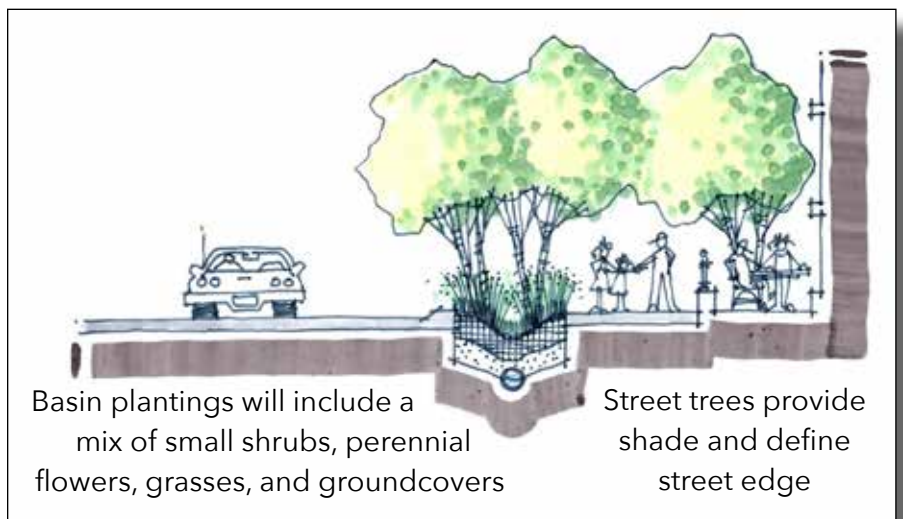
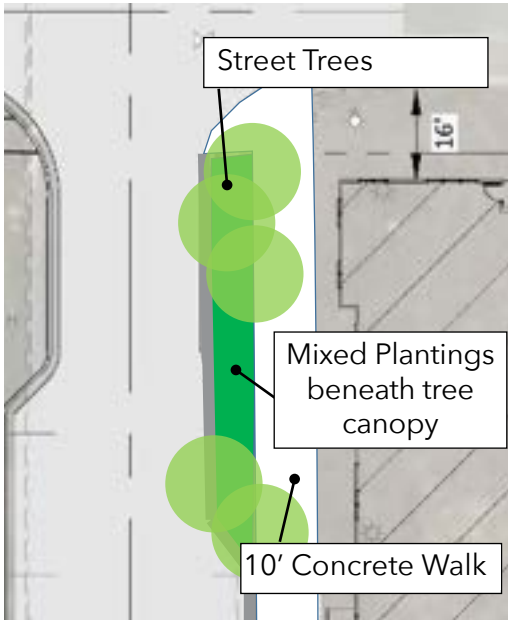
Sapphire Apartment Frontage Project Elements



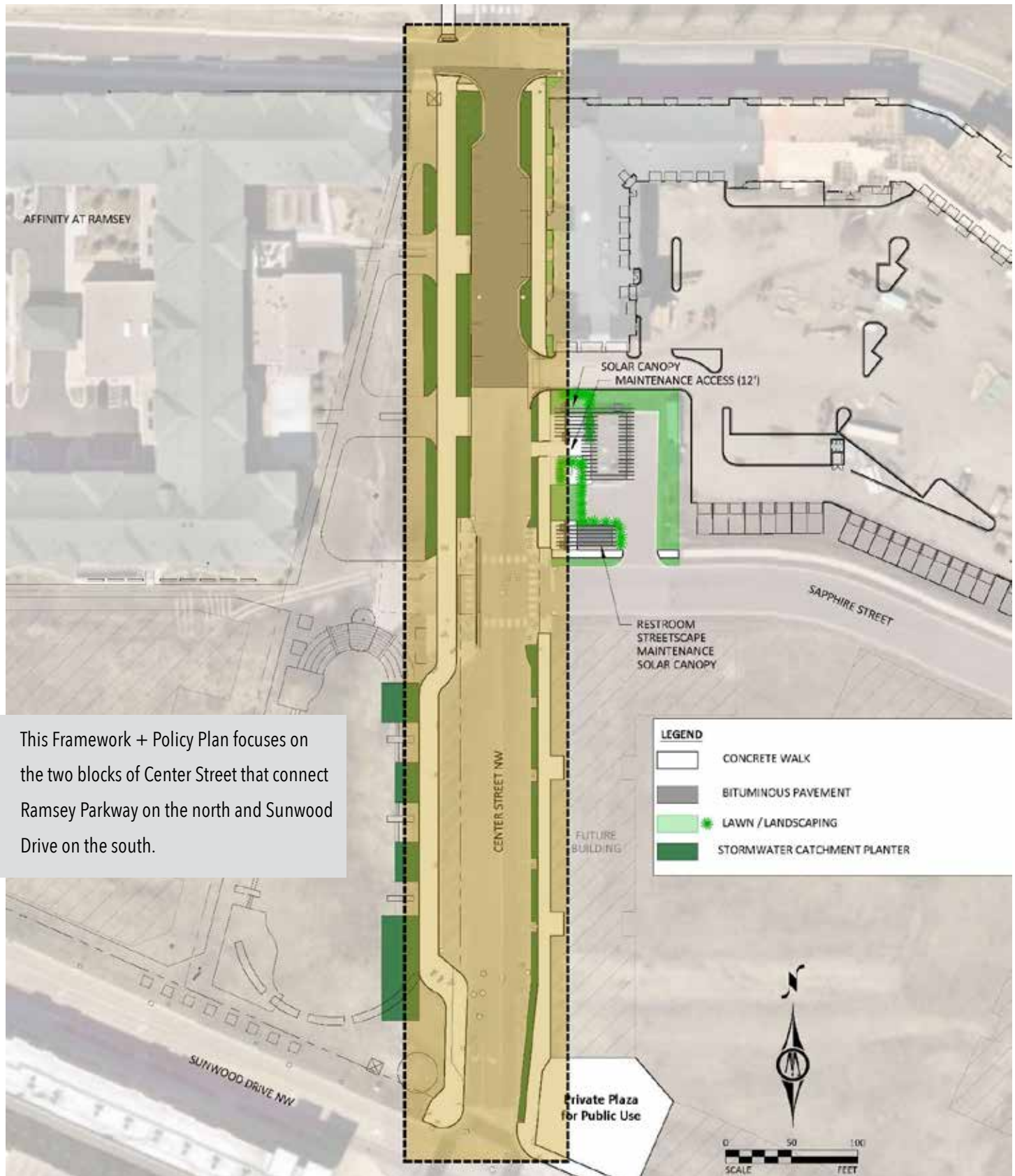
Stormwater catchment basins will be connected to existing storm sewer located in Center Street - future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.



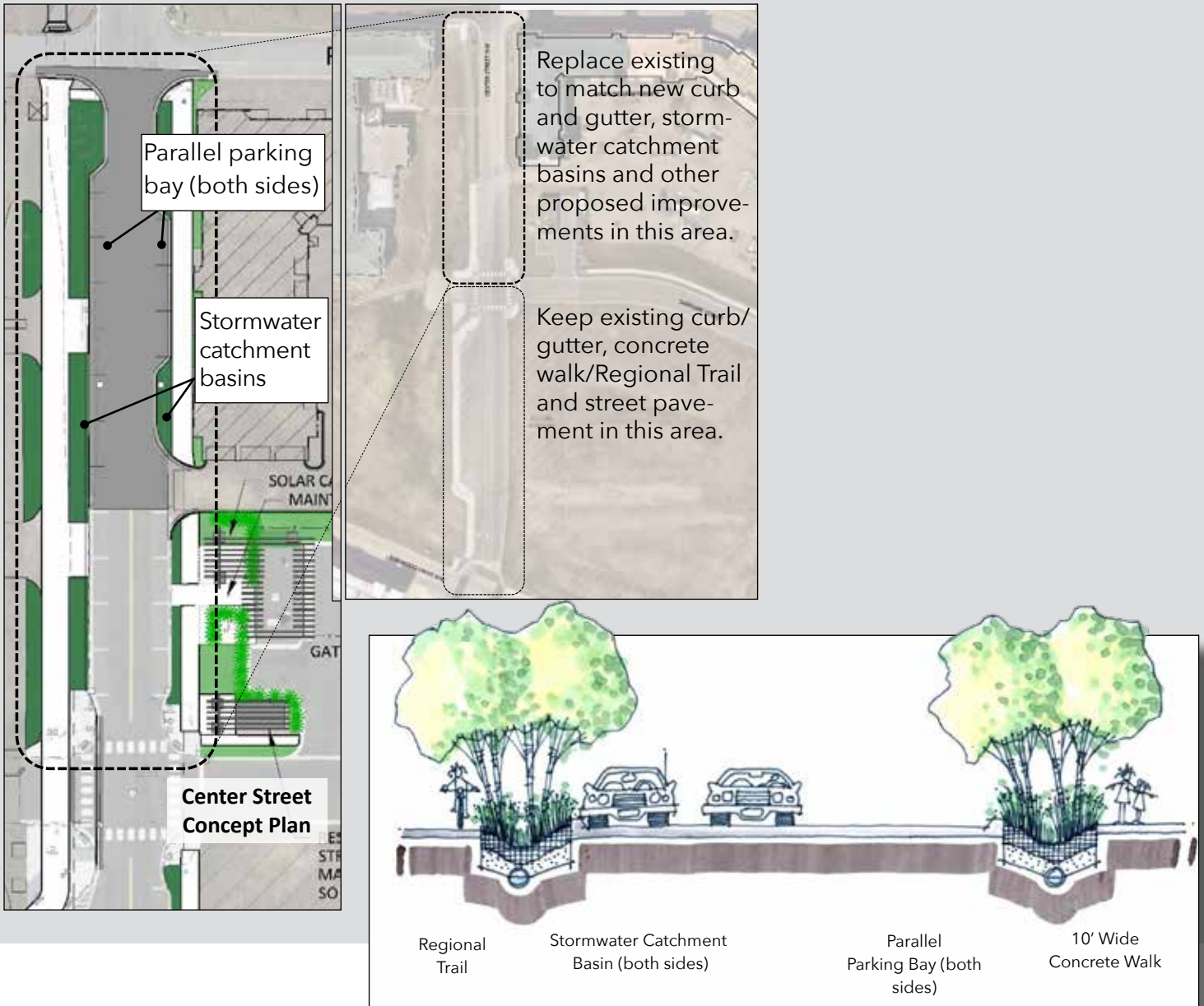
Sapphire Apartment Frontage Project Elements



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.



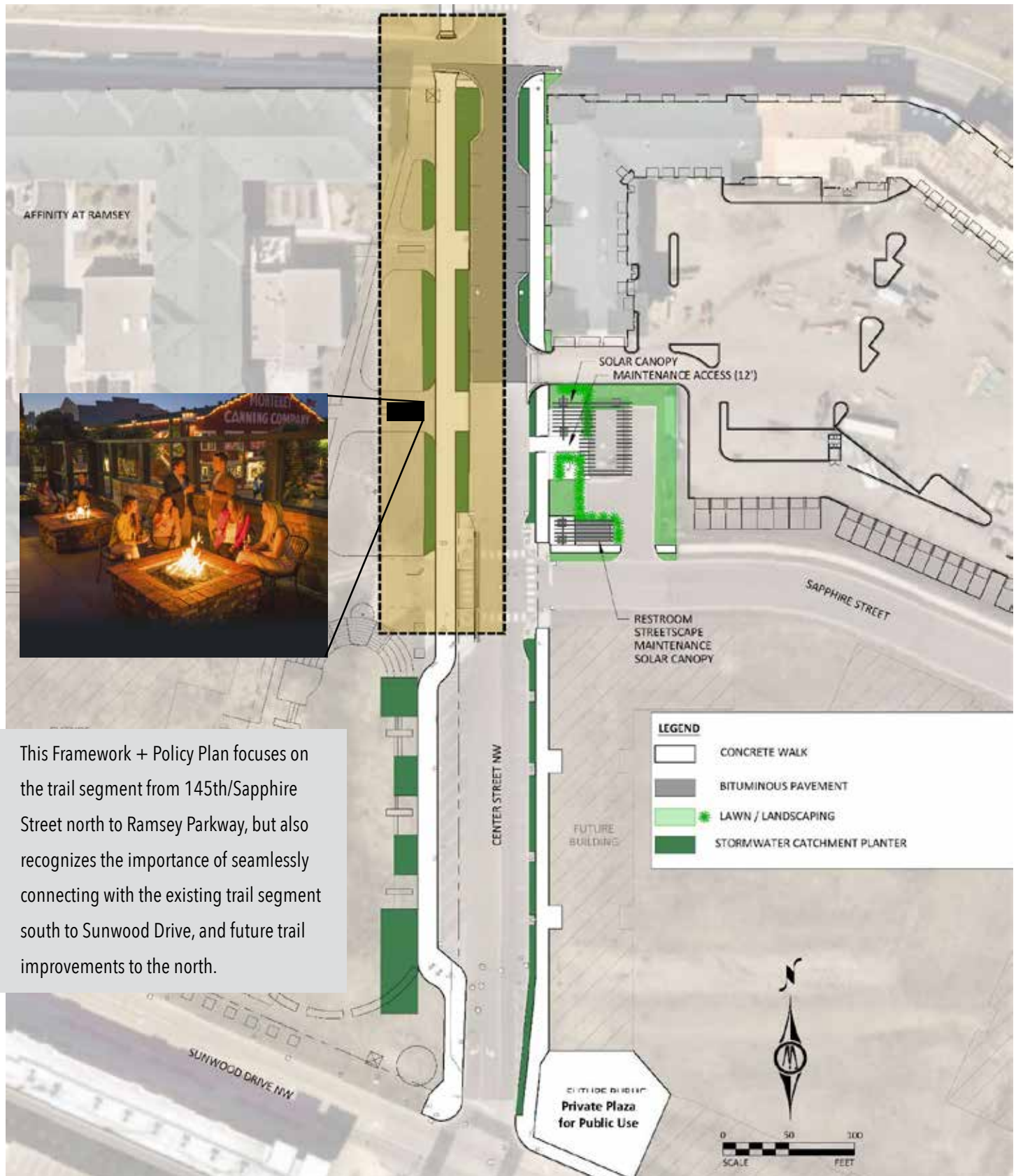
Center Street

PROJECT DESCRIPTION

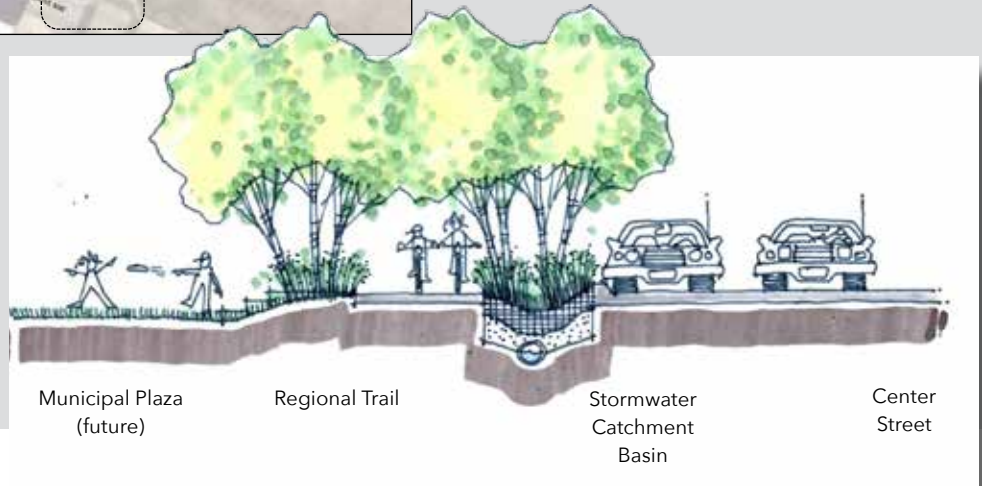
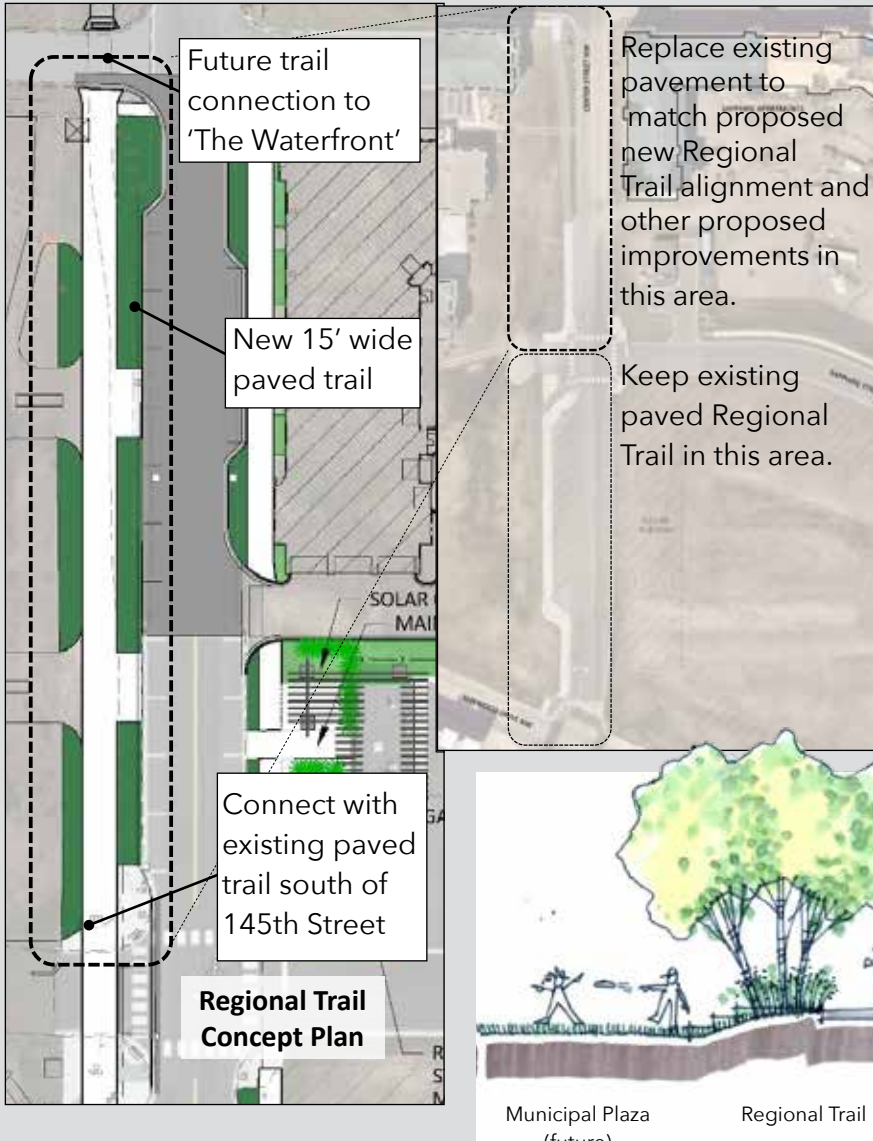
The primary purpose of the Conceptual Site Plan for Center Street is to illustrate how this key north/south connector ties together all the other pieces of this Framework + Policy Plan. At the same time, it also promotes various opportunities for innovative district infrastructure as an integral part 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

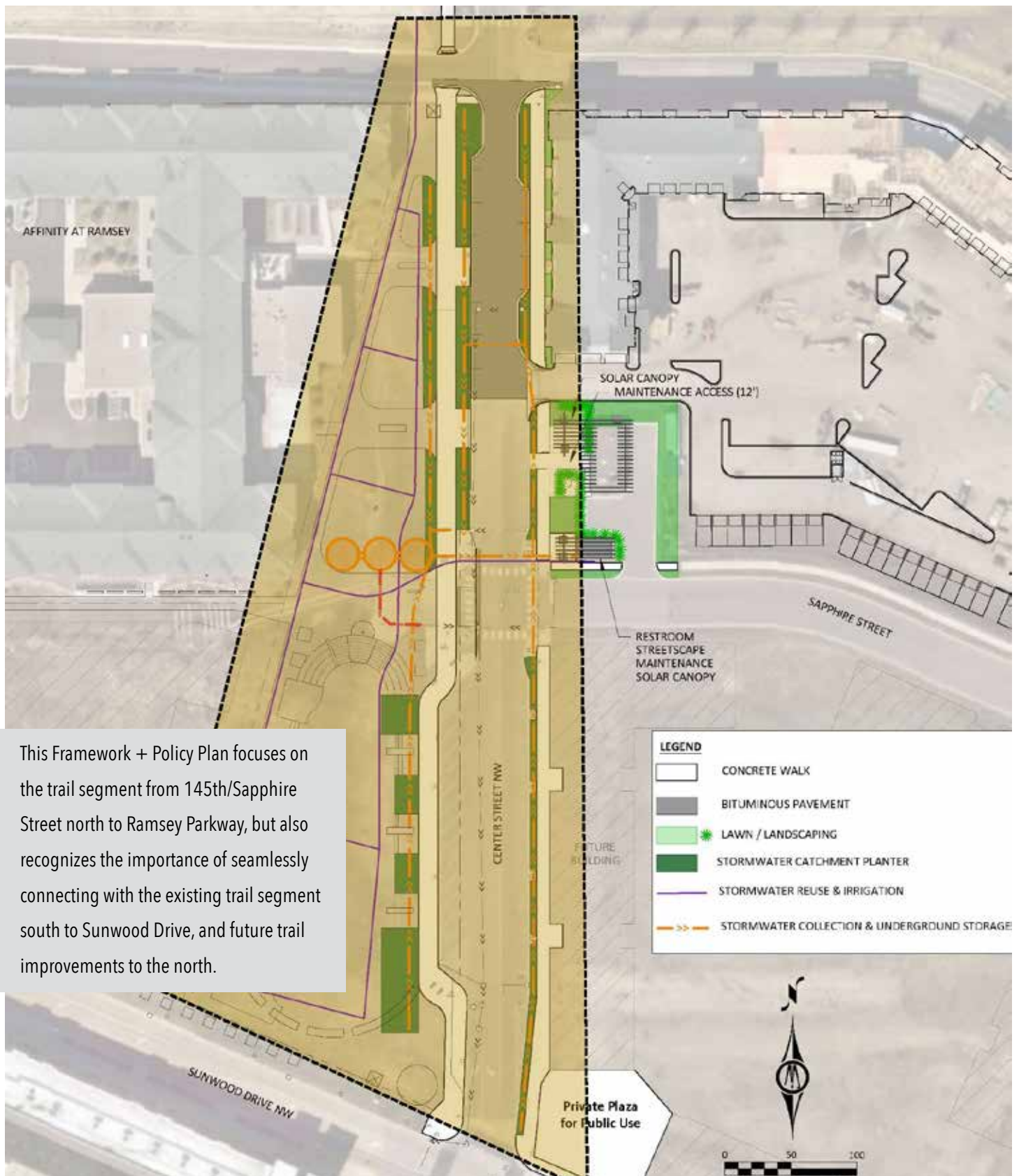
PROJECT DESCRIPTION

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

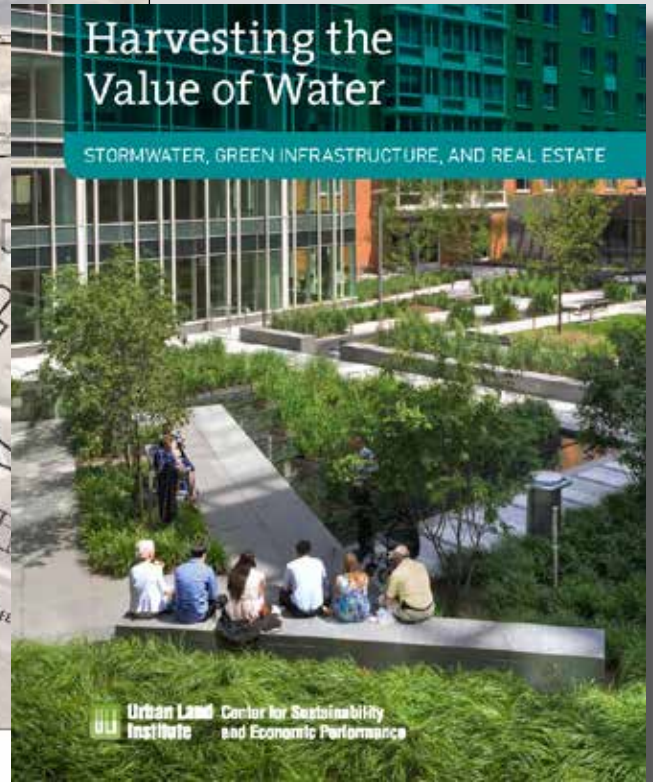
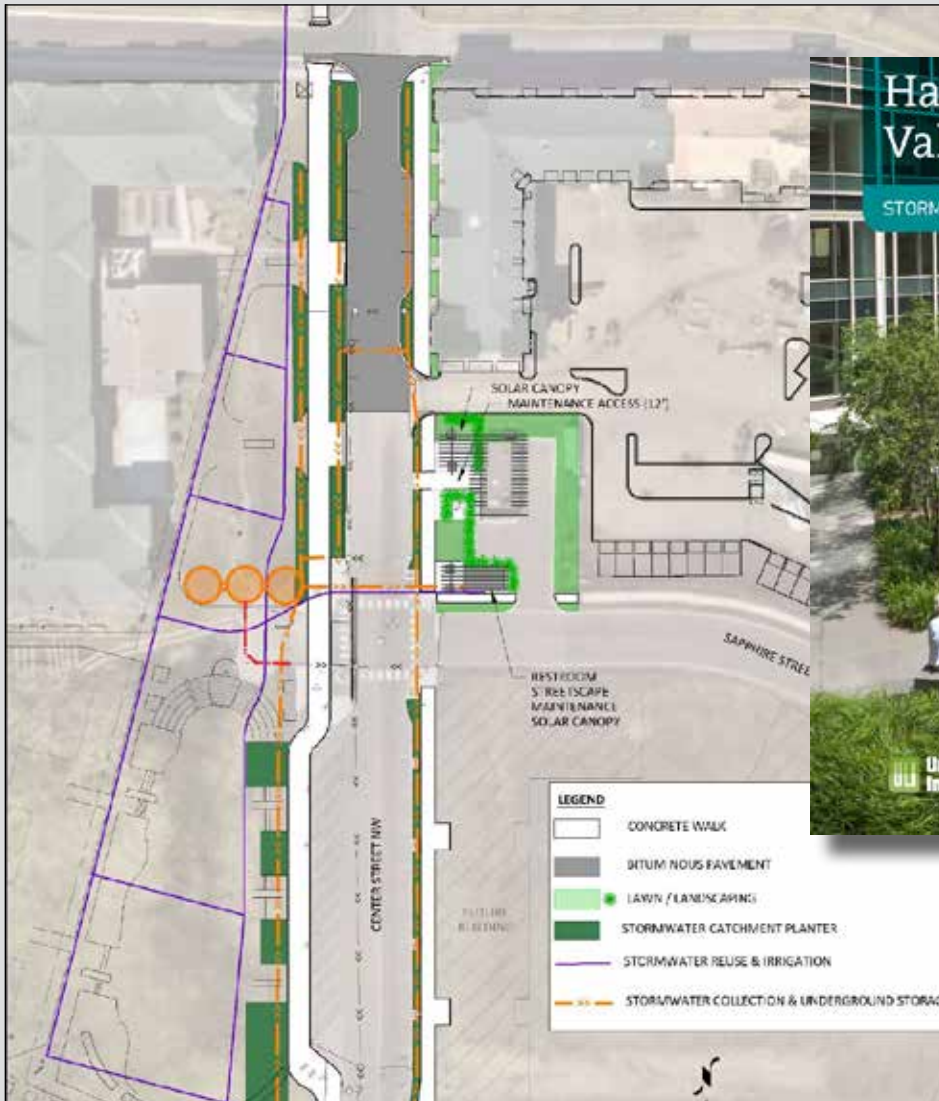
other of the 10 districts (and the rest of the city)—but also welcomes all the residents on the South side of Hwy #10, safely to Ramsey’s downtown businesses and related recreational opportunities.

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 1-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.

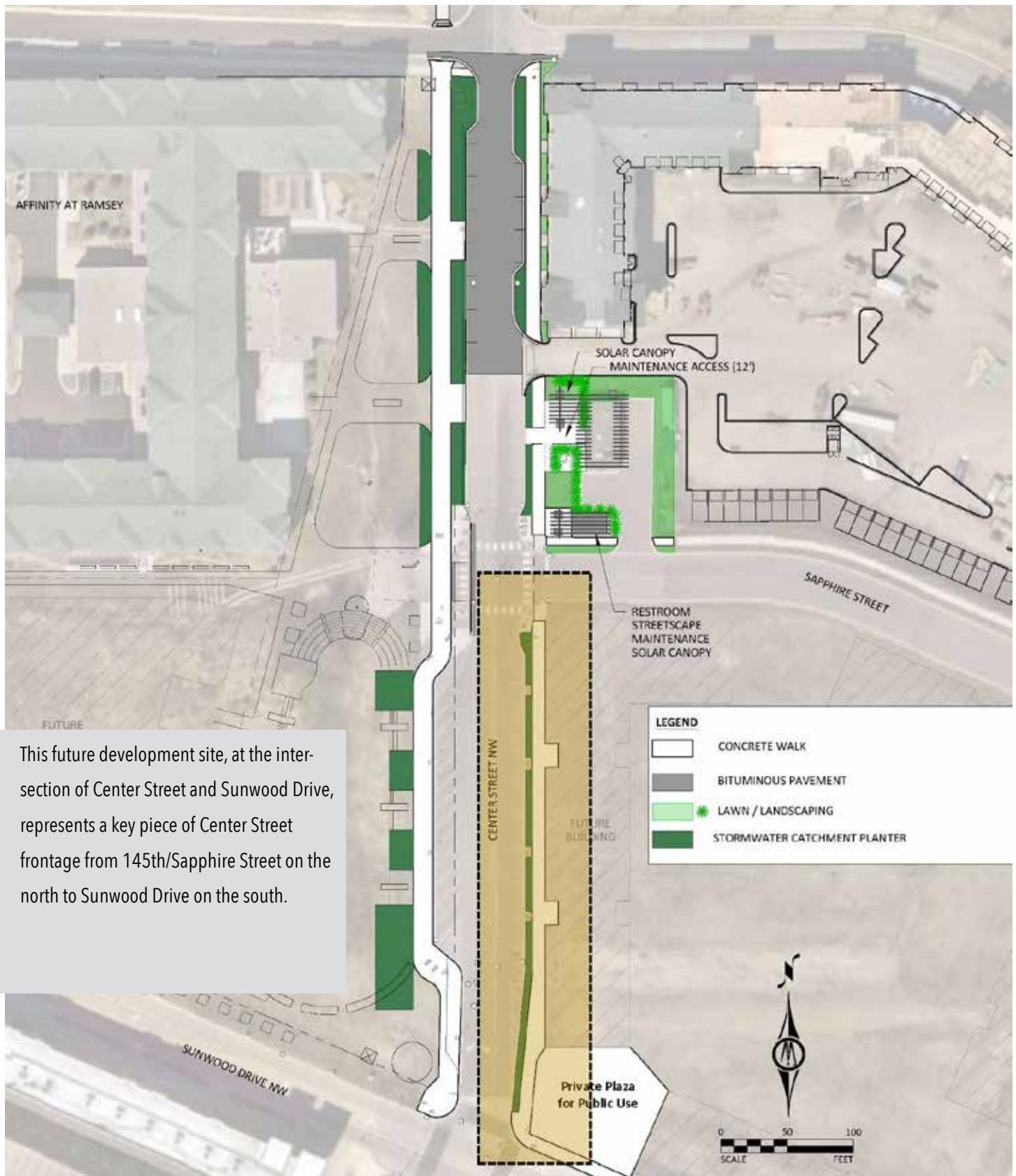
Additional Considerations

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 10-year return interval) can completely fill the tank.

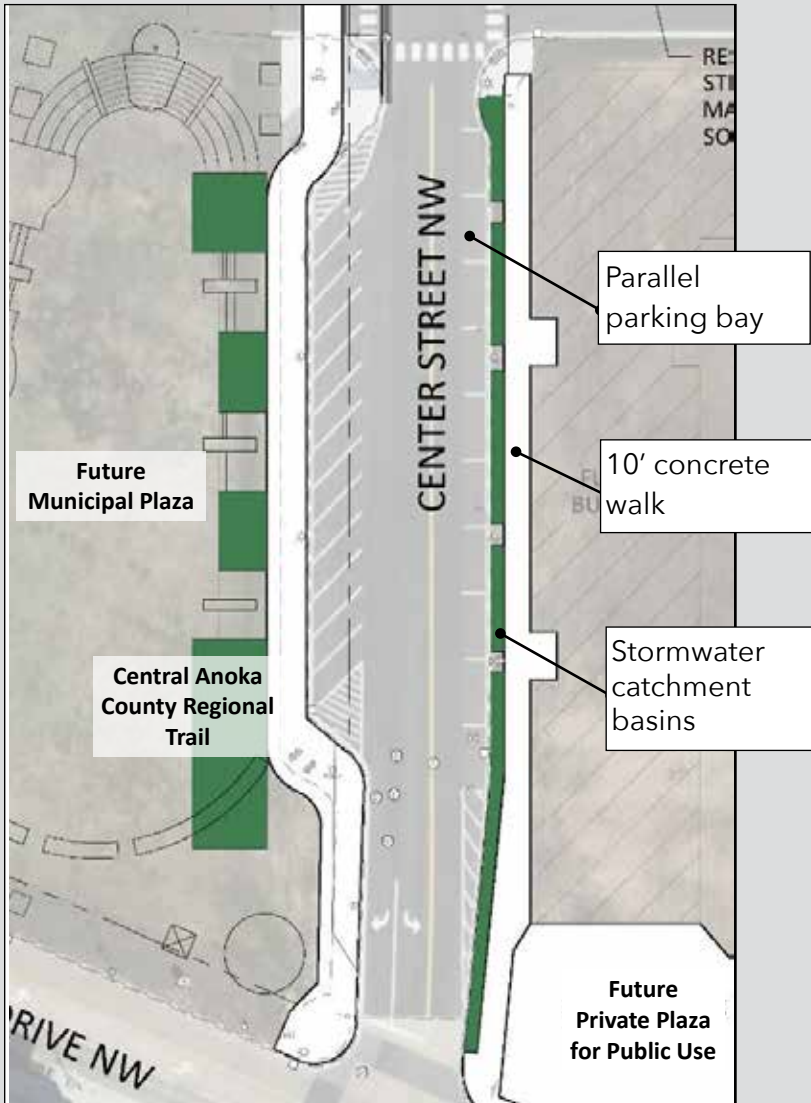
During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, 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

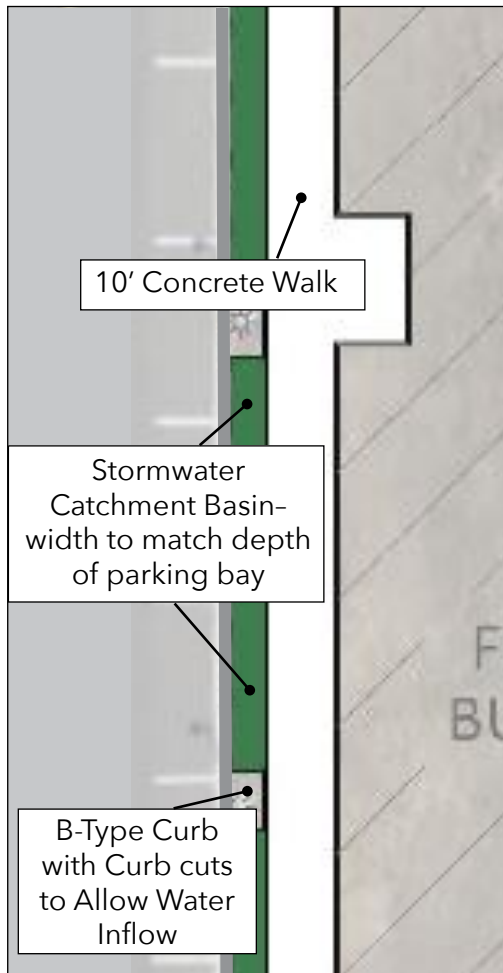
PROJECT DESCRIPTION

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:

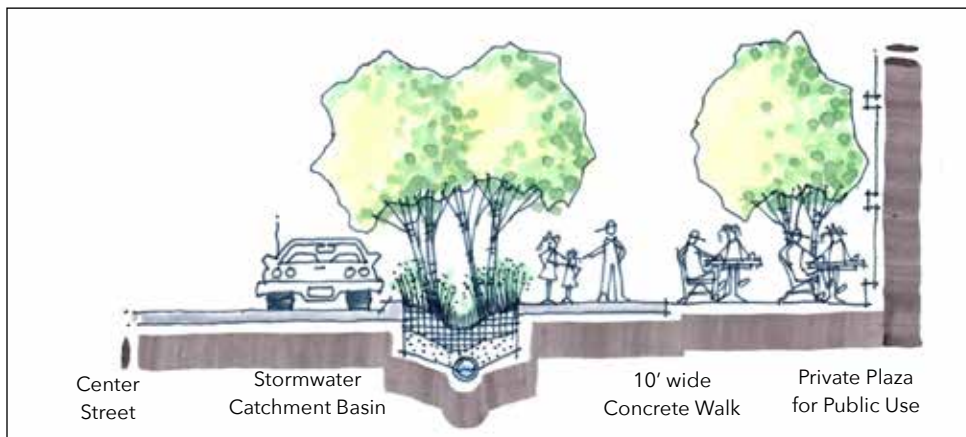
- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

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.

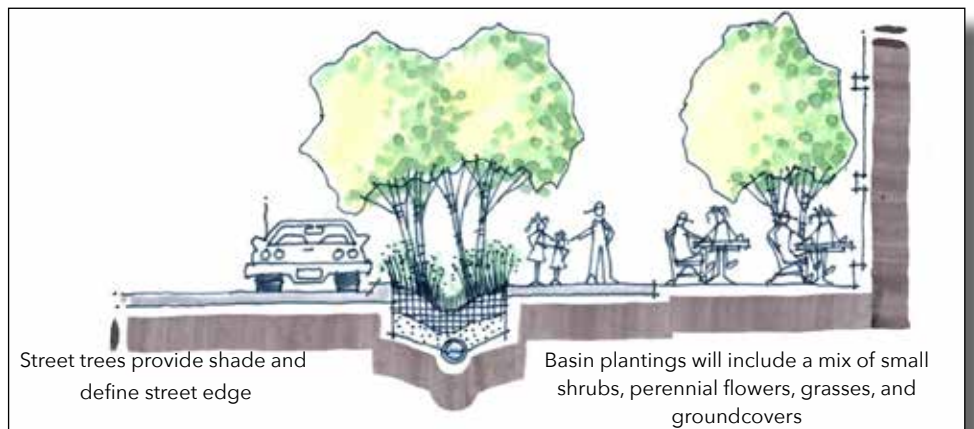
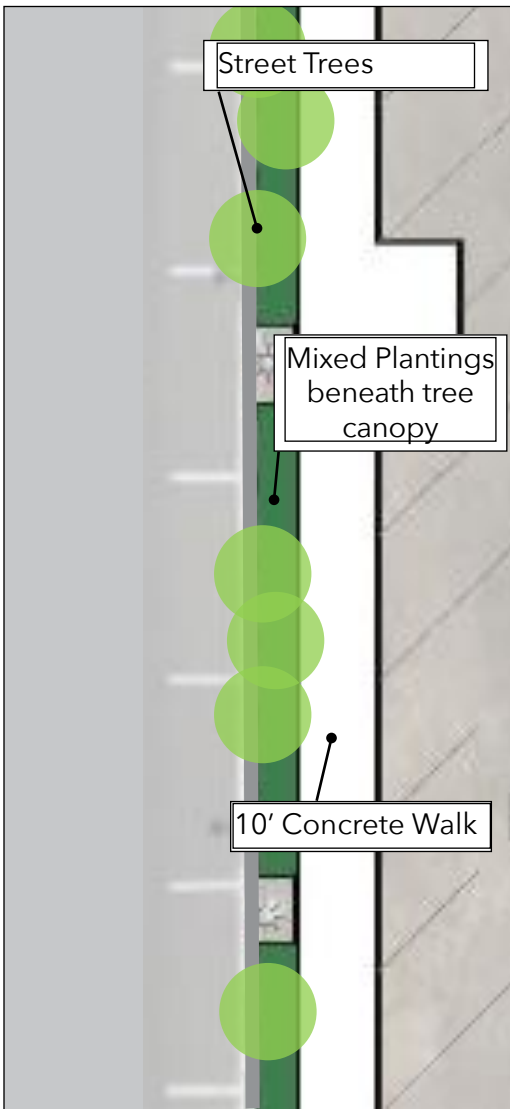
Future Development Site Frontage Project Elements



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





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.

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.

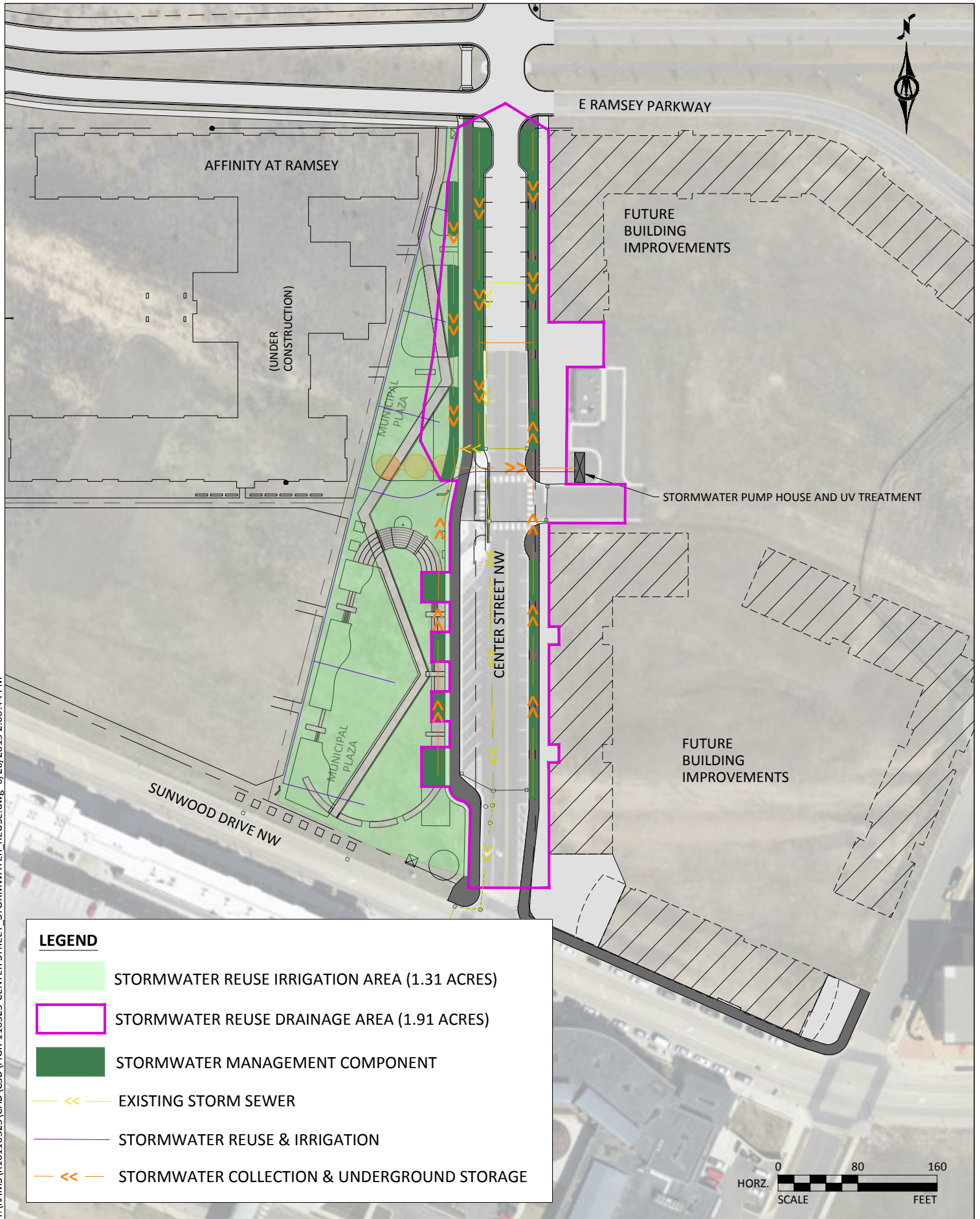
Since the reuse water will pass through a filter and UV treatment system, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are not anticipated.

Sincerely,

Bolton & Menk, Inc.



Timothy J. Olson, PE, CFM
Water Resources Project Manager



H:\RAMS\16116325\CAD\3D\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					
	MOBILIZATION (3%)	1	LUMP	\$ 27,900.00	\$ 27,900
EARTHWORK					
	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					
	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					
	DECORATIVE FENCE	400	LF	\$ 100.00	\$ 40,000
FURNISHING					
	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					
	PEDESTRIAN POLE LIGHTS	31	EA	\$ 1,800.00	\$ 55,800
STORMWATER RE-USE AND TREATMENT					
	COLLECTION, CLEAN AND REUSE	0.9	ACRE	\$ 230,000.00	\$ 195,500
GENERAL PLANTING					
	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					
	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 - South

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					
	MOBILIZATION (3%)	1	LUMP	\$ 48,000.00	\$ 48,000
EARTHWORK					
	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					
	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					
	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					
	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					
	DECORATIVE FENCE	300	LF	\$ 100.00	\$ 30,000
FURNISHING					
	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					
	PEDESTRIAN POLE LIGHTS	38	EA	\$ 1,800.00	\$ 68,400
STORMWATER RE-USE AND TREATMENT					
	COLLECTION, CLEAN AND REUSE	1.3	ACRE	\$ 230,000.00	\$ 299,000
GENERAL PLANTING					
	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

Waterfront Park - Main Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					
	MOBILIZATION (3%)	1	LUMP	\$ 123,000.00	\$ 123,000
EARTHWORK					
	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					
	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					
	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					
	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					
	RAILINGS	100	LF	\$ 75.00	\$ 7,500
FENCE/SCREEN					
					\$ -
FURNISHING					
	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					
	PEDESTRIAN POLE LIGHTS	88	EA	\$ 1,800.00	\$ 158,400
STORMWATER RE-USE AND TREATMENT					
					\$ -
GENERAL PLANTING					
	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 - Outer Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					
	MOBILIZATION (3%)	1	LUMP	\$ 33,000.00	\$ 33,000
EARTHWORK					
	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					
	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					
	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					
	PEDESTRIAN POLE LIGHTS	120	EA	\$ 1,800.00	\$ 216,000
STORMWATER RE-USE AND TREATMENT					
GENERAL PLANTING					
	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

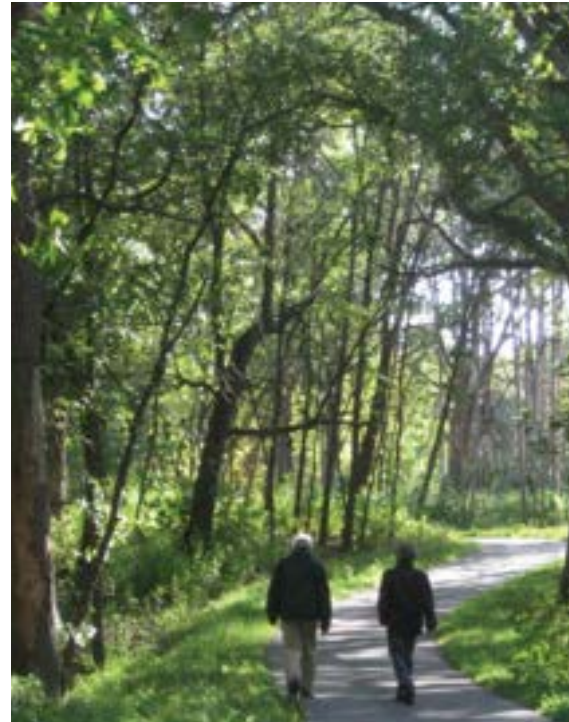
ESTIMATED CONSTRUCTION COSTS \$ 1,332,066

10% DESIGN CONTINGENCY 10% \$ 133,300

ESTIMATED CONSTRUCTION COSTS \$ 1,465,366

CITY OF RAMSEY

Public Places + Vibrant Community



Multiple Initiatives 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.



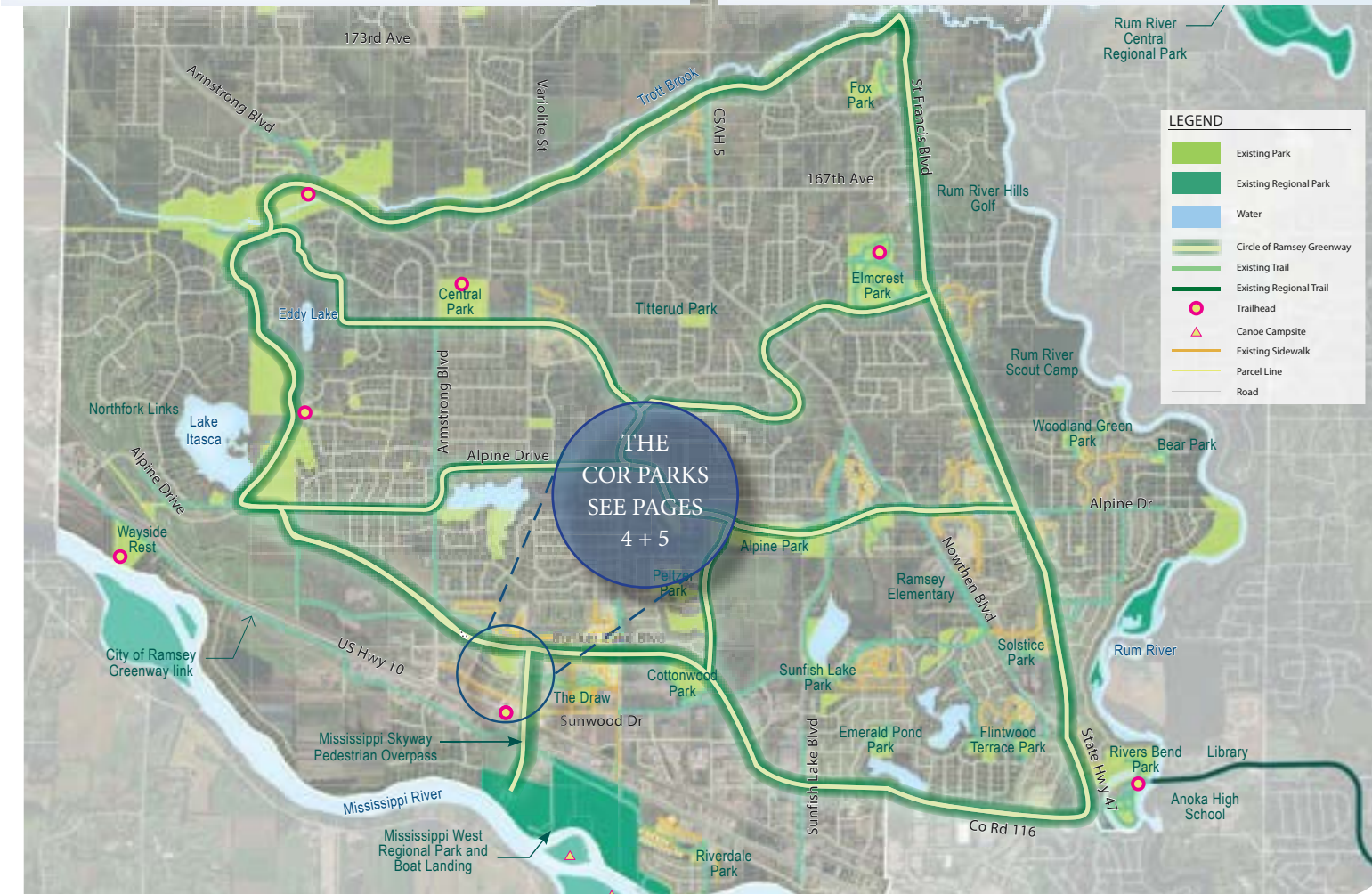
Circle of Ramsey Greenway
A continuous loop trail that connects neighborhoods to destinations, amenities and regional systems



Continue to build a connected network of local and regional trails



Respect for, and connections with, valued natural resources



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.



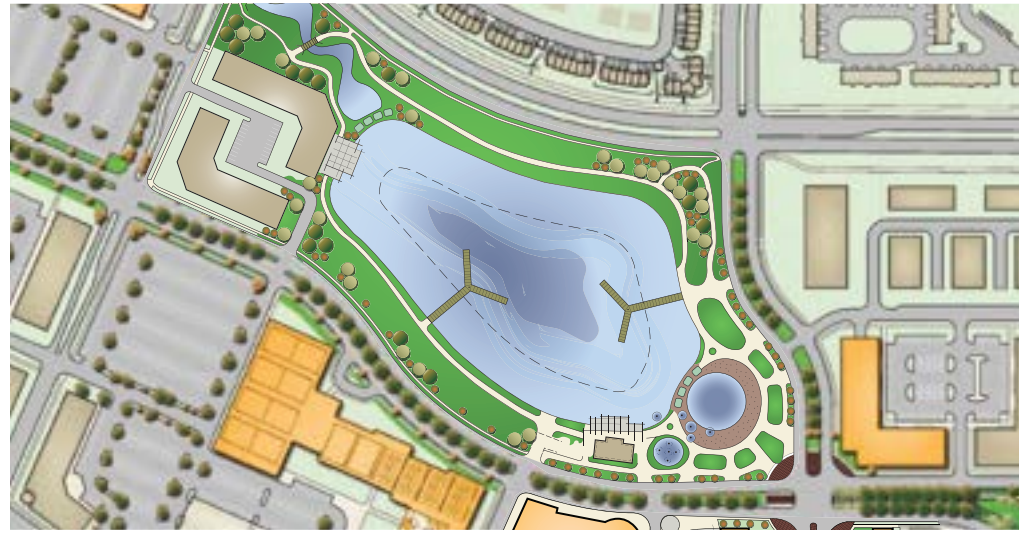
Encourage private sector investment that meets The COR economic development objectives.

“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

“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.

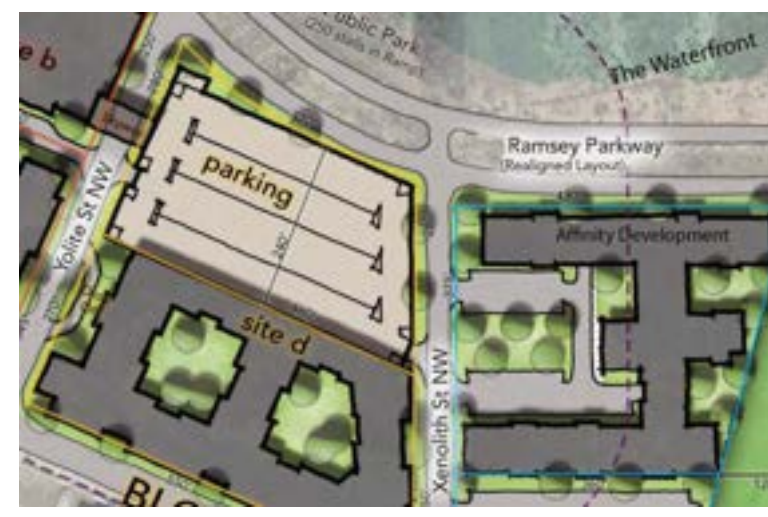


THE WATERFRONT + MUNICIPAL PLAZA

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.

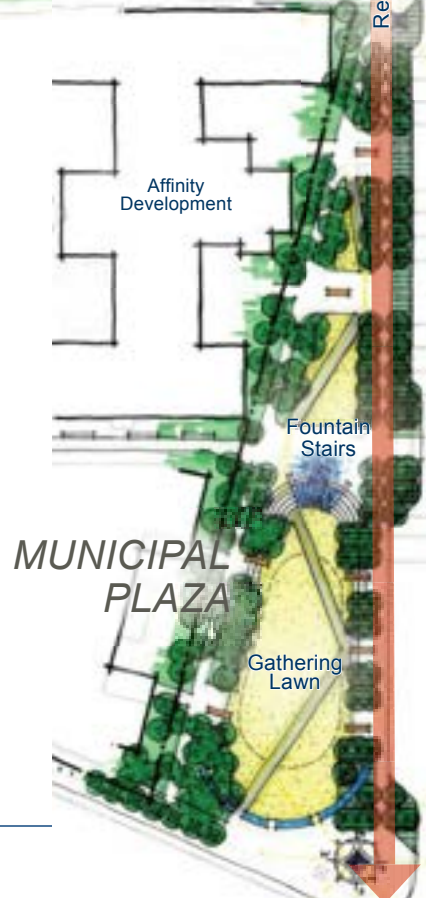


District parking strategies will be explored and pursued to address issues related to vehicle movement, convenient access, and to provide maximum benefit for mixed-use development throughout The COR—and this is true for the park spaces too. While district parking is likely to begin with centrally located 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.



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.



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.



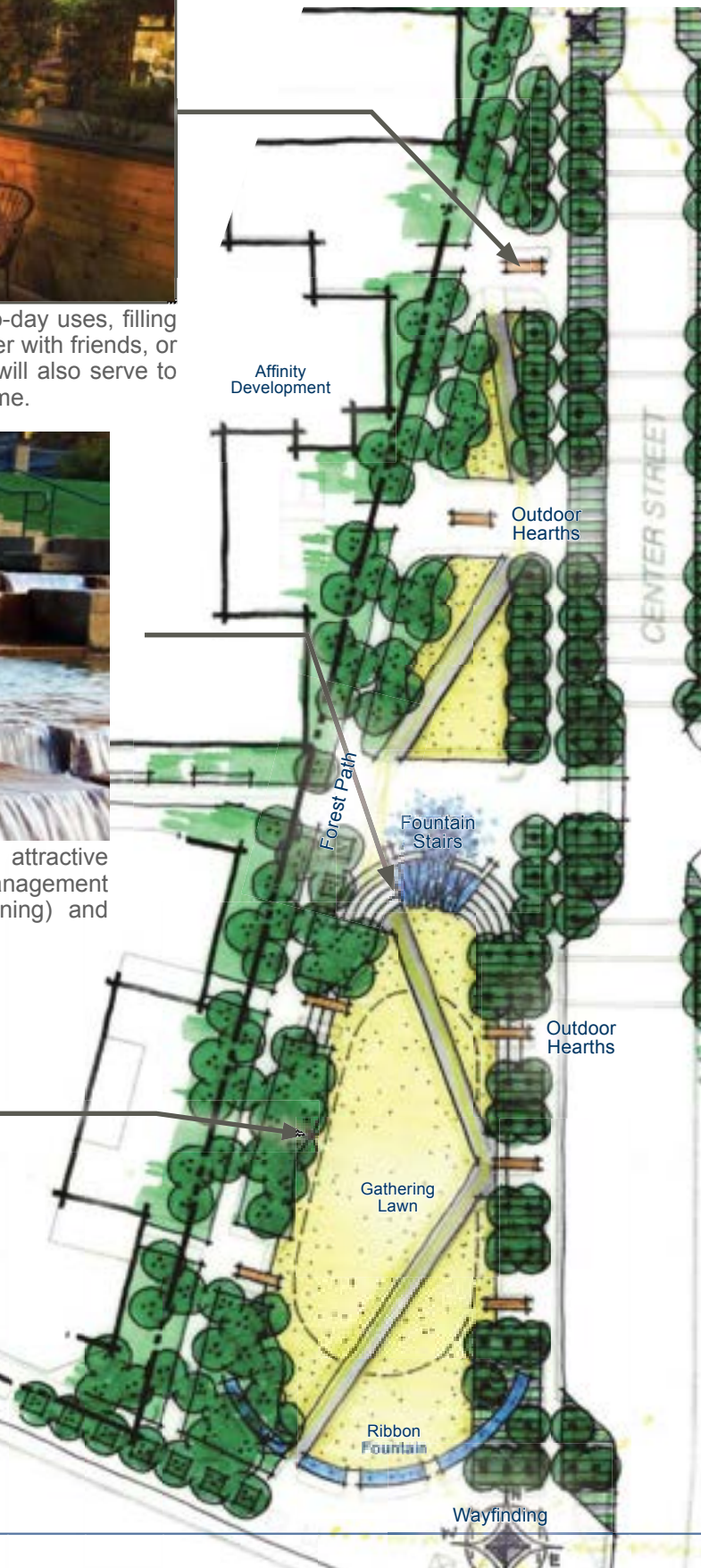
Municipal Plaza will become a magnet for spontaneous day-to-day uses, filling the need for a comfortable place to enjoy a cup of coffee, gather with friends, or otherwise pass the time around the community hearth. This will also serve to extend park hours to encourage evening activities and social time.



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 accommodate special events.



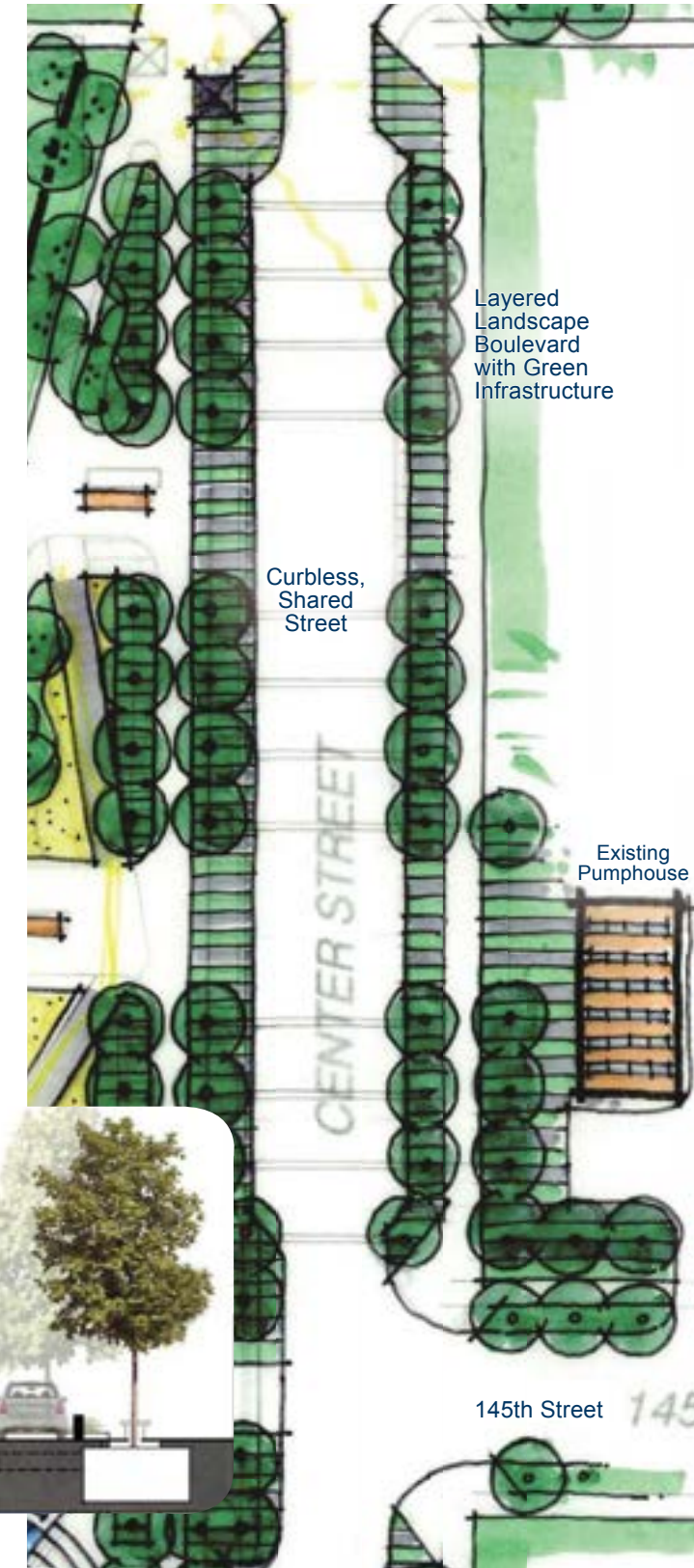
Mixed mode street design promotes 'pedestrian first' amenities.



Additional park uses and activity areas seamlessly 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.

City of Ramsey COR Waterfront Plan
April 2024

MULTIPLE INITIATIVES + 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

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.

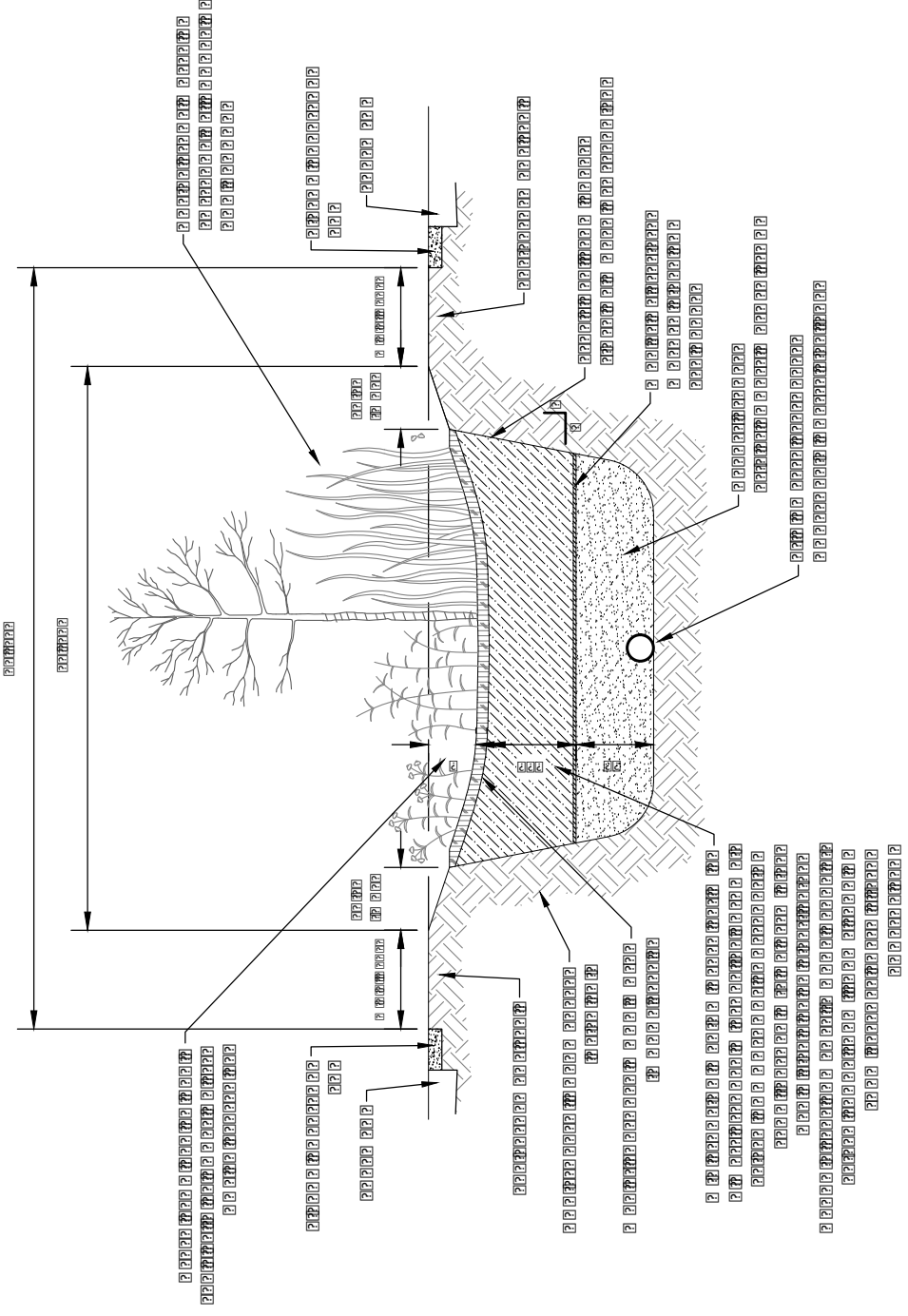


Diagram illustrating the cross-section of a tree pit, showing the tree, root system, and the various layers of the pit structure, including the substrate and the central circular feature.



BOLTON & MENK

INCORPORATING THE SERVICES OF
 LANDSCAPE ARCHITECTS
 PLANNING AND CONSTRUCTION
 AND SURVEYORS



City of Ramsey
 Planning and Construction
 2024

APPENDIX G: TREE INVENTORY

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
	173993.355	448087.48	Black Willow	9	Good	X	Site/Roadway Grading
	173987.936	448092.07	Black Willow	9	Good	X	Site/Roadway Grading
	174003.541	448083.58	Black Willow	9	Good	X	Site/Roadway Grading
	174011.693	448083.16	Black Willow	9	Good	X	Site/Roadway Grading
	174008.848	448084.62	Black Willow	9	Good	X	Site/Roadway Grading
	174020.254	448077.11	Black Willow	9	Good	X	Site/Roadway Grading
	174033.379	448077.13	Black Willow	9	Good	X	Site/Roadway Grading
	174039.055	448075.81	Black Willow	9	Good	X	Site/Roadway Grading
	174050.124	448070.93	Black Willow	12	Good	X	Site/Roadway Grading
	174088.628	448067.28	Black Willow	12	Good	X	Site/Roadway Grading
	174091.333	448067.45	Black Willow	12	Good	X	Site/Roadway Grading
	174132.654	448063.46	Black Willow	12	Good	X	Site/Roadway Grading
	173995.209	448250.91	Black Willow	15	Good	X	Site/Roadway Grading
	173981.827	448231.48	Black Willow	9	Good	X	Site/Roadway Grading
	173979.032	448203.16	Black Willow	9	Good	X	Site/Roadway Grading
	173981.466	448208.2	Black Willow	9	Good	X	Site/Roadway Grading
	173973.653	448156.26	Black Willow	9	Good	X	Site/Roadway Grading
	173975.528	448151.7	Black Willow	9	Good	X	Site/Roadway Grading
	173979.758	448143.11	Black Willow	9	Good	X	Site/Roadway Grading
	173980.893	448140.07	Black Willow	9	Good	X	Site/Roadway Grading
	173975.178	448136.93	Black Willow	12	Good	X	Site/Roadway Grading
	173979.192	448136.13	Black Willow	9	Good	X	Site/Roadway Grading
	173971.753	448127.2	Black Willow	9	Good	X	Site/Roadway Grading
	173964.459	448126.39	Black Willow	9	Good	X	Site/Roadway Grading
	174227.287	448028.44	Black Willow	9	Good	X	Site/Roadway Grading
	174229.742	448020.51	Black Willow	9	Good	X	Site/Roadway Grading
	174224.406	448018.05	Black Willow	9	Good	X	Site/Roadway Grading
	174256.618	448030.08	Black Willow	9	Good	X	Site/Roadway Grading
	174280.309	448052.91	Black Willow	9	Good	X	Site/Roadway Grading
	174259.053	448039.78	Black Willow	9	Good	X	Site/Roadway Grading
	174262.003	448044.49	Black Willow	9	Good	X	Site/Roadway Grading
	174261.022	448046.3	Black Willow	9	Good	X	Site/Roadway Grading
	174262.186	448049.46	Black Willow	9	Good	X	Site/Roadway Grading
	174260.037	448057.09	Black Willow	9	Good	X	Site/Roadway Grading
	174261.193	448058.3	Black Willow	9	Good	X	Site/Roadway Grading
	174264.142	448064.87	Black Willow	12	Good	X	Site/Roadway Grading
	174264.48	448071.39	Black Willow	9	Good	X	Site/Roadway Grading
	174257.342	448083.18	Black Willow	9	Good	X	Site/Roadway Grading
	174253.725	448089.17	Black Willow	12	Good	X	Site/Roadway Grading
	174273.592	448120.91	Black Willow	9	Good	X	Site/Roadway Grading
	174265.753	448124.38	Black Willow	9	Good	X	Site/Roadway Grading
	174259.981	448107.99	Black Willow	9	Good	X	Site/Roadway Grading
	174263.533	448110.94	Black Willow	9	Good	X	Site/Roadway Grading
	174258.719	448128.95	Black Willow	9	Good	X	Site/Roadway Grading
	174259.435	448130.74	Black Willow	9	Good	X	Site/Roadway Grading
	174257.882	448134.65	Black Willow	9	Good	X	Site/Roadway Grading
	174260.605	448132.38	Black Willow	9	Good	X	Site/Roadway Grading
	174159.906	448194.49	Black Willow	9	Good	X	Site/Roadway Grading
	174161.303	448187.75	Black Willow	9	Good	X	Site/Roadway Grading
	174152.663	448208.9	Black Willow	9	Good	X	Site/Roadway Grading
	174151.528	448209.81	Black Willow	9	Good	X	Site/Roadway Grading
	174148.3	448209.77	Black Willow	9	Good	X	Site/Roadway Grading
	174149.649	448212.45	Black Willow	9	Good	X	Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason	
	174137.737	448216.67	Black Willow	12	Good	X		Site/Roadway Grading
	174135.869	448218.93	Black Willow	9	Good	X		Site/Roadway Grading
	174119.475	448224.43	Black Willow	9	Good	X		Site/Roadway Grading
	174113.751	448226.33	Black Willow	9	Good	X		Site/Roadway Grading
	174109.33	448228.44	Black Willow	9	Good	X		Site/Roadway Grading
	174106.614	448227.66	Black Willow	9	Good	X		Site/Roadway Grading
	174106.778	448231.32	Black Willow	9	Good	X		Site/Roadway Grading
	174098.032	448234.49	Black Willow	9	Good	X		Site/Roadway Grading
	174095.917	448246.93	Black Willow	9	Good	X		Site/Roadway Grading
	174064.353	448250.67	Black Willow	9	Good	X		Site/Roadway Grading
	174066.059	448249.16	Black Willow	9	Good	X		Site/Roadway Grading
	173161.428	448907.46	Black Willow	15	Good	X		Site/Roadway Grading
	173160.771	448905.01	Black Willow	18	Good	X		Site/Roadway Grading
	173164.299	448903.35	Black Willow	15	Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	654					
	173151.366	449048.19	Box Elder	9	Good	X		Site/Roadway Grading
	173294.79	448716.43	Box Elder	9	Good	X		Site/Roadway Grading
	173281.976	448720.88	Box Elder	12	Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	30					
	173705.563	448760.89	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173628.582	448671.54	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173631.411	448668.86	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173633.685	448666.98	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173637.09	448665.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173659.688	448652.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173523.484	448660.27	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173525.888	448658.95	Eastern Cottonwood	9	Fair	X		Site/Roadway Grading
	173491.228	448655.69	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173446.844	448644.46	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173423.478	448629.23	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173356.257	448599.76	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173253.164	448520.92	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173647.969	448403.8	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173663.612	448341.19	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173679.25	448360.09	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173682.543	448384.61	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173696.694	448539.49	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173716.774	448555.5	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173731.404	448552.7	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173737.756	448600.17	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173739.107	448606.29	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173810.617	448556.42	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173875.362	448505.45	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173874.743	448509.37	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173873.587	448513.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173880.909	448540.17	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173886.071	448646.95	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173870.61	448663.85	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174391.315	448132.74	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174604.604	447747.38	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174492.535	447740.61	Eastern Cottonwood	15	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason	
	174536.812	447805.36	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174514.152	447828.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174482.479	447836.67	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174464.906	447827.93	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174462.387	447836.96	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	174440.526	447815.91	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174436.935	447778.86	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174363.837	447810.66	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	174330.343	447799.62	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174342.534	447823.75	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174327.903	447868.22	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174327.469	447883.51	Eastern Cottonwood	18	Good	X		Site/Roadway Grading
	174241.191	447901.65	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174203.937	447833.03	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174198.926	447828.03	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174217.244	447799.3	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174161.249	447897.32	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174143.046	447923.13	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174119.336	447914.56	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174119.342	447935.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174115.284	447936.6	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174106.459	447937.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174099.075	447910.87	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174075.421	447900.7	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174073.309	447899.98	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174085.831	447926.92	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174076.87	447927.42	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174071.247	447938.61	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174071.159	447943.16	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174075.841	447942.75	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174081.879	447952.24	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174088.71	447956.65	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174067.671	447952.64	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174058.661	447954.32	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174047.756	447954.62	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174043.891	447959.23	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174033.914	447957.71	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174036.01	447939.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174042.023	447909.75	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174054.514	447913.92	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174042.489	447891.1	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174077.028	447821.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173951.747	447879.33	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173937.397	447869.18	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173933.977	447904.32	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173946.387	447925.42	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173933.392	447941.66	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173951.409	447962.71	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173966.579	447976.59	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173966.436	447946.32	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173993.999	447934.75	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173994.478	447943.39	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173990.096	447958.67	Eastern Cottonwood	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason	
	174003.621	447963.07	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174008.969	447959.05	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174007.135	447946.42	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174011.418	447932.08	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174016.549	447919.1	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174013.149	447912.09	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174014.327	447893.93	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173970.575	447908.41	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173964.034	447914.57	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173977.907	448013.16	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173984.55	448011.25	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173983.282	448023.32	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173991.933	448012.38	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173977.561	448071.29	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173979.753	448071.2	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173982.31	448089.38	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173983.91	448088.54	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173984.284	448087.05	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173996.557	448071.86	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173995.628	448085	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174001.65	448084.59	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174000.641	448085.43	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174002.967	448082.95	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173996.333	448071.8	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174015.851	448078.06	Eastern Cottonwood	9	Fair	X		Site/Roadway Grading
	174039.299	448069.72	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174021.296	448059.15	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174023.62	448056.58	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174033.943	448052.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174049.25	448050.34	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174065.619	448055.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174072.818	448063.23	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174078.152	448039.08	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174087.574	448049.69	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174086.756	448066.68	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174096.612	448046.4	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174103.518	448045.07	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174107.385	448038.12	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174100.564	448030.47	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174107.823	448038.25	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174111.83	448033.38	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174116.946	448041.21	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	174115.072	448050.01	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174123.778	448025.42	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174136.952	448029.37	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174114.031	448009.6	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174126.245	447993.22	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174131.572	447988.05	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174162.955	447980.17	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174158.061	447998.87	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174154.092	448021.63	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174152.943	448026.79	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174158.732	448025.45	Eastern Cottonwood	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason	
	174162.188	448022.73	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174168.952	448030.89	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174190.641	448027.25	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174194.578	448030.18	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174208.2	448023.18	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174213.831	448025.01	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174187	447988.45	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174182.438	447991.01	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174192.295	447970.93	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174204.378	447975.6	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174206.196	447977.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174235.594	447971.25	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174276.555	447952.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174278.633	447953.11	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174291.246	447952.47	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174328.692	447920.14	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174383.434	447906.33	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174391.107	447897.81	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174394.268	447896.33	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174362.018	448041.8	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174430.233	448096.87	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174289.93	448191.29	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173945.752	448332.7	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174014.57	448276.44	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174042.338	448280.84	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	173988.143	448246.04	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173977.927	448255.85	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173979.435	448248.87	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173977.295	448246.86	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173974.31	448239.32	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173976.511	448227.8	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173975.655	448218.12	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173973.508	448216.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173973.494	448208.98	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173966.648	448194.3	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173966.097	448189.06	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173978.564	448183.7	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173971.747	448175.18	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173962.486	448163.82	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173969.491	448162.38	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173957.279	448129.65	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173961.269	448125.81	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173958.057	448119.64	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173961.695	448116.61	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173955.493	448112.99	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173956.366	448118.19	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174227.69	448017.36	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174233.18	448016.21	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174240.424	448018.25	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174247.018	448014.91	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174249.137	448017.25	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174255.979	448016.44	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174259.355	448017.4	Eastern Cottonwood	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason	
	174264.681	448007.96	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	174250.665	448001.45	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174267.458	448000.31	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174276.576	448005.63	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174284.222	448016.04	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174313.852	448058.56	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174303.019	448061.98	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174274.605	448046.37	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174259.554	448095.2	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174261.228	448089.35	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174272.616	448083.88	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174274.89	448079.43	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174277.061	448071.08	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174288.812	448114.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174284.565	448118.29	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174286.514	448133.14	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174264.436	448112.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174263.336	448133.17	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174267.541	448137.41	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174260.691	448143.97	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174256.238	448142.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174250.858	448142.57	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174249.593	448144.61	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174247.581	448144.92	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174193.097	448167.47	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174192.363	448166.31	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174195.658	448163.57	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	174173.053	448191.95	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174164.824	448201.25	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174151.766	448240.79	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174155.902	448239.65	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174158.295	448240.92	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174163.843	448242.14	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174157.792	448259.31	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174136.049	448259.31	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174132.007	448249.08	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174114.585	448251.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174106.246	448249.08	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174108.285	448252.48	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174091.217	448253.3	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174089.297	448257.04	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174087.04	448257.53	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174085.081	448259.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174080.24	448260.16	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174073.846	448270.36	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	174062.702	448254.91	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173271.045	449925.9	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173238.211	449974.11	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173185.801	449953.08	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173148.511	449981.23	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173395.955	449187.48	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173631.094	449003.13	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173647.877	449003.4	Eastern Cottonwood	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason	
	173679.106	448977.99	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173569.111	448908.05	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173573.802	448889.83	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173608.715	448879.8	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173609.477	448878.4	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173417.276	448788.87	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173416.001	448789.52	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173340.517	448739.06	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173337.913	448739.22	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173337.137	448747.11	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	173336.307	448749.87	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173341.463	448797.51	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173300.707	448824.57	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173314.399	449002.09	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173263.295	449035.16	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173243.9	449048.97	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173206.087	449071.52	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173177.166	449114.88	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173178.638	449105.72	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173167.246	449107.89	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173175.849	449126.62	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173168.439	449139.15	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173161.916	449137.2	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173160.29	449137.98	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173149.749	449136.69	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173150.149	449145.14	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173154.654	449150.03	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173159.956	449162.24	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173165.1	449160.49	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173172.772	449164.36	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173140.551	449165.72	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173137.543	449138.55	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173132.097	449140.43	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173127.621	449154.05	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173117.446	449158.75	Eastern Cottonwood	15	Good	X		Site/Roadway Grading
	173119.786	449178.53	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173147.535	449093.74	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173147.413	449080.37	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	173103.93	448939.37	Eastern Cottonwood	12	Good	X		Site/Roadway Grading
	173242.455	448831.92	Eastern Cottonwood	24	Good	X		Site/Roadway Grading
	173277.033	448798.19	Eastern Cottonwood	24	Good	X		Site/Roadway Grading
	173300.46	448718.46	Eastern Cottonwood	30	Good	X		Site/Roadway Grading
	173283.645	448712.84	Eastern Cottonwood	30	Good	X		Site/Roadway Grading
	172978.174	449295.6	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172960.755	449298.47	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172979.106	449277.07	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172779.178	449520.31	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172795.238	449513.73	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172795.913	449485.6	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172809.615	449466.77	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172837.664	449463.66	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172841.401	449458.19	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
	172841.759	449426.94	Eastern Cottonwood	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
172852.989	449424.97	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
172849.101	449417.06	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
172849.118	449396.99	Eastern Cottonwood	9	Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	2916				
174199.749	448708.36	Quaking Aspen	9	Good	X		Site/Roadway Grading
174238.932	448654.95	Quaking Aspen	9	Good	X		Site/Roadway Grading
174410.443	448101.5	Quaking Aspen	9	Good	X		Site/Roadway Grading
174295.978	448211.2	Quaking Aspen	9	Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	36				
174212.012	448651.11	Red Cedar	6	Good	X		Site/Roadway Grading
174277.383	448636.34	Red Cedar	4	Good	X		Site/Roadway Grading
174250.912	448603.64	Red Cedar	4	Good	X		Site/Roadway Grading
174195.751	448523.7	Red Cedar	4	Good	X		Site/Roadway Grading
174200.464	448528.11	Red Cedar	4	Good	X		Site/Roadway Grading
174254.09	448488.19	Red Cedar	4	Good	X		Site/Roadway Grading
174289.266	448513.74	Red Cedar	4	Good	X		Site/Roadway Grading
174275.357	448473.83	Red Cedar	4	Good	X		Site/Roadway Grading
174293.908	448478.17	Red Cedar	4	Good	X		Site/Roadway Grading
174423.437	448330.33	Red Cedar	4	Good	X		Site/Roadway Grading
174393.735	448233.61	Red Cedar	4	Good	X		Site/Roadway Grading
174386.293	448204.66	Red Cedar	4	Good	X		Site/Roadway Grading
174542.805	447962.92	Red Cedar	4	Good	X		Site/Roadway Grading
174573.675	447901.73	Red Cedar	4	Good	X		Site/Roadway Grading
174289.09	448314.58	Red Cedar	4	Good	X		Site/Roadway Grading
174275.449	448353.22	Red Cedar	4	Good	X		Site/Roadway Grading
174273.468	448391.59	Red Cedar	6	Good	X		Site/Roadway Grading
173084.918	448955.39	Red Cedar	4	Good	X		Site/Roadway Grading
173083.284	448943.7	Red Cedar	4	Good	X		Site/Roadway Grading
173080.578	448941.01	Red Cedar	4	Good	X		Site/Roadway Grading
173231.385	448735.3	Red Cedar	4	Good	X		Site/Roadway Grading
173220.415	448745.77	Red Cedar	4	Good	X		Site/Roadway Grading
173215.097	448752.27	Red Cedar	4	Good	X		Site/Roadway Grading
173013.322	448831.84	Red Cedar	4	Good	X		Site/Roadway Grading
172998.062	449027.35	Red Cedar	4	Good	X		Site/Roadway Grading
172865.83	449273.11	Red Cedar	4	Good	X		Site/Roadway Grading
172789.452	449317.76	Red Cedar	4	Good	X		Site/Roadway Grading
172692.499	449217.44	Red Cedar	4	Good	X		Site/Roadway Grading
172666.128	449275.02	Red Cedar	4	Good	X		Site/Roadway Grading
172666.59	449279.1	Red Cedar	4	Good	X		Site/Roadway Grading
172669.316	449359.31	Red Cedar	4	Good	X		Site/Roadway Grading
172703.262	449427.6	Red Cedar	4	Good	X		Site/Roadway Grading
172714.595	449487.63	Red Cedar	4	Good	X		Site/Roadway Grading
172744.705	449478.89	Red Cedar	4	Good	X		Site/Roadway Grading
172763.133	449496.12	Red Cedar	4	Good	X		Site/Roadway Grading
172976.075	449413.01	Red Cedar	4	Good	X		Site/Roadway Grading
172982.737	449423.51	Red Cedar	4	Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	152				
174104.599	448825.19	Scotch Pine	6	Good	X		Site/Roadway Grading
174467.718	448099.14	Scotch Pine	6	Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	12				

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173983.405	448729.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174014.944	448691.64	Siberian Elm	12	Good	X		Site/Roadway Grading
174041.413	448658.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174046.412	448639.29	Siberian Elm	12	Good	X		Site/Roadway Grading
174030.957	448604.89	Siberian Elm	9	Good	X		Site/Roadway Grading
174030.344	448590.65	Siberian Elm	9	Good	X		Site/Roadway Grading
174046.446	448594.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174095.468	448600.67	Siberian Elm	12	Good	X		Site/Roadway Grading
174073.52	448615.4	Siberian Elm	9	Good	X		Site/Roadway Grading
174101.607	448716.17	Siberian Elm	9	Good	X		Site/Roadway Grading
174108.727	448794.81	Siberian Elm	9	Good	X		Site/Roadway Grading
174092.514	448852.79	Siberian Elm	9	Good	X		Site/Roadway Grading
173970.049	448847.77	Siberian Elm	9	Good	X		Site/Roadway Grading
173958.924	448845.08	Siberian Elm	9	Good	X		Site/Roadway Grading
173956.328	448826.53	Siberian Elm	9	Good	X		Site/Roadway Grading
174241.057	448699.64	Siberian Elm	9	Good	X		Site/Roadway Grading
174439.443	448470.75	Siberian Elm	9	Good	X		Site/Roadway Grading
174553.82	447926.28	Siberian Elm	9	Good	X		Site/Roadway Grading
174036.66	447870.05	Siberian Elm	9	Good	X		Site/Roadway Grading
174032.032	447859.37	Siberian Elm	9	Good	X		Site/Roadway Grading
173946.866	447860.02	Siberian Elm	9	Good	X		Site/Roadway Grading
173944.741	448038.17	Siberian Elm	9	Good	X		Site/Roadway Grading
174323.632	448160.4	Siberian Elm	9	Good	X		Site/Roadway Grading
174279.351	448308.69	Siberian Elm	9	Good	X		Site/Roadway Grading
174151.408	448607.27	Siberian Elm	9	Good	X		Site/Roadway Grading
174108.551	448622.51	Siberian Elm	9	Good	X		Site/Roadway Grading
174008.762	448297.79	Siberian Elm	9	Good	X		Site/Roadway Grading
174310.183	448124.9	Siberian Elm	9	Good	X		Site/Roadway Grading
174331.14	448105.54	Siberian Elm	9	Good	X		Site/Roadway Grading
174293.063	448160.41	Siberian Elm	9	Good	X		Site/Roadway Grading
173122.101	449452.26	Siberian Elm	9	Good	X		Site/Roadway Grading
173126.89	449450.78	Siberian Elm	9	Good	X		Site/Roadway Grading
173128.7	449447.96	Siberian Elm	9	Good	X		Site/Roadway Grading
173159.281	449398.31	Siberian Elm	9	Good	X		Site/Roadway Grading
173163.346	449397.83	Siberian Elm	9	Good	X		Site/Roadway Grading
173174.634	449382.56	Siberian Elm	9	Good	X		Site/Roadway Grading
173178.45	449376.81	Siberian Elm	9	Good	X		Site/Roadway Grading
173224.242	449498.66	Siberian Elm	12	Good	X		Site/Roadway Grading
173190.277	449519.43	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.027	449523.56	Siberian Elm	9	Good	X		Site/Roadway Grading
173182.299	449528.7	Siberian Elm	9	Good	X		Site/Roadway Grading
173159.134	449527.44	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.635	449570.57	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.935	449574.6	Siberian Elm	9	Good	X		Site/Roadway Grading
173062.397	450141.62	Siberian Elm	9	Good	X		Site/Roadway Grading
173094.404	450153.37	Siberian Elm	9	Good	X		Site/Roadway Grading
173370.218	450159.5	Siberian Elm	9	Good	X		Site/Roadway Grading
173666.203	449937.57	Siberian Elm	9	Good	X		Site/Roadway Grading
173447.689	449606.73	Siberian Elm	9	Good	X		Site/Roadway Grading
173450.929	449615.89	Siberian Elm	9	Good	X		Site/Roadway Grading
173259.217	449301.51	Siberian Elm	9	Good	X		Site/Roadway Grading
173246.693	449297.62	Siberian Elm	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173259.876	449307.74	Siberian Elm	9	Good	X		Site/Roadway Grading
173315.07	449234.68	Siberian Elm	9	Good	X		Site/Roadway Grading
173132.156	449137.79	Siberian Elm	9	Good	X		Site/Roadway Grading
173056.812	449174.3	Siberian Elm	9	Good	X		Site/Roadway Grading
173137.814	449080.23	Siberian Elm	9	Good	X		Site/Roadway Grading
173093.62	449067.28	Siberian Elm	9	Good	X		Site/Roadway Grading
173092.678	449065.9	Siberian Elm	12	Good	X		Site/Roadway Grading
173052.006	448620.78	Siberian Elm	9	Good	X		Site/Roadway Grading
172989.907	448610.18	Siberian Elm	9	Good	X		Site/Roadway Grading
172937.23	448698.08	Siberian Elm	9	Good	X		Site/Roadway Grading
173087.203	448837.05	Siberian Elm	9	Good	X		Site/Roadway Grading
172990.753	448937.42	Siberian Elm	9	Good	X		Site/Roadway Grading
173021.487	449219.1	Siberian Elm	9	Good	X		Site/Roadway Grading
173052.496	449234.13	Siberian Elm	9	Good	X		Site/Roadway Grading
Subtotal DBH Inches:			609				
Grand Total DBH Inches:			4,409				



Real People. Real Solutions.

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April 7, 2023

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR Public Infrastructure Design Services

Dear Mr. Westby:

We have prepared a scope of services and fee estimate for design services associated with public infrastructure improvements in The COR. We understand the City is considering constructing the following improvements:

- The Waterfront pond grading, lining, and related storm sewer improvements,
- Earthwork related to placing fill excavated from the Waterfront onto various lots located within The COR.
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Center Street from 146th Avenue to Bunker Lake Boulevard, and
- Ramsey Parkway from Willemite Street to Sunwood Drive.

The initial concepts and strategies were detailed in The COR report update, completed in 2023. Our proposal is based upon carrying these concepts and principles forward into the design phase. Each street segment will include public utilities (sanitary sewer and water main), along with storm sewer, trails, and sidewalks. The COR report included costs associated with street lighting, but those improvements are not considered in this proposal as the work is assumed to be completed by the utility company under a separate contract.

REALIZED BENEFITS

The proposed improvements will provide several benefits to the area when completed. Understanding these benefits will be important to ensure that City dollars are maximized. Generally, the final product will provide the following benefits:

- Installed and functional City infrastructure within The COR, including, streets, sanitary sewer, water main, storm sewer and pedestrian facilities,
- The construction of Ramsey Parkway will allow for completion of the east-west corridor through the center of The COR,

- 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:

<u>Improvement</u>	<u>Ramsey Parkway</u>	<u>Zeolite Street</u>	<u>Center Street</u>	<u>TOTAL</u>
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
<u>Trunk Sanitary Sewer</u>	<u>\$248,800</u>	<u>\$0</u>	<u>\$0</u>	<u>\$248,800</u>
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,

- 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.

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:

<u>Preliminary Design Tasks</u>	<u>Fees</u>
Project Meetings & Coordination	\$5,860
Topographical Services	\$21,684
Geotechnical and Environmental	\$73,675

Mr. Bruce Westby, P.E.

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Page 5 of 5

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
<u>Right-of-Way Vacation & Platting</u>	<u>\$21,876</u>
Not-To-Exceed Fees	\$175,587
<u>Final Design</u>	
	<u>Fees</u>
Ramsey Parkway	\$116,816
Zeolite Street	\$56,562
Center Street	\$41,420
<u>Regional Stormwater Pond & Mass Grading</u>	<u>\$157,796</u>
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:

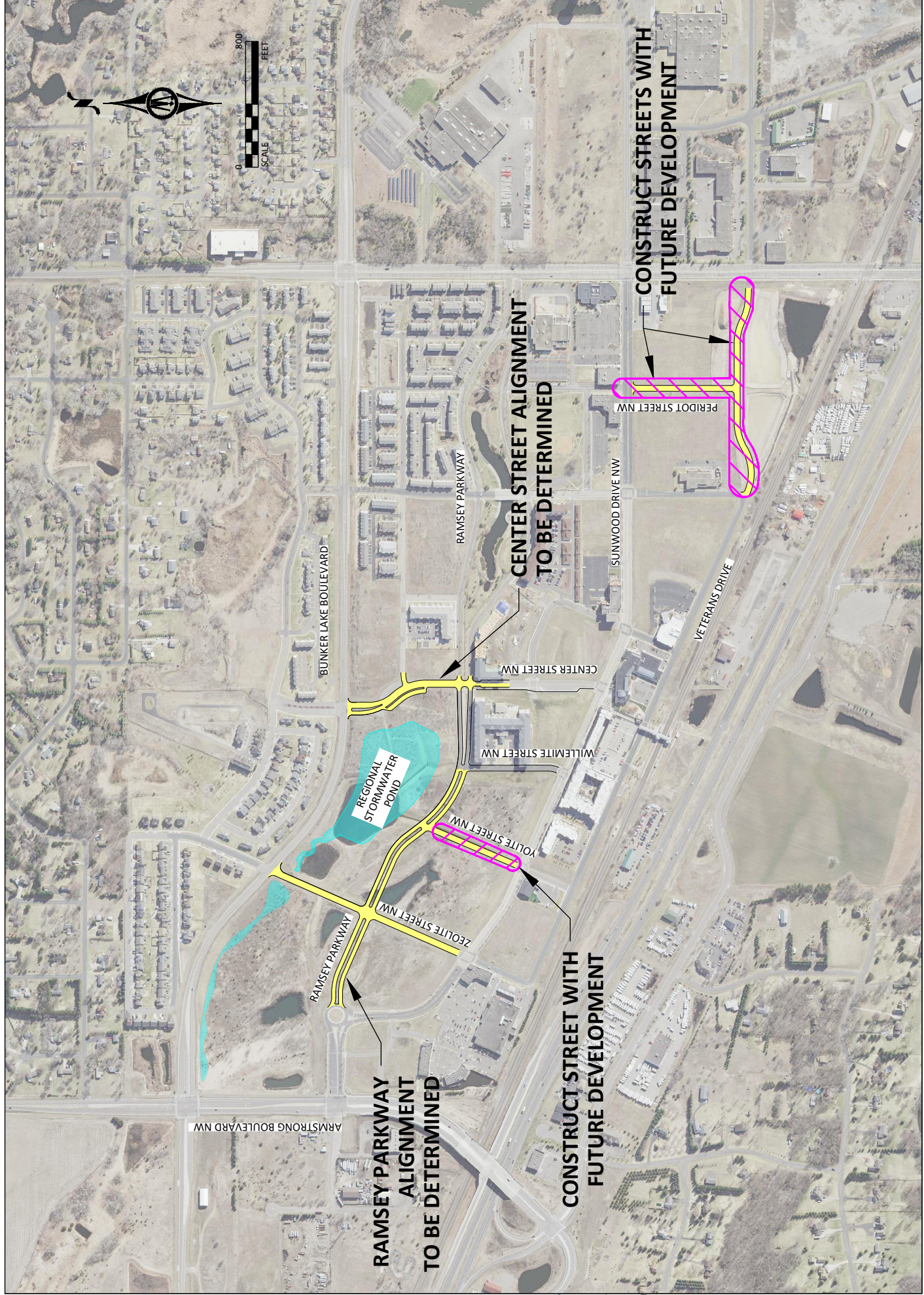
Figure 1 – The COR Improvements

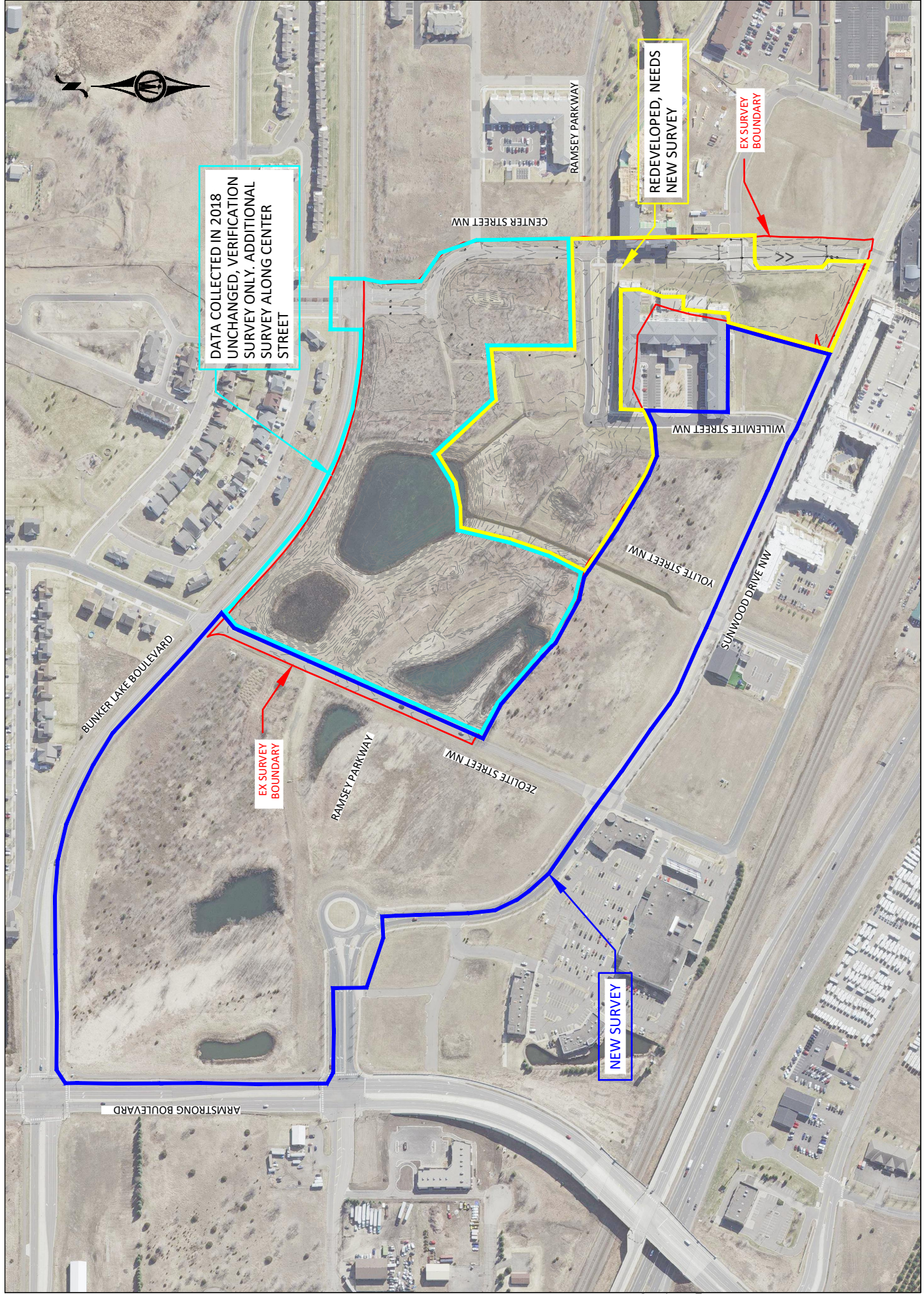
Figure 2 – Topographic Survey Services

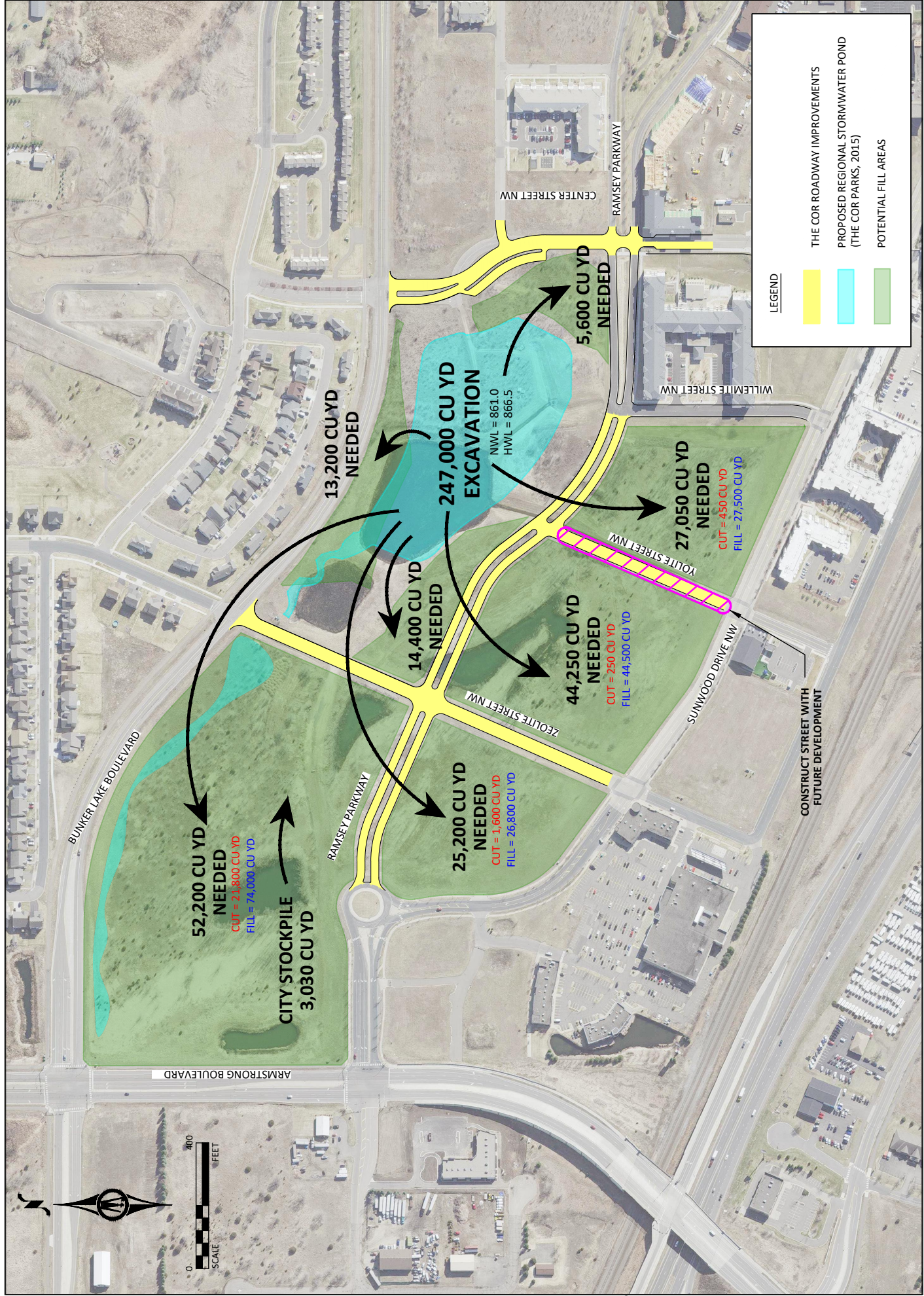
Figure 3 – Stormwater Regional Pond and Mass Grading

Fee Spreadsheets

Braun Intertec Proposal for Geotechnical and Phase 1 ESA









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	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 Environmental 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											Total Hours	Cost		

Ramsey Parkway												
	Project Manager	Senior Designer	Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
1.0	40	72	175	32			40				359	\$55,233
2.0	4	32	90								126	\$18,134
3.0	4	24	40				8				76	\$11,136
4.0	4	24	50				8				86	\$12,486
5.0	2	12	20							6	40	\$5,606
6.0	4	40	16				8			8	76	\$11,216
7.0	2	8	4	1						6	21	\$3,005
TOTAL Ramsey Parkway - Bolton & Menk											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	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	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	



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													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										

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
<i>Task 1 – Phase I Environmental Site Assessment</i>	
Professional Services	\$ 3,000
<i>Phase I ESA Estimated Subtotal</i>	
	<i>\$ 3,000</i>
<i>Task 2 – Geotechnical Evaluation</i>	
Site Layout – Staking – Utility Coordination	\$ 2,950
Drilling Services	49,500
Geotechnical Laboratory Testing	6,025
Engineering & Reporting	12,200
<i>Geotechnical Evaluation Estimated Subtotal</i>	
	<i>\$70,675</i>
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

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

Light industrial

Agricultural

Retail

Residential

Office Building

Parking Lot

Warehouse

Commercial

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: _____

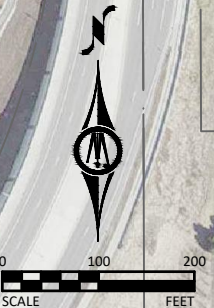
O. Are there any environmental concerns regarding the property or adjoining properties?

P. How are the adjacent properties used?

ROADWAYS & TRAILS

COST BREAKDOWN	
RAMSEY PARKWAY A1	\$950,000
RAMSEY PARKWAY A2	\$1,649,000
ZEOLITE STREET	\$819,000
CENTER STREET	\$640,000
<hr/>	
	\$4,058,000

LEGEND	
	THE COR PROPOSED ROADWAY IMPROVEMENTS
	CONCRETE WALK
	CONCRETE PAVEMENT, MEDIAN, CURB & GUTTER
	PROPOSED REGIONAL STORMWATER POND & DRAINAGE
	BIOFILTRATION MEDIAN
	TURF / LANDSCAPING



147TH AVENUE NW

BUNKER LAKE BOULEVARD (CSAH 116)

HWL = 866.5
NWL = 861

WATERFRONT
CONCEPT BY
OTHERS

EAST BLVD SIDEWALK
COMPLETED WITH
DEVELOPMENT

16' CONCRETE WALK
BEHIND PARKING BAY
(REGIONAL TRAIL)

146TH AVENUE NW

SUNWOOD DRIVE NW

YOLITE STREET NW

WILLEMITE
STREET NW

CENTER STREET NW

CITY OF RAMSEY

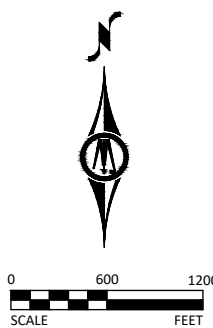
CONSTRUCTION PLANS FOR

THE COR INFRASTRUCTURE IMPROVEMENTS

CITY PROJECT NUMBER 23-19

SANITARY SEWER, WATER MAIN, STORM SEWER, STREET GRADING, CONCRETE CURB & GUTTER,
BITUMINOUS PAVING, ADA IMPROVEMENTS, AND TURF ESTABLISHMENT
FEBRUARY, 2024

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN



MAP LEGEND

— PROJECT LIMITS

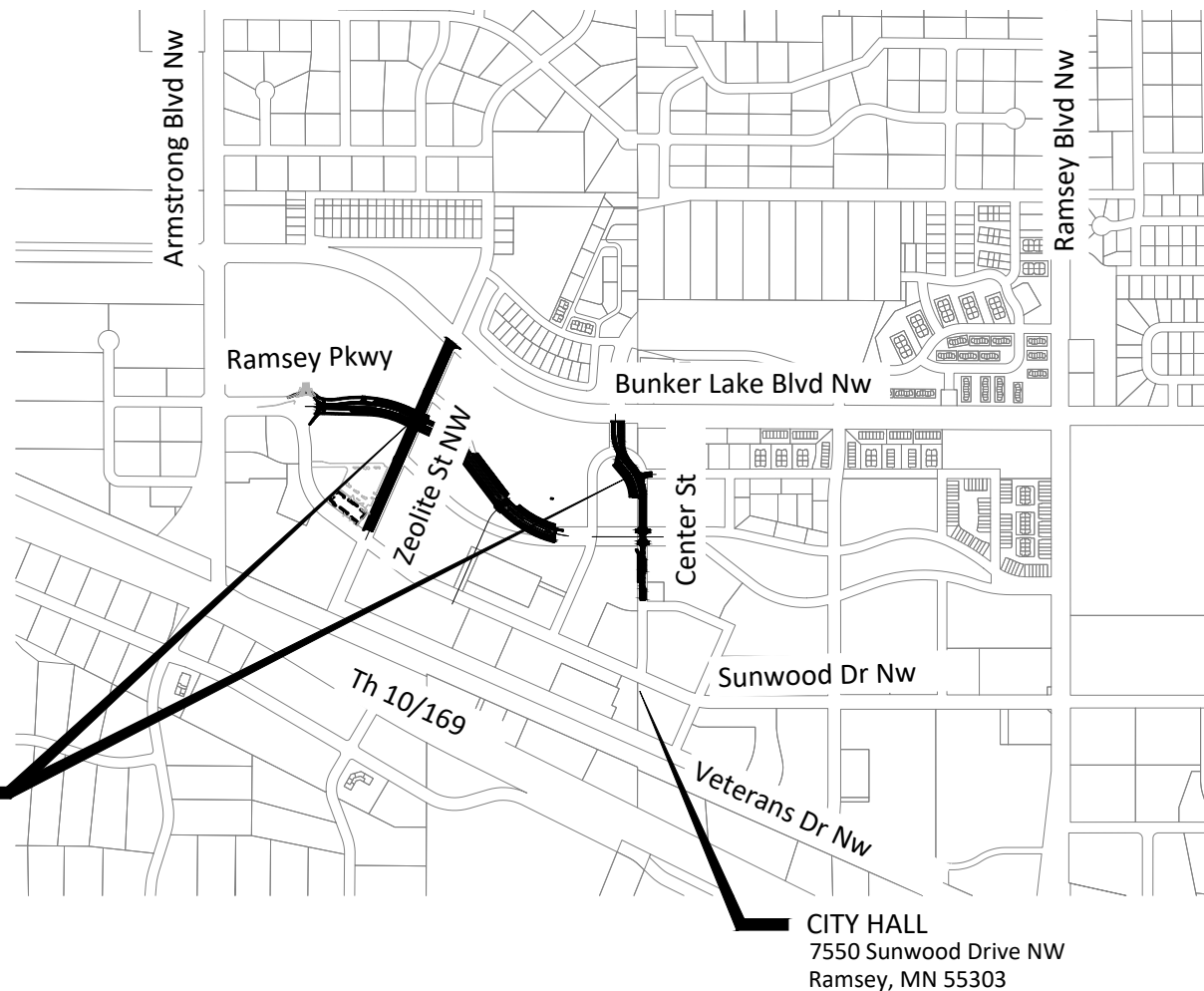
NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

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."

PROJECT LOCATION

--- GOVERNING SPECIFICATIONS ---
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" AND THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) "STANDARD SPECIFICATIONS" FOR MUNICIPAL UTILITIES SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND PART VI, THE LATEST "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL DEVICES.



SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
CIVIL	
4 - 5	TYPICAL SECTIONS
6 - 9	CITY STANDARD DETAILS
11 - 16	MnDOT PEDESTRIAN CURB RAMP DETAILS
17 - 18	EXISTING CONDITIONS & REMOVALS
19 - 22	EROSION CONTROL PLAN
23 - 25	STORM WATER POLLUTION PREVENTION PLAN
26 - 29	WATERMAIN & SANITARY SEWER - PLAN & PROFILE
30 - 36	STORM SEWER & STREET - PLAN & PROFILE
37 - 38	STORM LEADS
39 - 44	INTERSECTION DETAILS
45 - 49	TRAFFIC SIGNING & STRIPING
50 - 60	CROSS SECTIONS
THIS PLAN SET CONTAINS <u>60</u> SHEETS.	

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:
CITY OF RAMSEY, MINNESOTA THE COR INFRASTRUCTURE IMPROVEMENTS TITLE SHEET		SHEET 1 OF 60

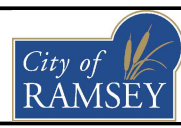
© Bolton & Menk, Inc. 2024. All Rights Reserved. P:\RAMSEY\23-19\23-19-COR\23-19-COR-01.dwg 2/7/2024 1:49:13 PM

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 02/13/2024



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	02-13-2024
DRAWN			
CHECKED			
KPK			
CLIENT PROJ. NO.			
	23-19		

MEMORANDUM

TO: Brian Hagen – City Manager
Diana Lund – Finance Director

FROM: Stacie Kvilvang - Ehlers

DATE: December 7, 2023

SUBJECT: TIF 14 (COR) Status

You inquired if the District could repay an additional \$4 million in costs related to new street work to be completed within the COR. Below is a chart that outlines eligible expenditures made by the City to date (does not include any pay-as-you-go (paygo) obligations), other funding sources and the net cost to the City:

Category	Cost	Other Funds	Net Cost to the City
Land Acquisition	\$ 12,987,632	\$ (5,776,632)	\$ 7,211,000
Public Improvements (COR 3)	\$ 4,536,490	\$ (40,482)	\$ 4,496,008
Ramp	\$ 11,754,485	\$ (8,356,186)	\$ 3,398,299
Transit Station	\$ 4,106,872	\$ -	\$ 4,106,872
Roads	\$ 25,432,829	\$ (10,265,539)	\$ 15,167,290
Roads - 2023A Bonds	\$ 7,000,270	\$ -	\$ 7,000,270
Residence at the COR	\$ 11,552,465	\$ (9,109,465)	\$ 2,443,000
TIF Admin	\$ 425,846	\$ -	\$ 425,846
TOTAL	\$ 77,796,889	\$ (33,548,303)	\$ 44,248,586

As noted, the City expended approximately \$78 million, received approximately \$33.5 million from other sources, leaving a net amount of cost still owed to the City of approximately \$44.2 million. In addition to the above referenced costs, the City had an additional \$5.1 million in costs for park improvements, admin and marketing that cannot be reimbursed through TIF, but could be reimbursed with land sale proceeds.

For pay 2024, the District is expected to generate approximately \$2.12 million in TIF. Of this \$1.285 million is going towards payment on the two (2) existing paygo notes and debt service on the 2023A bonds that were issued for road improvements within the COR this year. This leaves approximately \$837,000 for the City to pay for administrative costs, any of the \$37.248 million in costs noted above (this nets out the \$7 million in roads financed with the 2023A bonds since we are required to repay those) or to use it to pay for future improvements within the District.

If we assume no future development (TIF stays at \$2.12M/year), the City would have approximately \$22.8 million available for uses as previously noted at the end of the District. However, staff is of the opinion that more development will occur over the remaining term of the District that will increase the amount of annual TIF to approximately \$4.2 million by 2034. If development happens as staff has preliminarily laid out, that would mean at the end of the District, the City would have approximately \$45 million available for eligible costs.

As noted, under either scenario, the City will have future TIF dollars available to pay for the additional \$4 million in road improvements within the COR. Any dollars available after that expenditure are available to go back to the City to reimburse them for the remaining \$37.248 million in costs.

Special Legislation in 2024

Some of the City costs noted in the chart above were funded without the required interfund loan resolutions pursuant to the TIF statute. It was assumed that the transit station and some of the other public improvements were allowable expenditures since they were specifically called out in the legislation, however the legislation did not exempt the City from the interfund loan requirement.

TIF counsel recommends that you amend the special legislation to request that those costs (approximately \$10.7 million) are exempt from the interfund loan requirement and thus, you can reimburse yourself with TIF (if available). Without the legislation, only \$26.5 million of the \$37.248 million in City costs could be recovered.

Please contact me at 651-697-8506 with any questions.

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Information****Title:**

Adopt Resolution #23-058 Approving Refund of Earnest Money to COR Trust Bank N.A.

Purpose/Background:

On January 19th, 2024, the City received a letter from COR Trust Bank requesting the City return \$10,000 in non-refundable Earnest Money and to reimburse \$67,644.31 in additional project expenses incurred by COR Trust Bank, N.A. for the project proposed at the NE Corner of Sunwood Drive and Zeolite Street. Staff has communicated to COR Trust Bank that Staff is not supportive of reimbursing \$67,644.31 in additional project expenses.

The City Ramsey entered into a purchase agreement and subsequent amendments to the purchase agreement to sell land to COR Trust Bank to construct a bank. On May 25, 2023, the Planning Commission made a recommendation supporting the re-zoning and site plan approval to City Council for the 5,020 bank by COR Trust Bank. COR Trust Bank provided a Notice to Proceed on July 5, 2023 which made the \$10,000 Earnest Money non-refundable. On July 11th, 2023, the City Council did not approve the site plan as recommended by the Planning Commission, citing various reasons.

The Notice to Proceed was provided to the City after the Planning Commission recommendation to approve the site plan. Based on the timing of this recommendation, the developer assumed that the project appeared to be moving forward. However, as mentioned above, the City Council did not approve the site plan and the project is not moving forward. The Developer looked briefly at other sites but decided that it no longer has an interest in building in Ramsey and has made the request for funds to be returned for the City Council to consider. Staff supports the request to return the Earnest Money but not the additional project expenses.

Notification:

None required

Time Frame/Observations/Alternatives:

Based on the terms of the Purchase Agreement, subsequent amendments to the purchase agreement and the Notice to Proceed provided by COR Trust Bank, N.A., the City has no obligation to return the now "Non-refundable Earnest Money". However, Staff is generally supportive of returning the \$10,000 in Earnest Money based on the timing of the Notice to Proceed following the non-binding Planning Commission recommendation. Staff is not supportive of returning the \$67,644.31 in additional expenses requested by COR Trust Bank. Many projects incur costs in preparation of a site plan that is ultimately not submitted, or the developer decides not to move forward. There is time and expense that is incurred by both the City and developer during this preliminary sketch plan and site plan process. There is also risk by the developer to provide a Notice to Proceed prior to formal City Council approvals which ultimately made the Earnest Money nonrefundable in this instance.

Based on the information above, Staff believes the developer was acting in good faith by submitting the Notice to Proceed which ultimately made the Earnest Money Non-refundable. Unfortunately for the developer, the City Council did not accept the Planning Commission recommendation (the Council is not bound by the recommendation by Planning Commission) and the project did not receive necessary

approvals to move forward.

Alternatives include:

- 1) City Council to return \$10,000 in Earnest Money to COR Trust Bank, N.A. (Staff Recommendation)
- 2) City Council to return \$10,000 in Earnest Money and Reimburse \$67,644.31 in additional expenses to COR Trust Bank, N.A.
- 3) No action
- 4) Something Else

Funding Source:

If the \$10,000 Earnest Money is returned the source of funds would be the funds held in Escrow

If the \$67,644.31 in additional expenses were to be reimbursed, a funding source would need to be identified by the City Council.

Recommendation:

The EDA met on on February 8, 2024 and unanimously recommended that the City Council refund \$10,000 in Earnest Money to COR Trust Bank, N.A.

Outcome/Action:

Motion to Adopt Resolution #23-058 Approving Refund of Earnest Money to COR Trust Bank N.A. (Staff/EDA Recommendation)

Attachments

ACTION - Resolution #24-058

Reference - Letter Requesting Refund and Reimbursement by COR Trust Bank

Reference - Original PA (Executed)

Reference - 1st Amendment to PA

Reference - 2nd Amendment to PA

Notice to Proceed by COR Trust Bank

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 02/08/2024

Reviewed By

Brian Hagen

Date

02/08/2024 01:38 PM

Started On: 02/02/2024 02:23 PM

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

RESOLUTION #24-058

APPROVING REFUND OF EARNEST MONEY TO COR TRUST BANK N.A.

WHEREAS, on August 30, 2024, the City of Ramsey entered into a purchase agreement to acquire part of Outlot C, Affinity at the COR to construct a 5020 SF bank; and

WHEREAS, the Planning Commission met on May 25, 2023 and recommend approval (non-binding) of the rezoning and site plan as submitted by the COR Trust Bank N.A.; and

WHEREAS, the city received \$10,000 in earnest money relating to the purchase agreement on August 30, 2022 and provided the City a Notice to Proceed on July 5, 2023; and

WHEREAS, on July 11, 2024, The City Council did not approve the Site Plan for the 5020 SF Bank building for COR Trust Bank, N.A.

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

- 1) That the City of Ramsey approves a refund of \$10,000 for the Earnest Money to related to the Purchase Agreement with COR Trust Bank, N.A. dated August 30, 2022

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of Febraury, 2024.

Mayor

ATTEST:

City Clerk



1300 Babcock Blvd E

Delano, MN 55328

January 19, 2024

City of Ramsey
Sean Sullivan
Economic Development Manager
7550 Sunwood Dr. NW
Ramsey, MN 55303

Dear Sean,

As a result of the City of Ramsey not approving CorTrust Bank's application for the construction of a Branch at the corner of Zeiolite and Sunwood after agreeing to all of the conditions set forth by the Ramsey City Planner and Ramsey Planning Commission, CorTrust Bank is formally requesting the return of the earnest money of \$10,000 and the \$67,644.31 in additional expenses. A breakdown of the expenses can be supplied upon request. CorTrust has no interest in moving forward with any other parcels in the City of Ramsey. Please respond by February 2, 2024, with your willingness to reimburse for the expenses incurred by CorTrust Bank. If you have any questions regarding this matter, please feel free to call me at (763) 972-4219.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Suchy".

Dean Suchy
Market President

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **COR TRUST BANK, N.A.**, a South Dakota Corporation (“Buyer”).

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is August 30, 2022 (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.5 acres (65,340 SF) of vacant land, legally described as follows:

Part of Outlot C, Affinity At The COR, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0017 (“Property”)

3. **PURCHASE PRICE.** The purchase price for the Property is \$6.00 / Square foot or \$392,040 as depicted on attached Exhibit and subject to square footage of plat (the “Purchase Price”).
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of \$10,000.00 (the “Earnest Money”) with Land Title Company or other title company that is mutually agreed upon (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
 - a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller’s right to terminate, Seller’s right to terminate is extinguished.
 - b. Upon Seller’s receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

- c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.
 - d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.
5. **SURVEY.** Seller has provided the Buyer a 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof for the underlying legal (the "Survey") from a duly licensed surveyor dated March 5, 2018. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

- a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.
- b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any

Earnest Money to Buyer (“**Buyer’s Title Termination Notice**”). If Buyer does not deliver a Buyer’s Title Termination Notice to Seller within the three (3) business days after Buyer’s receipt of Seller’s Title Notice, than Seller must perform in accordance with Seller’s Title Notice, Buyer shall be deemed to have waived Buyer’s objections to the extent Seller has not agreed to address them in Seller’s Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller’s Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:
- a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.
 - b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all “Claims,” as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer’s employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.
 - c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.
 - d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller’s approval of a work plan.
 - e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer’s geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

- f. The cost of any test or additional survey work will be borne solely by Buyer.
- g. The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the “Surviving Obligations.”

8. PROPERTY SOLD AS IS. Subject to Buyer’s right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an “AS-IS” and with “ALL FAULTS” condition. Buyer’s payment of the Purchase Price at Closing constitutes Buyer’s acknowledgment and agreement that:

- a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);
- b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;
- c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and
- d. The condition of the Property is fit for Buyer’s intended use.
- e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

- a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **March 30, 2023** (the “**Inspection Period**”) to investigate the Property and determine, in Buyer’s sole judgment, whether (i) the condition of the Property is suitable to Buyer’s intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plot the Property) and utilities necessary for Buyer’s intended use of the Property. Buyer acknowledges

and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

- b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.
- c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"Claim" or **"Claims"** means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"Environmental Law" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"Hazardous Substance" or **"Hazardous Substances"** means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

- 11. RELEASE.** By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims

arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

- 12. NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: CorTrust Bank, N.A.
Mr. Dean Suchy, Market President
1300 Babcock Blvd East
Delano, MN 55328
Email: dsuchy@cortrustbank.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

- 13. CLOSING.** This transaction for each lot shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars (\$10,000.00) earnest money with Escrow Agent for each extension. Each \$10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be

deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

- a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:
 - i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;
 - ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;
 - iii. The Right of Re-Entry Agreement provided for in Section 28 below; and
 - iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

- b. **Buyer's Obligations at Closing.** At Closing, Buyer must:
 - i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
 - ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and
 - iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

- c. **Closing Costs.**
 - i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:
 1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2022 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
 3. Seller's own attorney's fees.
 4. One-half the cost of any closing fees.
 5. The cost of real estate broker commission fees as prescribed in Section 14.
 6. State Deed Tax
- ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:
1. Buyer's portion of prorated property taxes.
 2. Buyer's own attorney's fees.
 3. One-half the cost of any closing fees.
 4. Documentary and recording fees for the deed(s).
 5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
- d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker") and JB Vang ("Buyer's Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller shall pay Buyer's Broker 3% of final gross sales price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.
- b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

- 26. CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.
- 27. COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.
- 28. CONSTRUCTION DEADLINE.** Within 16 months from the Closing Date Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a 3,000 - 5,000 SF building compliant with COR Zoning requirements to be further defined by an approved Site Plan. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.
- 29. TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.
- 30. PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

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

Dated: August 30, 2022

By: Brian Hagen
Brian Hagen, City Administrator

Dated: August 26, 2022

BUYER: CorTrust Bank, N.A.

By: Dean Suchy
Dean Suchy, Market President

Dated: 7.22, 2022

Exhibit A

Legal Description

Part of Outlot C, Affinity At The COR, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0017 ("Property")
approximately 1.5 acres (65,340 SF)

Exhibit B

Sunwood-Zeolite



**FIRST AMENDMENT
TO
PURCHASE AGREEMENT**

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **COR Trust Bank, N.A.** and/or its assigns, a Minnesota Limited Partnership (“Buyer”), with an Effective Date of August 30, 2022.

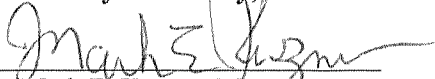
Recitals

1. **EFFECTIVE DATE.** The Effective Date remains August 30, 2022.
2. **INSPECTION PERIOD.** The Inspection Period is changed from March 30, 2023 to April 30, 2023.
3. **EXHIBIT B – SITE PLAN CONCEPT.** The Site Plan concept has been revised to depict a 4,818 SF Bank.

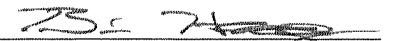
Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.
2. **REMAINING TERMS.** All other provisions of the Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation


By: 
Mark E. Kuzma, Mayor

Dated: 3-15, 2023

By: 
Brian Hagen, City Administrator

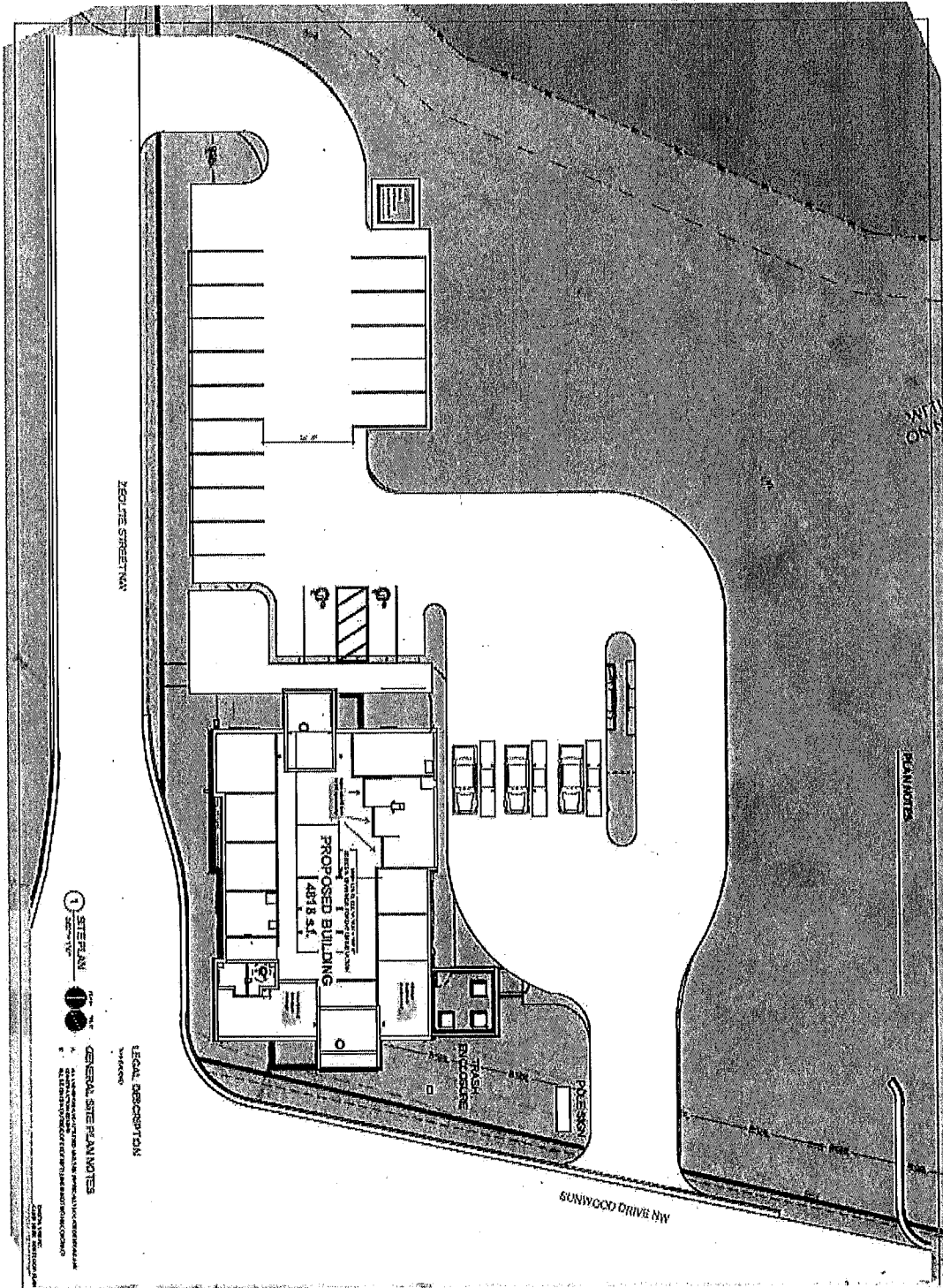
Dated: 03-16, 2023

BUYER: COR Trust Bank, N.A.

By: 
Dean Suchy, Market President

Dated: 3.20, 2023

EXHIBIT B



**SECOND AMENDMENT
TO
PURCHASE AGREEMENT**

This is the Second Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COR Trust Bank, N.A.** and/or its assigns, a Minnesota Limited Partnership ("Buyer"), with an Effective Date of August 30, 2022.

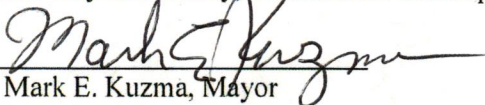
Recitals

1. **EFFECTIVE DATE.** The Effective Date remains August 30, 2022.
2. **INSPECTION PERIOD.** The Inspection Period is changed from April 30, 2023 to June 30, 2023.
3. **EXHIBIT B – SITE PLAN CONCEPT.** The Site Plan concept has been revised to depict a 5,020 SF Bank.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this Second Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.
2. **REMAINING TERMS.** All other provisions of the First Amendment to Purchase Agreement and Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this Second Amendment to Purchase Agreement. The terms used in this Second Amendment to Purchase Agreement have the same meaning as in the First Amendment to Purchase Agreement and Purchase Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation

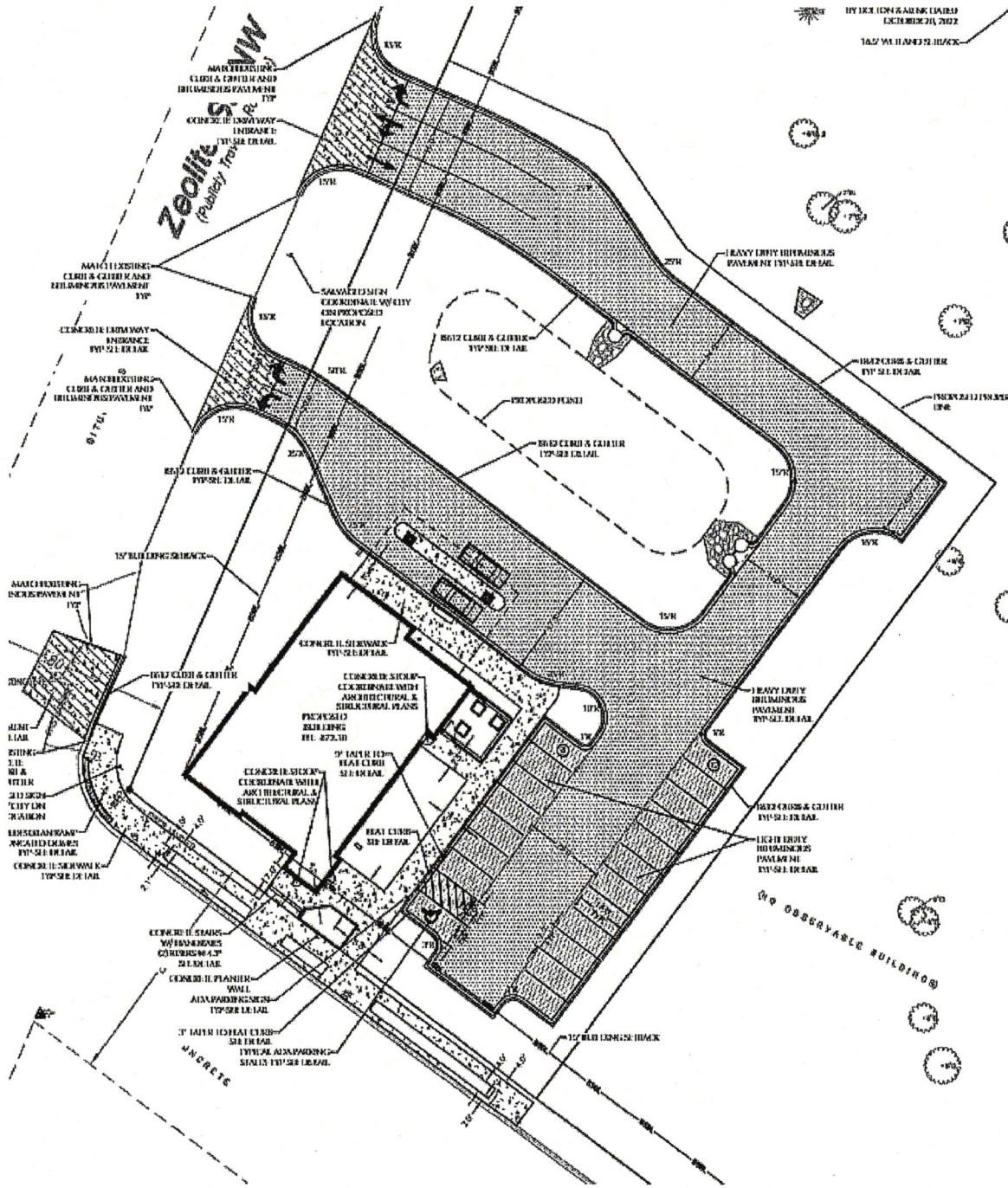
By:  Dated: 5-17-, 2023
Mark E. Kuzma, Mayor

By:  Dated: 05-10, 2023
Brian Hagen, City Administrator

BUYER: COR Trust Bank, N.A.

By:  Dated: 4.27.23, 2023
Dean Suchy, Market President

EXHIBIT B



From: [Dean Suchy](#)
To: [Sean Sullivan](#)
Cc: [Stephanie Hanson](#)
Date: Wednesday, July 5, 2023 9:07:26 AM
Attachments: [image001.png](#)

Sean,

“This correspondence serves as provision of a “Notice to Proceed” for COR Trust Bank per the terms of the Purchase Agreement with an effective date of August 30, 2022 and the First and Second Amendments to Purchase Agreement between COR Trust Bank N.A. and the City of Ramsey”

Thanks

Dean Suchy
Market President

NMLS#1080050
1300 Babcock Blvd E
Delano, MN 55328
Office 763-972-4219
Cell 612-590-1165



CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Identify and implement operational efficiencies, cost savings and additional funding sources.**Information****Title**

Adopt Resolution #24-059 Approving Change Order #1 for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

On March 28, 2023 the City Council adopted Resolution #23-061 accepting bids and awarding a contract for construction of Improvement Project #21-09, Centralized Water Treatment Plant. This contract was awarded to Magney Construction in the amount of \$31,528,500. As part of this project, the City of Ramsey has solicited outside funding sources and during the 2023 Minnesota Legislative Session, the city was awarded \$3.2 million in state bonding proceeds. A requirement of state bonding proceeds is for the project to pay workers prevailing wages. The awarded contract did not initially include the prevailing wage requirement due to the fact that at the time of advertisement for bids, the city had not been successful in obtaining state bonding dollars.

Following the commencement of the project and obtaining state bonding dollars, city staff continued to work with our consultant engineer, AE2S, who is the design engineer and is providing construction administration and inspection services to determine the cost of applying prevailing wages to the Water Treatment Plant project. AE2S and City Staff worked with Magney Construction to first estimate the increased contract cost to further determine whether the increased costs due to prevailing wages would be financially beneficial based on the amount of funds awarded through state bonding. Based on the estimate, Magney Construction submitted their proposal for change order #1 to apply prevailing wages to the contract. At this time, Magney Construction had not received finalized quotes from five of the subcontractors. However, the included change order does include a \$50,000 allowance to account for these five subcontractors.

If approved, change order #1 would increase the project cost by \$794,153.71, bringing the new construction cost total awarded to Magney Construction to \$32,322,653.71. Without this approval, the city would not be eligible to utilize the outside funding source that was awarded through state bonding proceeds. Furthermore, if change order #1 is approved, the net cost paid by the city to construct the Water Treatment Plant would drop from \$31,528,000 to \$29,122,653.71.

Other relevant information includes efforts by the City to have legislation amended from 2023 to include language that the state bonding proceeds may be applied against trunk watermain improvements that are necessary to connect the new Water Treatment Plant to the distribution system. These efforts are not guaranteed to be successful.

Notification:

None required.

Observations/Alternatives:

Alternative #1: Adopt Resolution #24-059, thus allowing state bonding proceeds to be applied against the project and reducing the local financial obligation.

Alternative #2: Deny Resolution #24-059.

Funding Source:

Staff is handling this as part of their normal duties.

Recommendation:

Staff recommends adoption of Resolution #24-059. Additional approvals would be required to enter into a funding agreement with the state prior to having state bonding proceeds awarded towards the project.

Action:

Motion to Adopt Resolution #24-059 Approving Change Order #1 for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

Res. #24-059

Change Order #1

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Brian Hagen

Final Approval Date: 02/08/2024

Reviewed By

Bruce Westby

Brian Hagen

Date

02/08/2024 03:43 PM

02/08/2024 03:52 PM

Started On: 02/08/2024 02:44 PM

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

RESOLUTION #24-059

RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the City of Ramsey awarded a construction contract for the purpose of constructing a Centralized Water Treatment Plant with Magney Construction in the amount of \$31,528,500; and

WHEREAS, the contract was not bid with prevailing wages being applied against the project; and

WHEREAS, the City of Ramsey was award \$3,200,000 in State Bonding Proceeds during the 2023 Minnesota Legislative Session; and

WHEREAS, projects utilizing State Bonding proceeds have an eligibility requirement of paying prevailing wages during the project; and

WHEREAS, Magney Construction has submitted Change Order No. 1, which applies prevailing wages to the project.

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

- 1) The Ramsey City Council hereby authorizes the City Engineer/Public Works Director to execute Change Order No. 1 for Improvement Project #21-09, Centralized Water Treatment Plant, for and on behalf of the City of Ramsey in the amount of \$794,153.71.

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:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of February, 2024.

Mayor

ATTEST:

City Clerk

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>31,528,500.00</u>	Original Contract Times: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>August 1, 2025</u>
[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 01 \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 01 Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price prior to this Change Order: \$ <u>31,528,500.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>August 1, 2025</u>
Increase this Change Order: \$ <u>794,153.71</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price incorporating this Change Order: \$ <u>32,322,653.71</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>August 1, 2025</u>

Recommended by ENGINEER	Accepted by CONTRACTOR
By: <u>Ryan Hanson</u> Project Engineer/Resident Project Title: <u>Representative</u> Date: <u>February 07, 2024</u>	 <u>Contractor (Authorized Signature)</u>
Authorized by OWNER	Approved by FUNDING AGENCY (if applicable)
By: _____ Owner (Authorized Signature)	_____
Title: _____	_____
Date: _____	_____

SEND TO		
<i>Company name</i> AE2S		<i>From</i> Kevin Vranicar
<i>Attention</i> Mr. Aaron Vollmer		<i>Date</i> 11/16/2023
<i>E-mail</i> aaron.vollmer@ae2s.com	<i>Phone</i> (612) 719-5015	<i>Magney Proposal #</i> 009 Minnesota Prevailing Wage Rates

Urgent Please comment Please review For your information

Total pages, including cover: 33

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Aaron,

Per your request, Magney Construction, Inc. is pleased to present the following quotation to modify the original terms of the Contract Agreement between the City of Ramsey, MN and Magney Construction, Inc., to incorporate the Minnesota Prevailing Wage requirements into the contract. These requirements include minimum wage rate requirements, fringe benefits, overtime pay, and certified payroll reporting. The prevailing wages shall be in accordance with the attached Highway/Heavy and Commercial wage rate publications. Please note that no additional contract requirements have been considered in this proposal, including AIS, BABA, etc. The costs associated with this proposed change are summarized below.

Qualification Statement: It is extremely uncommon to modify, change or introduce project wide contract modifications after a project is bid or awarded. It is even more uncommon to make significant or substantial changes, including wage rate changes, after a project has already started and work has been performed. To that end, Magney Construction willingly admits that we have never incorporated a change of this type into any of our past projects. We ask for, and this quotation shall be contingent upon, your partnership, understanding and patience as we navigate this proposed change, including responsibility to potential unforeseen issues or costs. In good faith, we have made every effort to contact all of our subcontracting partners that could be impacted by this requested change. We have also done our best to explain the requirements and/or implications of this proposed change to all of our subcontracting partners. The reality is, that as of today's date, we have still not received a response from a few of our subcontractors, and there may be a few 2nd tier, 3rd tier, etc. subcontractors that we aren't aware of. There are also minor portions of the work that have not been procured yet, so these costs, if any, will be provided at a later date.

This proposal is currently and purposely presented in "DRAFT" form as we are awaiting information from the subcontractors highlighted in yellow on the following page. Please do not hesitate to reach out with any immediate questions, comments or concerns, as we look forward to formalizing this change in the very near future.

Cost Summary

Labor: Magney Employee Overtime Labor Incurred (7/1/2023 - 11/11/2023)	\$	22,933.86
Labor: Magney Employee Future Overtime Labor (11/12/2023 - 10/28/25)	\$	251,400.76
Labor: Magney Administrative Costs Prevailing Wage Recording / Cert. Payroll	\$	16,669.85
Subcontractor: Sterling Stone & Tile (see attached)	\$	3,000.00
Subcontractor: RTL Construction, Inc. (see attached)	\$	13,313.00
Subcontractor: Waterproofing By Experts - Incurred (7/1/23 - 11/11/23)		TBD
Subcontractor: Waterproofing By Experts (see attached)	\$	2,200.00
Subcontractor: Landmark Stucco, Inc. (see attached)	\$	30,875.00
Subcontractor: Central Roofing Company (see attached)	\$	9,650.00
Subcontractor: Grazzini Brothers & Company (see attached)		TBD
Subcontractor: Fresh Blast, Inc.(see attached)	\$	228,042.00
Subcontractor: Niche Visual (see attached)	\$	617.00
Subcontractor: Northern Plumbing Tech. (see attached)	\$	17,360.00
Subcontractor: O'Leary Mechanical Insulation (see attached)	\$	12,500.00
Subcontractor: Major Mechanical Sub / Elite Insulation (see attached)	\$	11,998.35
Subcontractor: Erickson Electric Sub / Allstate (see attached)	\$	878.00
Subcontractor: Miller Excavating - Incurred (7/1/23 - 11/11/23)		TBD
Subcontractor: Miller Excavating (No Response Yet)		TBD
Subcontractor: Park Construction Company (No Response Yet)		TBD
Subcontractor: American Fence Company (see attached)	\$	16,087.00
Subcontractor: North Metro Companies (see attached)	\$	33,886.70
Subtotal	\$	671,411.52
General Contractor's Overhead	\$	62,671.02
Bond & Insurance premiums	\$	10,071.17
ALLOWANCE - Unforeseen Costs and/or Unprocured Work	\$	50,000.00
Lump Sum Total:	\$	794,153.71

Additional Calendar Days Required for this Change (Including material lead time):
 Additional discussion will be required regarding schedule impacts, specifically painting.
 Please see the attached quote from Fresh Blast for additional information.

TBD

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,



Kevin Vranicar
 Vice President

<table border="1"> <tr> <td style="width: 50%;"><i>Accepted By</i></td> <td style="width: 50%;"><i>Date</i></td> </tr> </table>	<i>Accepted By</i>	<i>Date</i>
<i>Accepted By</i>	<i>Date</i>	

Kevin Vranicar

From: shane.sterlingstoneandtile.com <shane@sterlingstoneandtile.com>
Sent: Thursday, October 19, 2023 11:07 AM
To: Kevin Vranicar
Subject: RE: Ramsey Water Treatment Plant, Ramsey MN - CHANGE ORDER REQUEST - PREVAILING WAGE

Kevin,

This would add an additional \$3000.00

Sterling Stone and Tile Inc, Sterling Diamond Polish

Shane McLean
612-987-3411



Ramsey WTP Request for Change
 6900 143rd Ave NW
 Ramsey, MN 55303



To: Magney Construction

RFC Number: PW

Original Contract : \$526,420.00

Other Approved Change Orders: \$0.00

Total Contract to Date: \$526,420.00

Other Pending Requests: \$288.31

This Request: \$13,313.00

RTL Job # 23-217

Date:10/20/2023

COST SUMMARY		
Description of Change: Added prevailing wage requirements due to new state funding.		
	Cost	Notes/Attachments
Self Performed	\$ 7,433.00	«markup_pcmt»%
Self-Performed Total	\$7,433.00	
Subcontractors	\$ 5,880.00	
Subcontractor Total	\$5,880.00	
Total Change in Contract	\$13,313.00	

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated. Upon approval the sum of \$13,313.00 will be added to the contract price.

Authorized Signature: _____ Date: _____

Magney Construction

Kevin Vranicar

From: Maureen Darwin <Maureen@rite-waywaterproofing.com>
Sent: Friday, October 20, 2023 2:34 PM
To: Kevin Vranicar; Steve Messerich; Josh Kretsch
Subject: FW: Ramsey Water Treatment Plant, Ramsey MN - CHANGE ORDER REQUEST - PREVAILING WAGE
Attachments: State of Minnesota Prevailing Wages - Required Contract Conditions.pdf; Commercial Wage Rates - County 02.pdf; Highway and Heavy Wage Rates - Region 09.pdf
Importance: High

Kevin,

B.) This requested change WILL affect our current agreement, pricing and schedule impacts will follow.

Total cost should be around \$2,200.00. We will get you a change order next week.

Thanks,
Maureen Darwin
Executive Vice President
C and S Management Company, Inc.
dba Waterproofing by Experts
448 Lilac Street
Lino Lakes, MN 55014
651-786-5042
Fax: 651-786-0555



**LANDMARK STUCCO INC.
16744 Co Rd 151
Avon, MN 56310
320-267-8199**

Change Order #1

Customer: **Magney Construction**

Project: Ramsey WTP

City/State: Ramsey, MN

This Change Order is pertaining to the change of regular wage to Prevailing Wage Status for Landmark employees on the Ramsey Water Treatment Plant. This Change Order is in addition to the existing existing contract.

1. Increases are based on Landmark being a Tier One Contractor
2. Increases are based on labor increased wages to \$65.40 per general labor per hour and \$69.97 per plasterer per hour.

Total Amount Requested per CO#1: \$30,875.00 (Thirty Thousand Eight Hundred Seventy-Five Dollars)

Landmark Stucco Representative: Jesse Latterell

Date: 10-18-2023



4550 Main Street NE, Minneapolis, MN 55421 * (763)572-0660, Fax (763)572-0230

Change Order Request

Magney Construction
1401 Park Road
Chanhassen, MN
Attn: Kevin Vranicar

RE: Ramsey Water Treatment Plant

This change order request is in regards to the following item:

Abide by state of MN prevailing wages as indicated in October 17th email.

Change Order Total: **\$9,650.00 (965 hrs. x 10/hr.)**

Should you require any additional information please feel free to contact us at your earliest convenience.

Thanks,

Jeremy Stuhr



Office: 651-447-2218

Date 10/25/2023

We are pleased to submit a proposal for the following project:

Ramsey MN WTP

For the following sections:

Revise project to include prevailing wages

Our Proposal is for:

Two hundred twenty-eight thousand, forty-two dollars.

\$228,042.00

RFP dated: 10/17/2023
Addenda: N/A

Unit Prices: None
Allowances: None
Alternates: None

OUR BASE BID INCLUDES:

1. Prevailing wages as of 10/17/2023, including additional taxes, unemployment insurance costs, and back-office burden for prevailing wage reporting. Project schedule will be impacted by the inability to utilize commercially viable overtime labor if needed, though schedule impacts are not possible to quantify at this time. Highway/heavy rate for painters is \$70.39 per hour.

OUR BASE BID DOES NOT INCLUDE:

1. Any bonds required by Owner or GC.
2. Pipe labeling.
3. Temp heat—indirect, externally-vented temp heat to be provided by GC or Owner if needed.

OTHER BID NOTES:

1. All paint systems included in this bid will be Sherwin-Williams products. Where factory/shop priming is required by spec, please ensure manufacturers are using the appropriately compatible Sherwin-Williams primer.

Northern Plumbing Tech

16376 230th Avenue NW
 Elk River, MN 55330

QUOTATION

Quote Number: 327

Quote Date: Oct 26, 2023

Page: 1

Voice: (763) 263-8995

Fax: (763) 263-0830

Quoted To:

MAGNEY CONSTRUCTION
 1401 PARK ROAD
 CHANHASSEN, MN 55317

Customer ID	Good Thru	Payment Terms	Sales Rep
MAGNEY	11/25/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		RAMSEY WTP PREVAILING WAGE CHANGE WAGE RATE CHANGE AND ADDITIONAL OVERHEAD TOTAL		17,360.00
			Subtotal	17,360.00
			Sales Tax	
			TOTAL	17,360.00

O'Leary Mechanical Insulation, Inc.

Facsimile Transmittal Proposal

Date: 10-18-23

Project: Ramsey WTP

Company: Magney Attention: Kevin

From: Kevin

Total Number of Pages (Including this cover sheet): 1

Proposal: _____

Prevalent wage

Labor (Add) - \$12,500

Frank

Proposal Accepted By: _____ Title: _____ Date: _____

By signing this agreement you accept the scope of work as listed above and the Payment Terms listed below.

Payment Terms: All invoices due within **30** days of invoice date.

Please inform us within **30** days of proposal date if accepted. We reserve the right to withdraw this proposal after **30** days.

Phone (320) 253-1495 Fax (320) 253-3874 Cell (320)249-5817



Mechanical Insulation Contractor

Date: 10/20/23

EI-961 B

To: Major Mechanical

Attn: Jay Johnson

Project: Ramsey WTP

Re: Change Order Request - Prevailing Wage

Jay,

In response to your email and Magney's email dated 10/17/23 regarding the Prevailing Wage requirement. The change WILL affect our agreement/pricing. It will not affect our schedule.

To provide prevailing wage labor hours for commercial construction labor code 701 Heating and Frost Insulators basic rate: \$50.79 and fringe: \$30.03 for a total of \$80.82

We are requesting a change order for an additional: \$11,998.35

If you have any questions, please contact me.

Thank you,

Tom Black

Senior Estimator/Project Manager

Kevin Vranicar

From: Kyle K <KyleK@ericksonelectricmn.com>
Sent: Monday, October 30, 2023 9:19 AM
To: Kevin Vranicar
Subject: RE: Ramsey Water Treatment Plant, Ramsey MN - CHANGE ORDER REQUEST - PREVAILING WAGE

Sorry I didn't get back to you on Friday. I was waiting on AllState response and they just got back to me this morning. They will have an adder of \$878.00.

This does not affect us sense we are union and paying at prevailing wage any way.

Kyle Klemek
320-774-5613



ERICKSON ELECTRIC COMPANY, INC.
3308 SOUTHWAY DRIVE • SAINT CLOUD MN 56301-9513
PHONE 320.251.1501 • FAX 320.251.1504

Kevin Vranicar

From: Sly Zipse <s.zipse@americafence.com>
Sent: Friday, October 27, 2023 8:21 AM
To: Kevin Vranicar
Subject: Re: Ramsey Water Treatment Plant, Ramsey MN - CHANGE ORDER REQUEST - PREVAILING WAGE

Kevin,

The prevailing wage requirements will increase our costs \$16,087.00.

Regards,

Sylvester Zipse
Commercial Estimator
(507)718-1437

AMERICAN FENCE COMPANY





2402 HWY 55 ~ Medina, MN 55340 ~ Office: 763-682-6008 ~ Fax: 763-684-8067

Attn: Kevin Vranicar
Bid To: Magney Construction
 1401 Park Road
 Chanhassen, MN 55317

Project: Ramsey WTP
 Ramsey, MN

Cost Additions for Prevailing Wage Rates

Quantity:	Product Name:	Size:	Unit Price:	Extended Price:
5	Norway Spruce	6'	\$75.00	\$375.00
8	White Pine	6'	\$75.00	\$600.00
5	Common Hackberry	2.5"	\$120.00	\$600.00
3	Skyline Honeylocust	2.5"	\$115.00	\$345.00
6	Swamp White Oak	2.5"	\$125.00	\$750.00
7	Bur Oak	2.5"	\$125.00	\$875.00
4	Black Willow	2.5"	\$125.00	\$500.00
3	Boulevard Linden	2.5"	\$115.00	\$345.00
7	New Harmony Elm	2.5"	\$115.00	\$805.00
50	Regent Serviceberry	#5	\$16.50	\$825.00
52	Iroquis Beauty Black Chokeberry	#5	\$16.50	\$858.00
48	Arctic Fire Red Twig Dogwood	#5	\$16.50	\$792.00
84	Dwarf Bush Honeysuckle	#5	\$15.00	\$1,260.00
35	Prairie Dropseed	#1	\$5.50	\$192.50
2,687	Bio Degradable E-Mat	SY	\$0.45	\$1,209.15
6,557	Sod	SY	\$1.15	\$7,540.55
1,858	MN-DOT Seed Mix 33-261	SY	\$0.50	\$929.00
4,350	MN DOT Seed Mix 25-131 Turf Seed	SY	\$0.55	\$2,392.50
36	Shredded Hardwood Mulch 3" Depth	CY	\$30.00	\$1,080.00
19	Limestone Boulders	EA	\$105.00	\$1,995.00
7	3/4" Dresser Trap Rock 3" Depth	TON	\$45.00	\$315.00
801	3/16" Black Steel Edging	LF	\$3.00	\$2,403.00
	Irrigation System	LS	\$15,000.00	\$0.00
1	30 Day Sod Maintenance	LS	\$400.00	\$400.00
1	24 Month Native Seed Maint. & Watering	LS	\$6,500.00	\$6,500.00
				\$33,886.70

GENERAL NOTES:

- Note*** Quotation derived from Landscape Plan Sheet C300,L100-L102 Date 1/27/2023
- Note*** 1.5" Copper pipe to be stubbed to outside of building wall in a turf area provided by others.
- Note*** Backflow device provided, but installed by others.
- Note*** Topsoil and Planting Soil by others.
- Note*** One year warranty on all plant material.
- Note*** Landscape Maintenance by others
- Note*** Landscape quotation valid for a period of 60 days from date listed within, after that date please call to validate pricing quoted within.

Prepared by: James Shursen
 Title: Project Manager

Authorized by: _____
 Title: _____

Date: 10/23/2023

Date: _____

MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PREVAILING WAGES FOR STATE FUNDED CONSTRUCTION PROJECTS



THIS NOTICE MUST BE POSTED ON THE JOBSITE IN A CONSPICUOUS PLACE

Construction Type: Commercial

County Number: 02

County Name: ANOKA

Effective: 2022-12-12 Revised: 2023-02-13

This project is covered by Minnesota prevailing wage statutes. Wage rates listed below are the minimum hourly rates to be paid on this project.

All hours worked in excess of eight (8) hours per day or forty (40) hours per week shall be paid at a rate of one and one half (1 1/2) times the basic hourly rate. *Note: Overtime pay after eight (8) hours on the project must be paid even if the worker does not exceed forty (40) hours in the work week.*

Violations should be reported to:

Department of Labor and Industry
 Prevailing Wage Section
 443 Lafayette Road N
 St Paul, MN 55155
 (651) 284-5091
DLI.PrevWage@state.mn.us

* Indicates that adjacent county rates were used for the labor class listed.

County: ANOKA (02)

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE	
LABORERS (101 - 112) (SPECIAL CRAFTS 701 - 730)					
101	LABORER, COMMON (GENERAL LABOR WORK)	2022-12-12	39.81	22.59	62.40
		2023-05-01	41.66	23.74	65.40
102	LABORER, SKILLED (ASSISTING SKILLED CRAFT JOURNEYMAN)	2022-12-12	39.81	22.59	62.40
		2023-05-01	41.66	23.74	65.40
103	LABORER, LANDSCAPING (GARDENER, SOD LAYER AND NURSERY OPERATOR)	2022-12-12	26.89	19.31	46.20
104	FLAG PERSON	2022-12-12	39.81	22.59	62.40
		2023-05-01	41.66	23.74	65.40
105*	WATCH PERSON	2022-12-12	36.18	22.24	58.42
		2023-05-01	38.03	23.39	61.42

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE	
106*	BLASTER	2022-12-12	34.26	18.54	52.80
107	PIPELAYER (WATER, SEWER AND GAS)	2022-12-12	40.50	22.39	62.89
108*	TUNNEL MINER	2022-12-12	38.50	22.39	60.89
109	UNDERGROUND AND OPEN DITCH LABORER (EIGHT FEET BELOW STARTING GRADE LEVEL)	2022-12-12	38.50	22.39	60.89
110	SURVEY FIELD TECHNICIAN (OPERATE TOTAL STATION, GPS RECEIVER, LEVEL, ROD OR RANGE POLES, STEEL TAPE MEASUREMENT; MARK AND DRIVE STAKES; HAND OR POWER DIGGING FOR AND IDENTIFICATION OF MARKERS OR MONUMENTS; PERFORM AND CHECK CALCULATIONS; REVIEW AND UNDERSTAND CONSTRUCTION PLANS AND LAND SURVEY MATERIALS). THIS CLASSIFICATION DOES NOT APPLY TO THE WORK PERFORMED ON A PREVAILING WAGE PROJECT BY A LAND SURVEYOR WHO IS LICENSED PURSUANT TO MINNESOTA STATUTES, SECTIONS 326.02 TO 326.15.	2022-12-12	39.81	22.59	62.40
		2023-05-01	41.66	23.74	65.40
111*	TRAFFIC CONTROL PERSON (TEMPORARY SIGNAGE)	2022-12-12	39.81	22.59	62.40
		2023-05-01	41.66	23.74	65.40
SPECIAL EQUIPMENT (201 - 204)					
201*	ARTICULATED HAULER	2022-12-12	45.66	23.65	69.31
		2023-05-01	46.99	25.20	72.19
202*	BOOM TRUCK	2022-12-12	41.73	22.85	64.58
203	LANDSCAPING EQUIPMENT, INCLUDES HYDRO SEEDER OR MULCHER, SOD ROLLER, FARM TRACTOR WITH ATTACHMENT SPECIFICALLY SEEDING, SODDING, OR PLANT, AND TWO-FRAMED	2022-12-12	26.89	19.31	46.20

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
334				
335				
336				
337				
338				
340				
341				
345				
347				
348				
349				
350				
352				
354				
356				
357				
359				
360				
361				
362				
363				
365				
367				
GROUP 5	2022-12-12	35.85	21.55	57.40
370				
371				
372				
375				
376				
377				
379				
381				
382				
383				
384				
385				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
GROUP 6 *	2022-12-12	37.04	23.45	60.49
	2023-05-01	38.06	25.00	63.06
387				CAT, CHALLENGER, OR SIMILAR TYPE OF TRACTORS, WHEN PULLING DISK OR ROLLER
389				DREDGE DECK HAND
391				GRAVEL SCREENING PLANT (PORTABLE NOT CRUSHING OR WASHING)
393				LEVER PERSON
395				POWER SWEEPER
396				SHEEP FOOT ROLLER AND ROLLERS ON GRAVEL COMPACTION, INCLUDING VIBRATING ROLLERS
397				TRACTOR, WHEEL TYPE, OVER 50 H.P., UNRELATED TO LANDSCAPING
COMMERCIAL POWER EQUIPMENT OPERATOR				
GROUP 1 *	2022-12-12	47.83	23.65	71.48
	2023-05-01	49.25	25.20	74.45
501				HELICOPTER PILOT (COMMERCIAL CONSTRUCTION ONLY)
502				TOWER CRANE 250 FEET AND OVER (COMMERCIAL CONSTRUCTION ONLY)
503				TRUCK CRAWLER CRANE WITH 200 FEET OF BOOM AND OVER, INCLUDING JIB (COMMERCIAL CONSTRUCTION ONLY)
GROUP 2 *	2022-12-12	47.48	23.65	71.13
	2023-05-01	48.88	25.20	74.08
504				CONCRETE PUMP WITH 50 METERS/164 FEET OF BOOM AND OVER (COMMERCIAL CONSTRUCTION ONLY)
505				PILE DRIVING WHEN THREE DRUMS IN USE (COMMERCIAL CONSTRUCTION ONLY)
506				TOWER CRANE 200 FEET AND OVER (COMMERCIAL CONSTRUCTION ONLY)
507				TRUCK OR CRAWLER CRANE WITH 150 FEET OF BOOM UP TO AND NOT INCLUDING 200 FEET, INCLUDING JIB (COMMERCIAL CONSTRUCTION ONLY)
GROUP 3	2022-12-12	46.01	23.65	69.66
	2023-05-01	47.35	25.20	72.55
508				ALL-TERRAIN VEHICLE CRANES (COMMERCIAL CONSTRUCTION ONLY)
509				CONCRETE PUMP 32-49 METERS/102-164 FEET (COMMERCIAL CONSTRUCTION ONLY)
510				DERRICK (GUY & STIFFLEG) (COMMERCIAL CONSTRUCTION ONLY)
511				STATIONARY TOWER CRANE UP TO 200 FEET
512				SELF-ERECTING TOWER CRANE 100 FEET AND OVER MEASURED FROM BOOM FOOT PIN (COMMERCIAL CONSTRUCTION ONLY)
513				TRAVELING TOWER CRANE (COMMERCIAL CONSTRUCTION ONLY)
514				TRUCK OR CRAWLER CRANE UP TO AND NOT INCLUDING 150 FEET OF BOOM, INCLUDING JIB (COMMERCIAL CONSTRUCTION ONLY)
GROUP 4	2022-12-12	45.66	23.65	69.31
	2023-05-01	46.99	25.20	72.19

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
515				
516				
517				
518				
519				
520				
GROUP 5	2022-12-12	43.67	23.65	67.32
	2023-05-01	44.91	25.20	70.11
521				
522				
523				
524				
525				
526				
527				
528				
529				
530				
531				
532				
533				
534				
GROUP 6	2022-12-12	42.10	23.65	65.75
	2023-05-01	43.28	25.20	68.48
535				
536				
537				
538				
539				
540				
GROUP 7	2022-12-12	40.93	23.65	64.58
	2023-05-01	42.06	25.20	67.26
541				
542				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
543				
CONCRETE PUMP/PUMPCRETE OR COMPLACO TYPE (COMMERCIAL CONSTRUCTION ONLY)				
544				
FIREPERSON, TEMPORARY HEAT SECOND CLASS BOILER LICENSE (COMMERCIAL CONSTRUCTION ONLY)				
545				
OILER (POWER SHOVEL, CRANE, TRUCK CRANE, DRAGLINE, CRUSHERS AND MILLING MACHINES, OR OTHER SIMILAR POWER EQUIPMENT) (COMMERCIAL CONSTRUCTION ONLY)				
546				
PICK UP SWEEPER (ONE CUBIC YARD HOPPER CAPACITY) (COMMERCIAL CONSTRUCTION ONLY)				
547				
PUMP AND/OR CONVEYOR (COMMERCIAL CONSTRUCTION ONLY)				
GROUP 8 *	2022-12-12	38.84	23.65	62.49
	2023-05-01	39.88	25.20	65.08
548				
ELEVATOR OPERATOR (COMMERCIAL CONSTRUCTION ONLY)				
549				
GREASER (COMMERCIAL CONSTRUCTION ONLY)				
550				
MECHANICAL SPACE HEATER (TEMPORARY HEAT NO BOILER LICENSE REQUIRED) (COMMERCIAL CONSTRUCTION ONLY)				
TRUCK DRIVERS				
GROUP 1 *	2022-12-12	28.85	3.11	31.96
601				
MECHANIC . WELDER				
602				
TRACTOR TRAILER DRIVER				
603				
TRUCK DRIVER (HAULING MACHINERY INCLUDING OPERATION OF HAND AND POWER OPERATED WINCHES)				
GROUP 2 *	2022-12-12	24.10	6.91	31.01
604				
FOUR OR MORE AXLE UNIT, STRAIGHT BODY TRUCK				
GROUP 3	2022-12-12	22.50	6.50	29.00
605				
BITUMINOUS DISTRIBUTOR DRIVER				
606				
BITUMINOUS DISTRIBUTOR (ONE PERSON OPERATION)				
607				
THREE AXLE UNITS				
GROUP 4 *	2022-12-12	28.00	9.56	37.56
608				
BITUMINOUS DISTRIBUTOR SPRAY OPERATOR (REAR AND OILER)				
609				
DUMP PERSON				
610				
GREASER				
611				
PILOT CAR DRIVER				
612				
RUBBER-TIRED, SELF-PROPELLED PACKER UNDER 8 TONS				
613				
TWO AXLE UNIT				
614				
SLURRY OPERATOR				
615				
TANK TRUCK HELPER (GAS, OIL, ROAD OIL, AND WATER)				
616				
TRACTOR OPERATOR, UNDER 50 H.P.				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE	
SPECIAL CRAFTS					
701	HEATING AND FROST INSULATORS	2022-12-12	48.54	30.03	78.57
		2023-06-12	50.79	30.03	80.82
702	BOILERMAKERS	2022-12-12	41.94	29.99	71.93
703	BRICKLAYERS	2022-12-12	44.39	23.78	68.17
704	CARPENTERS	2022-12-12	41.51	27.32	68.83
		2023-05-01	44.51	27.32	71.83
705	CARPET LAYERS (LINOLEUM)	2022-12-12	42.07	24.11	66.18
		2023-05-01	45.07	24.11	69.18
706	CEMENT MASONS	2022-12-12	43.96	22.97	66.93
		2023-05-01	46.96	22.97	69.93
707	ELECTRICIANS	2022-12-12	49.33	32.92	82.25
		2023-05-01	51.88	32.92	84.80
708*	ELEVATOR CONSTRUCTORS	2022-12-12	55.10	42.99	98.09
		2023-01-01	57.49	43.71	101.20
709	GLAZIERS	2022-12-12	45.73	23.50	69.23
		2023-06-05	48.73	23.50	72.23
710	LATHERS	2022-12-12	41.10	23.70	64.80
712	IRONWORKERS	2022-12-12	41.00	33.11	74.11
		2023-05-01	44.00	33.11	77.11
714	MILLWRIGHT	2022-12-12	38.65	31.81	70.46
		2023-05-01	41.70	31.81	73.51
715	PAINTERS (INCLUDING HAND BRUSHED, HAND SPRAYED, AND THE TAPING OF PAVEMENT MARKINGS)	2022-12-12	40.48	26.11	66.59
		2023-05-01	42.78	26.11	68.89

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE	
716	PILED RIVER (INCLUDING VIBRATORY DRIVER OR EXTRACTOR FOR PILING AND SHEETING OPERATIONS)	2022-12-12	41.14	27.05	68.19
717	PIPEFITTERS . STEAMFITTERS	2022-12-12	50.51	33.43	83.94
		2023-05-01	53.81	33.43	87.24
718	PLASTERERS	2022-12-12	43.79	23.43	67.22
		2023-06-01	46.54	23.43	69.97
719	PLUMBERS	2022-12-12	52.48	28.72	81.20
		2023-05-01	54.98	28.72	83.70
720	ROOFER	2022-12-12	41.55	20.64	62.19
721	SHEET METAL WORKERS	2022-12-12	49.36	31.92	81.28
		2023-05-01	51.86	31.92	83.78
722	SPRINKLER FITTERS	2022-12-12	50.28	32.48	82.76
		2023-01-01	50.18	32.58	82.76
		2023-06-01	52.78	32.58	85.36
723*	TERRAZZO WORKERS	2022-12-12	42.67	22.29	64.96
		2023-05-01	45.32	22.29	67.61
724	TILE SETTERS	2022-12-12	40.47	26.93	67.40
		2023-05-01	43.07	26.93	70.00
725*	TILE FINISHERS	2022-12-12	33.24	21.62	54.86
		2023-05-01	35.32	21.62	56.94
726	DRYWALL TAPER	2022-12-12	38.27	27.14	65.41
		2023-05-01	41.06	27.14	68.20
727	WIRING SYSTEM TECHNICIAN	2022-12-12	43.52	20.49	64.01
		2023-07-01	44.61	21.69	66.30
728	WIRING SYSTEMS INSTALLER	2022-12-12	30.49	16.84	47.33
		2023-07-01	31.25	17.69	48.94

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
729	ASBESTOS ABATEMENT WORKER	2022-12-12	36.23	22.26	58.49
730	SIGN ERECTOR	2022-12-12	31.07	18.75	49.82

MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PREVAILING WAGES FOR STATE FUNDED CONSTRUCTION PROJECTS



THIS NOTICE MUST BE POSTED ON THE JOBSITE IN A CONSPICUOUS PLACE

Construction Type: Highway and Heavy

Region Number: 09

Counties within region:

- ANOKA-02
- CARVER-10
- CHISAGO-13
- DAKOTA-19
- HENNEPIN-27
- RAMSEY-62
- SCOTT-70
- WASHINGTON-82

Effective: 2022-11-14

This project is covered by Minnesota prevailing wage statutes. Wage rates listed below are the minimum hourly rates to be paid on this project.

All hours worked in excess of eight (8) hours per day or forty (40) hours per week shall be paid at a rate of one and one half (1 1/2) times the basic hourly rate. *Note: Overtime pay after eight (8) hours on the project must be paid even if the worker does not exceed forty (40) hours in the work week.*

Violations on MnDOT highways and road projects should be reported to:

Department of Transportation
Office of Construction
Transportation Building MS650
John Ireland Blvd
St. Paul, MN 55155
(651) 366-4209

All other prevailing wage violations and questions should be sent to:

Department of Labor and Industry
Prevailing Wage Section
443 Lafayette Road N
St Paul, MN 55155
(651) 284-5091
DLI.PrevWage@state.mn.us

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
LABORERS (101 - 112) (SPECIAL CRAFTS 701 - 730)				
101 LABORER, COMMON (GENERAL LABOR WORK)	2022-11-14	37.00	22.39	59.39
102 LABORER, SKILLED (ASSISTING SKILLED CRAFT JOURNEYMAN)	2022-11-14	37.00	22.39	59.39
103	2022-11-14	26.89	19.31	46.20

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
LABORER, LANDSCAPING (GARDENER, SOD LAYER AND NURSERY OPERATOR)				
104 FLAG PERSON	2022-11-14	37.00	22.39	59.39
105 WATCH PERSON	2022-11-14	33.60	21.84	55.44
106 BLASTER	2022-11-14	22.08	6.87	28.95
107 PIPELAYER (WATER, SEWER AND GAS)	2022-11-14	40.50	22.39	62.89
108 TUNNEL MINER	2022-11-14	38.50	22.39	60.89
109 UNDERGROUND AND OPEN DITCH LABORER (EIGHT FEET BELOW STARTING GRADE LEVEL)	2022-11-14	38.50	22.39	60.89
110 SURVEY FIELD TECHNICIAN (OPERATE TOTAL STATION, GPS RECEIVER, LEVEL, ROD OR RANGE POLES, STEEL TAPE MEASUREMENT; MARK AND DRIVE STAKES; HAND OR POWER DIGGING FOR AND IDENTIFICATION OF MARKERS OR MONUMENTS; PERFORM AND CHECK CALCULATIONS; REVIEW AND UNDERSTAND CONSTRUCTION PLANS AND LAND SURVEY MATERIALS). THIS CLASSIFICATION DOES NOT APPLY TO THE WORK PERFORMED ON A PREVAILING WAGE PROJECT BY A LAND SURVEYOR WHO IS LICENSED PURSUANT TO MINNESOTA STATUTES, SECTIONS 326.02 TO 326.15.	2022-11-14	37.00	22.39	59.39
111 TRAFFIC CONTROL PERSON (TEMPORARY SIGNAGE)	2022-11-14	37.00	22.39	59.39
112 QUALITY CONTROL TESTER (FIELD AND COVERED OFF-SITE FACILITIES; TESTING OF AGGREGATE, ASPHALT, AND CONCRETE MATERIALS); LIMITED TO MN DOT HIGHWAY AND HEAVY CONSTRUCTION PROJECTS WHERE THE MN DOT HAS RETAINED QUALITY ASSURANCE PROFESSIONALS TO REVIEW AND INTERPRET THE RESULTS OF QUALITY CONTROL TESTERS.	2022-11-14	16.28	4.07	20.35

LABOR CODE AND CLASS		EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
	SERVICES PROVIDED BY THE CONTRACTOR.				
SPECIAL EQUIPMENT (201 - 204)					
201	ARTICULATED HAULER	2022-11-14	41.29	23.45	64.74
		2023-05-01	42.49	25.00	67.49
202	BOOM TRUCK	2022-11-14	43.64	23.45	67.09
		2023-05-01	44.94	25.00	69.94
203	LANDSCAPING EQUIPMENT, INCLUDES HYDRO SEEDER OR MULCHER, SOD ROLLER, FARM TRACTOR WITH ATTACHMENT SPECIFICALLY SEEDING, SODDING, OR PLANT, AND TWO-FRAMED FORKLIFT (EXCLUDING FRONT, POSIT-TRACK, AND SKID STEER LOADERS), NO EARTHWORK OR GRADING FOR ELEVATIONS	2022-11-14	26.89	19.31	46.20
204	OFF-ROAD TRUCK	2022-11-14	40.04	22.55	62.59
205	PAVEMENT MARKING OR MARKING REMOVAL EQUIPMENT (ONE OR TWO PERSON OPERATORS); SELF-PROPELLED TRUCK OR TRAILER MOUNTED UNITS.	2022-11-14	32.04	21.96	54.00
HIGHWAY/HEAVY POWER EQUIPMENT OPERATOR					
GROUP 2		2022-11-14	42.14	23.45	65.59
		2023-05-01	43.38	25.00	68.38
302	HELICOPTER PILOT (HIGHWAY AND HEAVY ONLY)				
303	CONCRETE PUMP (HIGHWAY AND HEAVY ONLY)				
304	ALL CRANES WITH OVER 135-FOOT BOOM, EXCLUDING JIB (HIGHWAY AND HEAVY ONLY)				
305	DRAGLINE, CRAWLER, HYDRAULIC BACKHOE (TRACK OR WHEEL MOUNTED) AND/OR OTHER SIMILAR EQUIPMENT WITH SHOVEL-TYPE CONTROLS THREE CUBIC YARDS AND OVER MANUFACTURER'S RATED CAPACITY INCLUDING ALL ATTACHMENTS. (HIGHWAY AND HEAVY ONLY)				
306	GRADER OR MOTOR PATROL				
307	PILE DRIVING (HIGHWAY AND HEAVY ONLY)				
308	TUGBOAT 100 H.P. AND OVER WHEN LICENSE REQUIRED (HIGHWAY AND HEAVY ONLY)				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
GROUP 3	2022-11-14	41.59	23.45	65.04
	2023-05-01	42.81	25.00	67.81
309				ASPHALT BITUMINOUS STABILIZER PLANT
310				CABLEWAY
311				CONCRETE MIXER, STATIONARY PLANT (HIGHWAY AND HEAVY ONLY)
312				DERRICK (GUY OR STIFFLEG)(POWER)(SKIDS OR STATIONARY) (HIGHWAY AND HEAVY ONLY)
313				DRAGLINE, CRAWLER, HYDRAULIC BACKHOE (TRACK OR WHEEL MOUNTED) AND/OR SIMILAR EQUIPMENT WITH SHOVEL-TYPE CONTROLS, UP TO THREE CUBIC YARDS MANUFACTURER.S RATED CAPACITY INCLUDING ALL ATTACHMENTS (HIGHWAY AND HEAVY ONLY)
314				DREDGE OR ENGINEERS, DREDGE (POWER) AND ENGINEER
315				FRONT END LOADER, FIVE CUBIC YARDS AND OVER INCLUDING ATTACHMENTS. (HIGHWAY AND HEAVY ONLY)
316				LOCOMOTIVE CRANE OPERATOR
317				MIXER (PAVING) CONCRETE PAVING, ROAD MOLE, INCLUDING MUCKING OPERATIONS, CONWAY OR SIMILAR TYPE
318				MECHANIC . WELDER ON POWER EQUIPMENT (HIGHWAY AND HEAVY ONLY)
319				TRACTOR . BOOM TYPE (HIGHWAY AND HEAVY ONLY)
320				TANDEM SCRAPER
321				TRUCK CRANE . CRAWLER CRANE (HIGHWAY AND HEAVY ONLY)
322				TUGBOAT 100 H.P AND OVER (HIGHWAY AND HEAVY ONLY)
GROUP 4	2022-11-14	41.29	23.45	64.74
	2023-05-01	42.49	25.00	67.49
323				AIR TRACK ROCK DRILL
324				AUTOMATIC ROAD MACHINE (CMI OR SIMILAR) (HIGHWAY AND HEAVY ONLY)
325				BACKFILLER OPERATOR
326				CONCRETE BATCH PLANT OPERATOR (HIGHWAY AND HEAVY ONLY)
327				BITUMINOUS ROLLERS, RUBBER TIRED OR STEEL DRUMMED (EIGHT TONS AND OVER)
328				BITUMINOUS SPREADER AND FINISHING MACHINES (POWER), INCLUDING PAVERS, MACRO SURFACING AND MICRO SURFACING, OR SIMILAR TYPES (OPERATOR AND SCREED PERSON)
329				BROKK OR R.T.C. REMOTE CONTROL OR SIMILAR TYPE WITH ALL ATTACHMENTS
330				CAT CHALLENGER TRACTORS OR SIMILAR TYPES PULLING ROCK WAGONS, BULLDOZERS AND SCRAPERS
331				CHIP HARVESTER AND TREE CUTTER
332				CONCRETE DISTRIBUTOR AND SPREADER FINISHING MACHINE, LONGITUDINAL FLOAT, JOINT MACHINE, AND SPRAY MACHINE
333				CONCRETE MIXER ON JOBSITE (HIGHWAY AND HEAVY ONLY)
334				CONCRETE MOBIL (HIGHWAY AND HEAVY ONLY)
335				CRUSHING PLANT (GRAVEL AND STONE) OR GRAVEL WASHING, CRUSHING AND SCREENING PLANT
336				CURB MACHINE
337				DIRECTIONAL BORING MACHINE
338				DOPE MACHINE (PIPELINE)
339				DRILL RIGS, HEAVY ROTARY OR CHURN OR CABLE DRILL (HIGHWAY AND HEAVY ONLY)

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
340				
341				
342				
343				
344				
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347				
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354				
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356				
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358				
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360				
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362				
363				
364				
365				
366				
367				
368				
GROUP 5	2022-11-14	38.25	23.45	61.70
	2023-05-01	39.33	25.00	64.33
369				
370				
371				
372				
373				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
374				
375				
376				
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378				
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380				
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382				
383				
384				
385				
GROUP 6	2022-11-14	37.04	23.45	60.49
	2023-05-01	38.06	25.00	63.06
387				
388				
389				
390				
391				
392				
393				
394				
395				
396				
397				
TRUCK DRIVERS				
GROUP 1	2022-11-14	31.25	17.50	48.75
601				
602				
603				
GROUP 2	2022-11-14	34.70	21.75	56.45
604				
GROUP 3	2022-11-14	34.60	21.75	56.35

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
605				
606				
607				
GROUP 4	2022-11-14	34.35	21.75	56.10
608				
609				
610				
611				
612				
613				
614				
615				
616				
SPECIAL CRAFTS				
701	2022-11-14	47.10	24.40	71.50
702	2022-11-14	41.94	29.99	71.93
703	2022-11-14	36.05	19.68	55.73
704	2022-11-14	41.19	27.05	68.24
705				
706	2022-11-14	43.00	23.72	66.72
707	2022-11-14	49.33	32.92	82.25
	2023-05-01	51.88	32.92	84.80
711	2022-11-14	35.60	18.55	54.15
712	2022-11-14	41.00	33.11	74.11
	2023-05-01	44.00	33.11	77.11
713	2022-11-14	50.86	22.30	73.16
714	2022-11-14	38.23	29.18	67.41

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
715 PAINTERS (INCLUDING HAND BRUSHED, HAND SPRAYED, AND THE TAPING OF PAVEMENT MARKINGS)	2022-11-14	41.98	26.11	68.09
	2023-05-01	44.28	26.11	70.39
716 PILEDRIIVER (INCLUDING VIBRATORY DRIVER OR EXTRACTOR FOR PILING AND SHEETING OPERATIONS)	2022-11-14	41.14	27.05	68.19
717 PIPEFITTERS . STEAMFITTERS	2022-11-14	50.51	33.43	83.94
	2023-05-01	53.81	33.43	87.24
719 PLUMBERS	2022-11-14	52.48	28.72	81.20
	2023-05-01	54.98	28.72	83.70
721 SHEET METAL WORKERS	2022-11-14	44.46	29.17	73.63
723 TERRAZZO WORKERS	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVVAGE@STATE.MN.US			
724 TILE SETTERS	2022-11-14	34.76	23.29	58.05
725 TILE FINISHERS	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVVAGE@STATE.MN.US			
727 WIRING SYSTEM TECHNICIAN	2022-11-14	43.52	20.49	64.01
	2023-07-01	44.61	21.69	66.30
728 WIRING SYSTEMS INSTALLER	2022-11-14	29.02	15.34	44.36
729 ASBESTOS ABATEMENT WORKER	2022-11-14	36.23	22.26	58.49
730 SIGN ERECTOR	FOR RATE CALL 651-284-5091 OR EMAIL DLI.PREVVAGE@STATE.MN.US			

CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Introduce Ordinance #24-02: Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW (Connexus Energy).

Purpose/Background:**Rezoning**

As staff was preparing a draft zoning map for the Zoning Code update, most of the Ramsey Landfill was proposed to be zoned CL Closed Landfill. A portion of it, though, was purposefully proposed as I-1 Light Industrial so that it would accommodate a future industrial development. The proposed differentiation in zoning followed existing parcel lines. Too much property, however, was assigned the I-1 zoning designation. A large portion of one of these parcels actually has very little development potential due to monitoring wells, pipelines, utilities, and other aspects of the landfill. This portion of the property was recently designated by the State of Minnesota for a solar garden in partnership with Connexus energy as a way to make a positive use on land that has almost no other productive use.

Solar energy systems are allowed as a primary use within the Closed Landfill (CL) district. They are only allowed as an accessory use in the Light Industrial (I-1) district. Without a primary use on the subject property, an accessory use cannot occur. To accommodate the solar garden, the rezoning of approximately 18.4 acres from I-1 to CL is requested. A portion of the property will remain I-1 to accommodate industrial development should the State be able to open up the suitable land in the future. The entire Landfill is guided "Closed Landfill" in the City's 2040 Comprehensive Plan, so a rezoning will be consistent and appropriate.

Site Plan Review

All permitted primary uses within the CL district are required to apply for Site Plan Review. That application is expected in the upcoming months as more detailed plans are prepared. In the meantime, the concept site plan attached to the applicant's narrative and the street view images (both attachments to this case) are to help show that the site is suitable for the intended use. Please provide any feedback on the concept so that the applicant can incorporate any suggestions into the plans that the Planning Commission and Council will see in the future.

Notification:

Public notification was provided in the January 12 Anoka Union Herald Newspaper. Mailed notices were sent to property owners within 350 feet of the site. A Proposed Development sign was placed on the site off Sunwood Drive NW.

The notification included a public hearing for a Site Plan Review, which is not ready for review at this time. That review will be re-notified for a future date as plans are drawn up.

Time Frame/Observations/Alternatives:**Alternatives to Consider:**

1. Introduce Ordinance #24-02 as recommended by the Planning Commission.
2. Deny the rezoning based on certain findings.

Funding Source:

Costs associated with this application are the responsibility of the applicant. It should also be noted that the property may become subject to property taxes due to it being leased out by Connexus Energy.

Recommendation:

At its meeting on January 25, the Planning Commission unanimously recommended rezoning a portion of the property from I-1 to CL.

Outcome/Action:

Motion to waive the City Charter provision to read the ordinance aloud and introduce Ordinance #24-02 rezoning a portion of the Ramsey Landfill from I-1 to CL at the northwest of Sunwood Drive and Sunfish Lake Boulevard NW.

Roll Call Vote:

- Councilmember Olson
- Councilmember Woestehoff
- Councilmember Specht
- Councilmember Musgrove
- Councilmember Howell
- Councilmember Riley
- Mayor Kuzma

Attachments

- Location Map
- Letter of request & Site Plan
- Ordinance #24-02 Rezoning
- Rezoning Map
- Comprehensive Plan Location Map
- Street Views

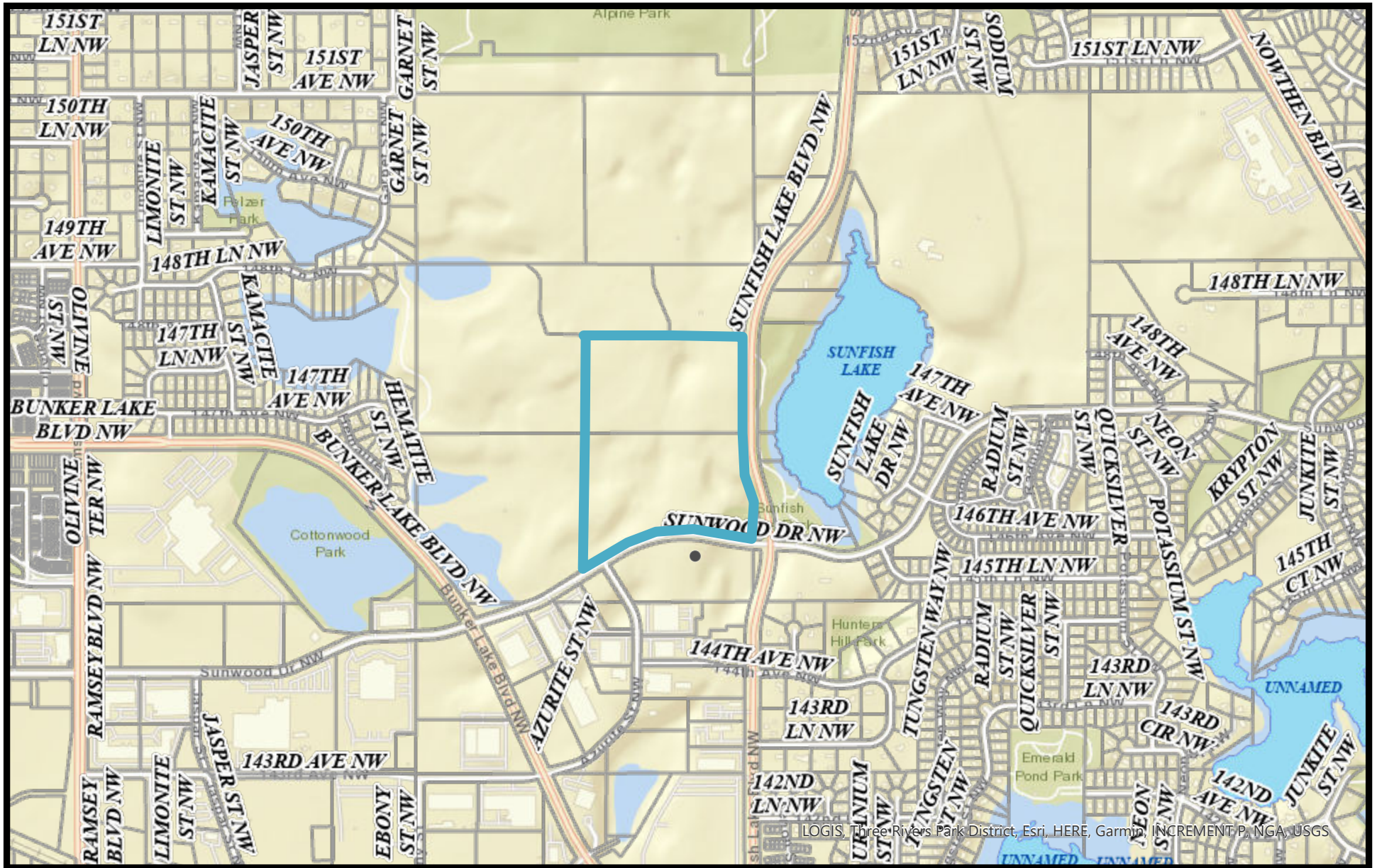
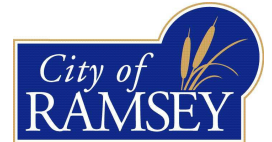
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2024 01:17 PM
Form Started By: Todd Larson		Started On: 01/26/2024 08:29 AM
Final Approval Date: 02/08/2024		

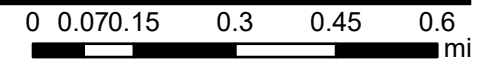
27-32-25-14-0003

14730 Sunfish Lake Blvd NW

Connexus Energy



Print Date: December 28, 2023





14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763.323.2600
Fax: 763.323.2603
1.800.642.1672
www.connexusenergy.com
info@connexusenergy.com

Stephanie Hanson
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Zoning Amendment request Parcel ID 27-32-25-14-0003 from I1 – Light Industrial to CL Closed Landfill

Dear Mrs. Hanson:

Connexus Energy (Connexus) is requesting that Parcel ID 27-32-25-14-0003 be zoned CL Closed Landfill as this designation best reflects the property and permissible uses. This property is subject to the Landfill Cleanup Agreement, effective October 15, 1997, and filed with the Office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, to provide environmental response for the qualified facility known as the Anoka-Ramsey Closed Landfill. The current zoning classification is inaccurate as the property is not conducive for uses as defined in I1 – Light Industrial.

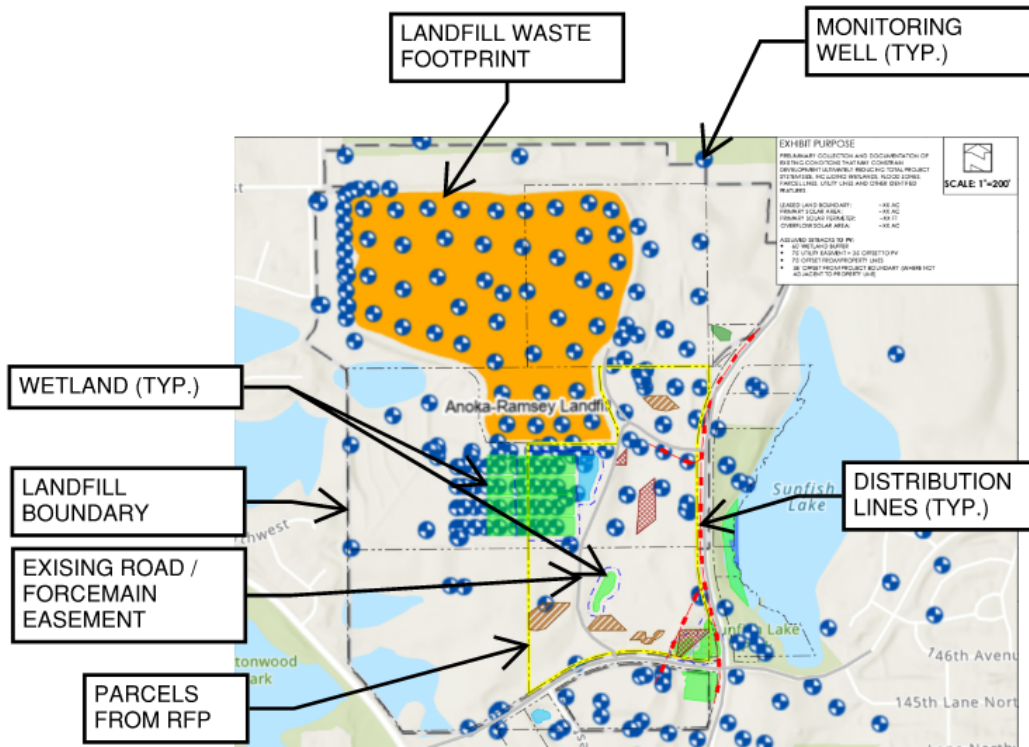
Connexus has an Option to Lease Agreement with the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency (MPCA). This agreement allows Connexus to construct and operate a renewable energy system on the property. The MPCA has determined that a renewable energy system is compatible with their environmental response action implementation, as specified in Minn. Stat §115B.17, subd. 16(c), under the Landfill Cleanup Program, Minn Stat. § 115B.39-115B.445, and assists the MPCA with carrying out the Landfill Cleanup Program responsibilities and obligations regarding the operation and maintenance of the property including mowing, snowplowing, litter removal and site monitoring.

This Zoning Amendment request is being made under the plans for Connexus to develop a solar energy generation system on the property. The MPCA was granted authority under Laws of Minnesota 2021, 1st Spec. Sess. Chapter 4, article 1, section 2, subd. 10, to take actions and execute agreements to facilitate the beneficial reuse of the Anoka-Ramsey Landfill and, specifically, to install a solar energy generating system.

As part of this submission, we have included a site plan. This site plan works around the existing force main, the berm just north of Sunwood Drive and the tree line just west of Ramsey Blvd. As part of the agreement, the solar generating system will be designed in a manner that will allow for future monitoring wells to be installed in between the rows of solar as deemed necessary by the MPCA.

This parcel includes infrastructure for monitoring the property as a closed landfill. Figure 1 below provides an overview of the site, and specifically identifies the monitoring wells.

Figure 1



SOURCE: Minnesota Pollution Control Agency, Closed Landfill Arc GIS Map Viewer

<https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fpca-gis02.pca.state.mn.us%2Farcgis%2Frest%2Fservices%2Fagol%2Fclosedlandfills%2FMapServer&source=sd>

The CL Closed Landfill zoning designation would allow for future monitoring wells and a solar generating system as an acceptable use.

Sincerely,

Brian Burandt
VP Power Supply & Business Development
763.323.2785
Brian.burandt@connexusenergy.com

Enclosure

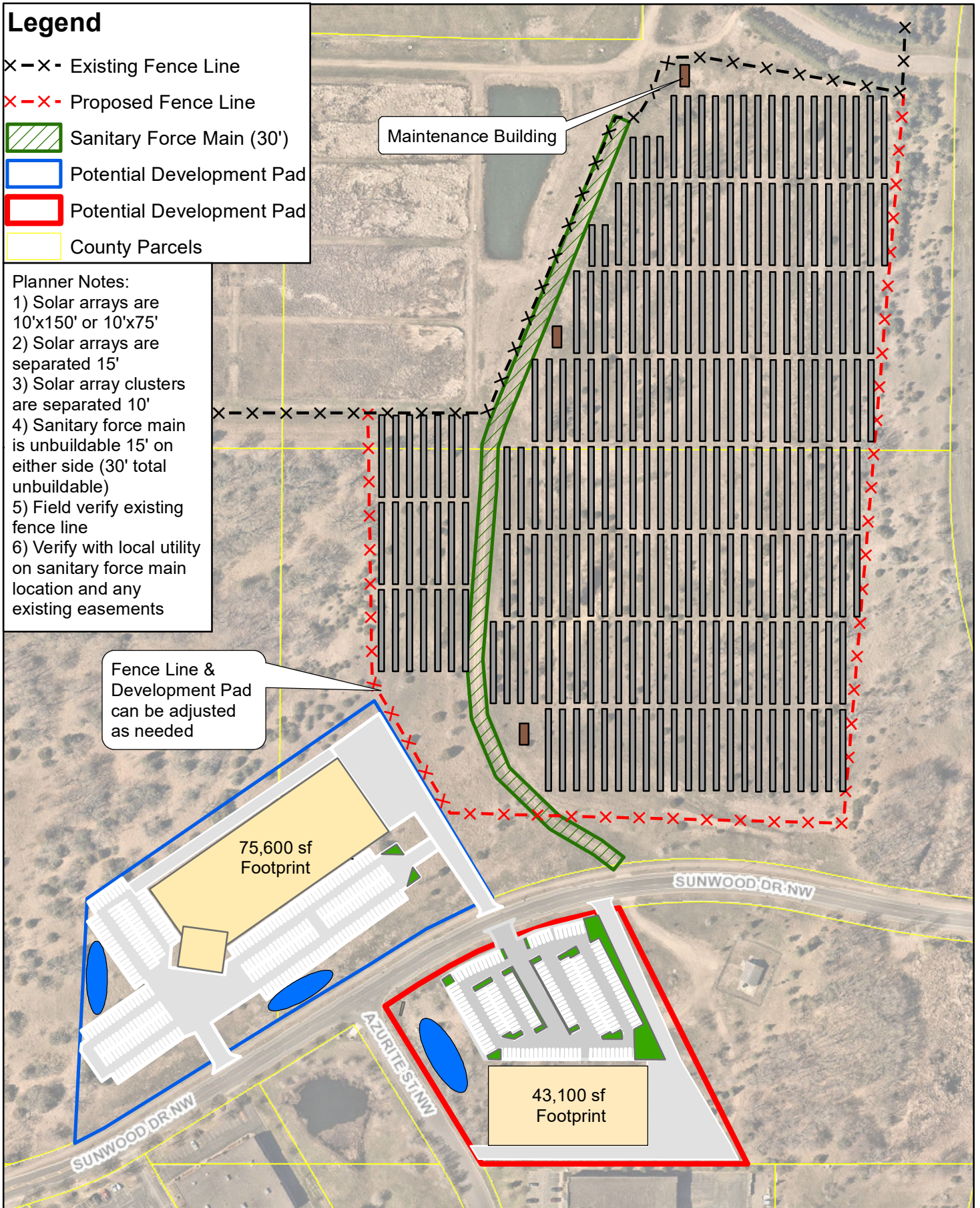
Connexus Energy Solar Array Conceptual Site Plan With Development Pads

Legend

- X - X - Existing Fence Line
- X - X - Proposed Fence Line
-  Sanitary Force Main (30')
-  Potential Development Pad
-  Potential Development Pad
-  County Parcels

Planner Notes:

- 1) Solar arrays are 10'x150' or 10'x75'
- 2) Solar arrays are separated 15'
- 3) Solar array clusters are separated 10'
- 4) Sanitary force main is unbuildable 15' on either side (30' total unbuildable)
- 5) Field verify existing fence line
- 6) Verify with local utility on sanitary force main location and any existing easements



1 inch = 235 feet

STATE OF MINNESOTA
POLLUTION CONTROL AGENCY
OPTION TO LEASE AGREEMENT
ANOKA RAMSEY CLOSED LANDFILL

THIS OPTION TO LEASE AGREEMENT ("**Option to Lease Agreement**"), executed in duplicate, is by and between the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency, 520 Lafayette Road North, St. Paul, MN 55155 ("**LESSOR**" or "**MPCA**" or "**Commissioner**"), and Connexus Energy, 14601 Ramsey Blvd., Ramsey, MN 55303, a Minnesota cooperative corporation ("**LESSEE**" or "**CO-OP**").

RECITALS

WHEREAS, MPCA is the fee owner of certain real property situated in the County of Anoka, State of Minnesota and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein (the "Property");

WHEREAS, the Property is subject to a Landfill Cleanup Agreement, effective October 15, 1997, and filed with the Office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, to provide environmental response for the qualified facility known as the Anoka-Ramsey Landfill (SW-94) or the Anoka-Ramsey Closed Landfill ("Anoka-Ramsey Landfill");

WHEREAS, LESSOR desires to lease to LESSEE and LESSEE desires to lease from LESSOR a portion of the Property consisting of a still to be determined number of developable acres for

use, estimated to be seven (7) acres of a thirty (30.29) acre parcel ID 27-32-25-11-0004 and sixteen (16) acres of a thirty-five (34.67) acre parcel ID 27-32-25-14-0003 (the "Leased Premises");

WHEREAS, the Leased Premises are subject to the Landfill Cleanup Agreement;

WHEREAS, the Commissioner has determined that this Option to Lease Agreement is compatible with environmental response action implementation, as specified in Minn. Stat. § 115B.17, subd. 16(c), under the Landfill Cleanup Program, Minn. Stat. § 115B.39-115B.445, and assists the Commissioner with carrying out the Commissioner's Landfill Cleanup Program responsibilities and obligations regarding the operation and maintenance of the Leased Premises including building repair and maintenance, mowing, snowplowing, litter removal, and site monitoring;

WHEREAS, the Commissioner was granted authority under Laws of Minnesota 2021, 1st Spec. Sess. chapter 4, article 1, section 2, subd. 10, to take actions and execute agreements to facilitate the beneficial reuse of the Anoka-Ramsey Landfill and, specifically, to install a solar energy generating system as part of a pilot project there.

WHEREAS, LESSEE desires to utilize the Leased Premises to construct and operate renewable energy facilities (the "Facilities") on the Property in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor hereby grants to Lessee an exclusive option to lease the Leased Premises, subject to the terms and conditions contained in this Option to Lease Agreement.

1. OPTION TERM AND OPTION PAYMENT

1.01 The lease option period commences on the Effective Date and continues for a period of twelve (12) months (the "Option Period"). For the sum of One Hundred and No/100 Dollars (\$100.00) (the "Option Payment"), as nonrefundable option consideration which shall be paid by LESSEE to LESSOR within ten (10) days of the Effective Date, LESSOR and LESSEE agree to the terms set forth in this Agreement.

2. NOTICE REQUIRED TO EXERCISE OPTION

2.01 At any time during the Option Period, LESSEE may exercise its option by delivering notice to LESSOR pursuant to Section 11 below.

3. LEASE TERMS

3.01 Prior to the expiration of the Option Period, LESSOR shall deliver a ground lease agreement incorporating the terms of this Agreement and other commercially reasonable lease terms (the "Ground Lease Agreement") for the Leased Premises for review and full execution by LESSOR and LESSEE.

3.01 Prior to the expiration of the Option Period, LESSEE shall prepare a legal description and survey of the Leased Premises, at its own expense. This legal description and survey shall be incorporated into the Ground Lease Agreement. The final area to be leased by LESSEE will be determined as a surveyed parcel and site plan to be agreed upon by LESSOR and LESSEE

3.02 LESSEE shall agree to pay to LESSOR an annual rental payment beginning at eight hundred seventy-four dollars (\$874) per acre per year with one and half percent

(1.5%) annual increases, for an initial term of thirty (30) years with two (2) five (5) year renewal options.

3.03 In addition to other commercially reasonable lease terms, the Ground Lease Agreement may require LESSEE to:

- a) Plant and maintain pollinator habitat;
- b) Recycle or otherwise properly dispose of solar equipment at end of project;
- c) Work cooperatively in public outreach; and
- d) Install solar equipment on top of landfill cover when appropriate.

4. DISCLOSURE RELATING TO CLOSED LANDFILL ADJACENCY

4.01 The CO-OP understands that the Leased Premises is located on land adjacent to a closed landfill containing mixed municipal solid waste and demolition waste for which the MPCA has entered into a Landfill Cleanup Agreement under the provisions of Minn. Stat. §§ 115B.39-115B.445, that the Leased Premises is subject to the Landfill Cleanup Agreement, and that the parcel of land containing the Leased Premises is being used for environmental response action. The CO-OP understands that the MPCA may take environmental response action on or related to the land on which the Leased Premises is located and that such action may affect this Option to Lease Agreement. The CO-OP waives any claims or causes of action, known and unknown, for personal injury or property damage which the CO-OP may now or hereafter have which are caused by or in any way related to the existence of the closed landfill.

5. DEFAULT OR BREACH

Each of the following events shall constitute a default or breach of this Option to Lease Agreement by the CO-OP:

5.01 If the CO-OP shall fail to perform or comply with any of the conditions of this Option to Lease Agreement and if the nonperformance shall continue for a period of 10 days after notice of nonperformance given by the MPCA to the CO-OP, or if the performance cannot be reasonably had within the 10 day period, the CO-OP shall not in good faith have commenced performance within the 10 day period and thereafter diligently proceeded to completion of performance.

5.02 If this Option to Lease Agreement shall be transferred to or shall pass to or devolve on any other person or party, except in the manner permitted in this Lease Agreement.

6. TERMINATION

6.01 This Option to Lease Agreement may be terminated by the MPCA for default or breach or any reason at any time upon giving sixty (60) days written notice of such termination to the CO-OP.

6.02 The CO-OP may terminate this Option to Lease Agreement for any reason at any time upon giving sixty (60) days written notice of such termination to the MPCA.

6.03 If terminated, LESSEE shall lose entitlement to any refund of the Option Payment.

7. WAIVERS

7.01 A waiver by either party of any breach of any term, condition, or provision herein contained shall not be deemed a waiver of any subsequent breach of such term,

condition, or provision, or any other term, condition, or provision contained herein.

8. GOVERNING LAW AND VENUE

8.01 It is agreed that this Option to Lease Agreement shall be governed by, construed by, and enforced in accordance with the laws of the State of Minnesota without regard to its choice-of-law provisions. Venue for all legal proceedings arising out of this Option to Lease Agreement, or its breach, must be in the appropriate state court with competent jurisdiction.

9. ENTIRE AGREEMENT

9.01 This Option to Lease Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Option to Lease Agreement shall not be binding upon either party except to the extent incorporated in this Option to Lease Agreement.

10. MODIFICATION OF AGREEMENT

10.01 Any modification of this Option to Lease Agreement or additional obligation assumed by either party in connection with this Option to Lease Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

11. NOTICES

11.01 All notices, demands, or other writings in this Option to Lease Agreement shall be addressed as follows:

TO MPCA: Minnesota Pollution Control Agency
Closed Landfill Program

520 Lafayette Road North St. Paul, MN
55155-4194

TO CO-OP: Connexus Energy
14601 Ramsey Blvd.
Ramsey, MN 55303

11.02 The address to which any notice, demand, or other writing shall be sent may be changed by written notice given to the other party.

11.03 Any notice required or permitted to be given under this Agreement shall be given in writing and shall be sent to the address of the party as listed in 11.01 above, as may be updated by either party upon written notice to the other party within five (5) days of any change. Notices shall be delivered by hand delivery, express courier, facsimile or electronic mail. Except as may otherwise be specified in this Agreement, all notices, requests, statements, and other communications shall be deemed to have been duly given on (a) the date of delivery if delivered by hand or by express courier, (b) the time stamp upon delivery if sent by electronic mail (provided, however, any notice timestamped after 5:00 p.m., Central Time, shall be deemed received on the next day), (c) date of receipt of a time-stamped legible copy thereof if sent by facsimile (provided, however, any notice timestamped after 5:00 p.m., Central Time, shall be deemed received on the next day), or (d) the earlier of the date set forth in clauses (a), (b) and (c) if delivery is made by more than one of such means.

12. TIME OF THE ESSENCE

12.01 It is specifically declared and agreed that time is of the essence in all provisions of this Option to Lease Agreement.

13. PARAGRAPH HEADINGS AND RECITALS

13.01 The titles to the paragraphs of this Option to Lease Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Lease Agreement.

13.02 The Recitals are part of the Option to Lease Agreement and are incorporated herein by this reference.

14. BINDING EFFECT

14.01 This Option to Lease Agreement shall bind and inure to the benefit of the respective personal representatives, successors, and assigns of the parties.

15. EFFECTIVE DATE

15.01 The Effective Date shall be the date on which the last party signs this Option to Lease Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

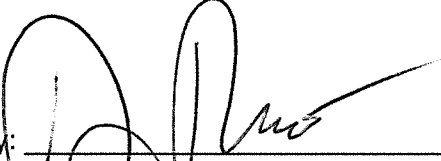
IN TESTIMONY WHEREOF, the parties have set their hands on the date(s) appearing beneath their signatures intending to be bound thereby.

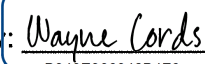
LESSEE:

LESSOR:

CONNEXUS ENERGY

STATE OF MINNESOTA
COMMISSIONER OF THE
POLLUTION CONTROL AGENCY

By:  _____

DocuSigned by:
By:  _____
B340E366942B4F6...

Name: Brian Burandt

Name: Wayne Cords

Title: VP, Power Supply & Business Development

Title: Operations Assistant Division Director

Date: 11/7/23

Date: November 8, 2023

ATTEST:

By:  _____

Name: Krista Benjamin

Title: Manager, Executive Services

Date: 11/7/2023



ORDINANCE #24-02

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF
CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENT

A portion of the following legally described property is hereby rezoned from Light Industrial I-1 to Closed Landfill CL:

The Southeast quarter of the Northeast quarter of Section 27, Township 32, Range 25, except that part platted as Sunfish Lake Business Park, excluding roads, subject to easements of record, Anoka County, Minnesota

That portion of the above-described parcel being rezoned is the approximate North 800 feet of the East 1000 feet.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

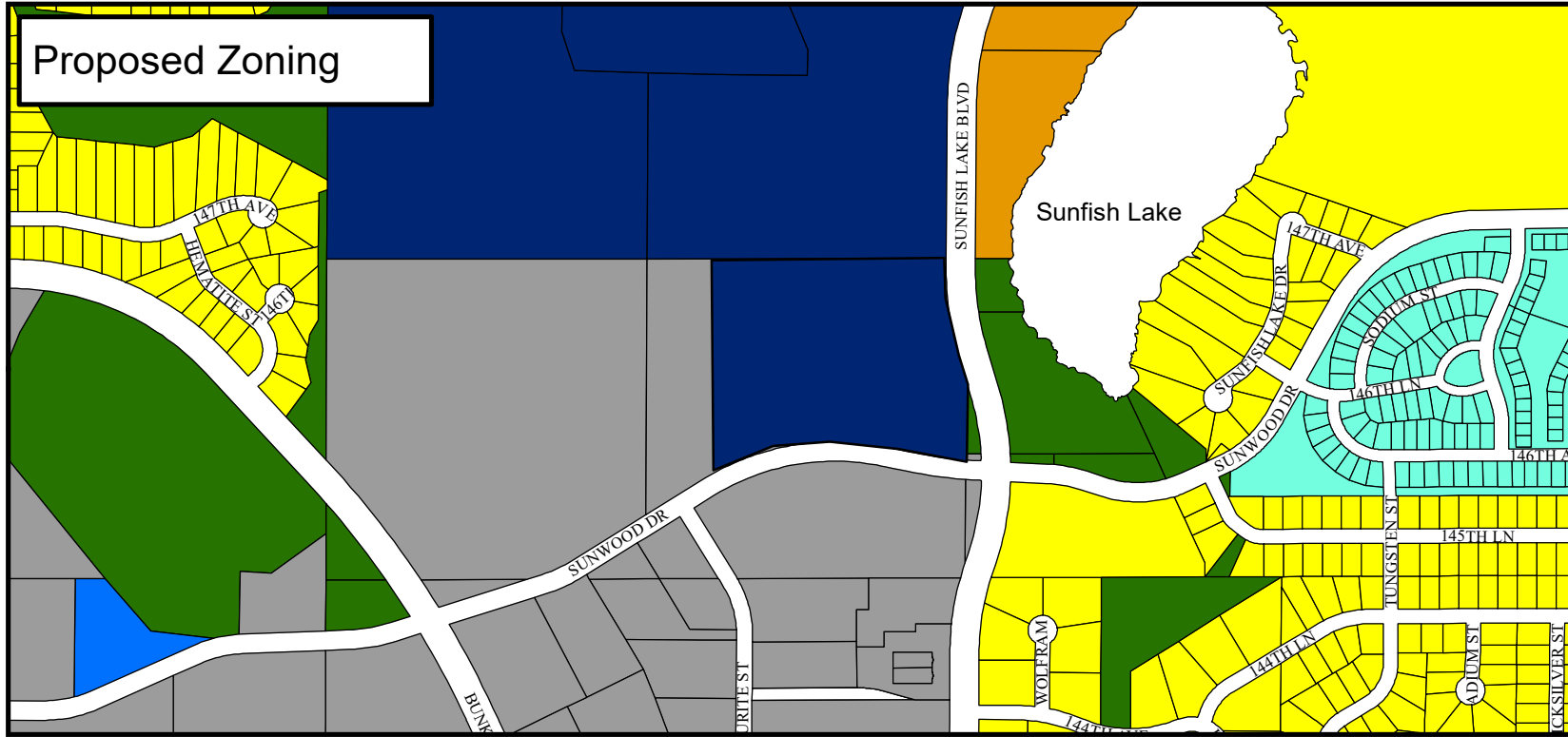
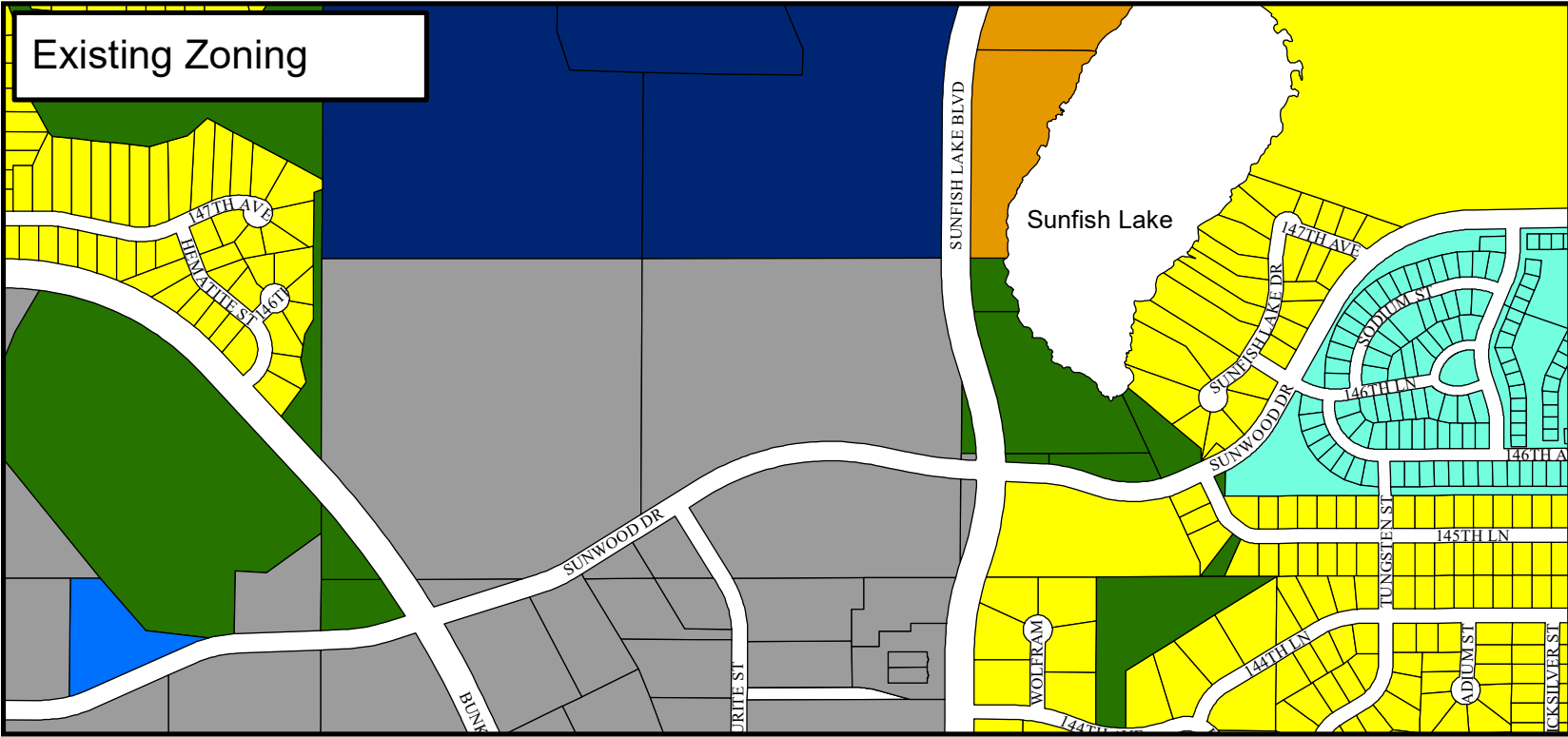
SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

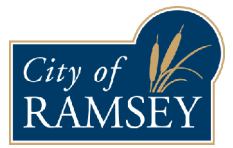
PASSED by the City Council of the City of Ramsey, Minnesota the 27th day of February, 2024.

Connexus Energy

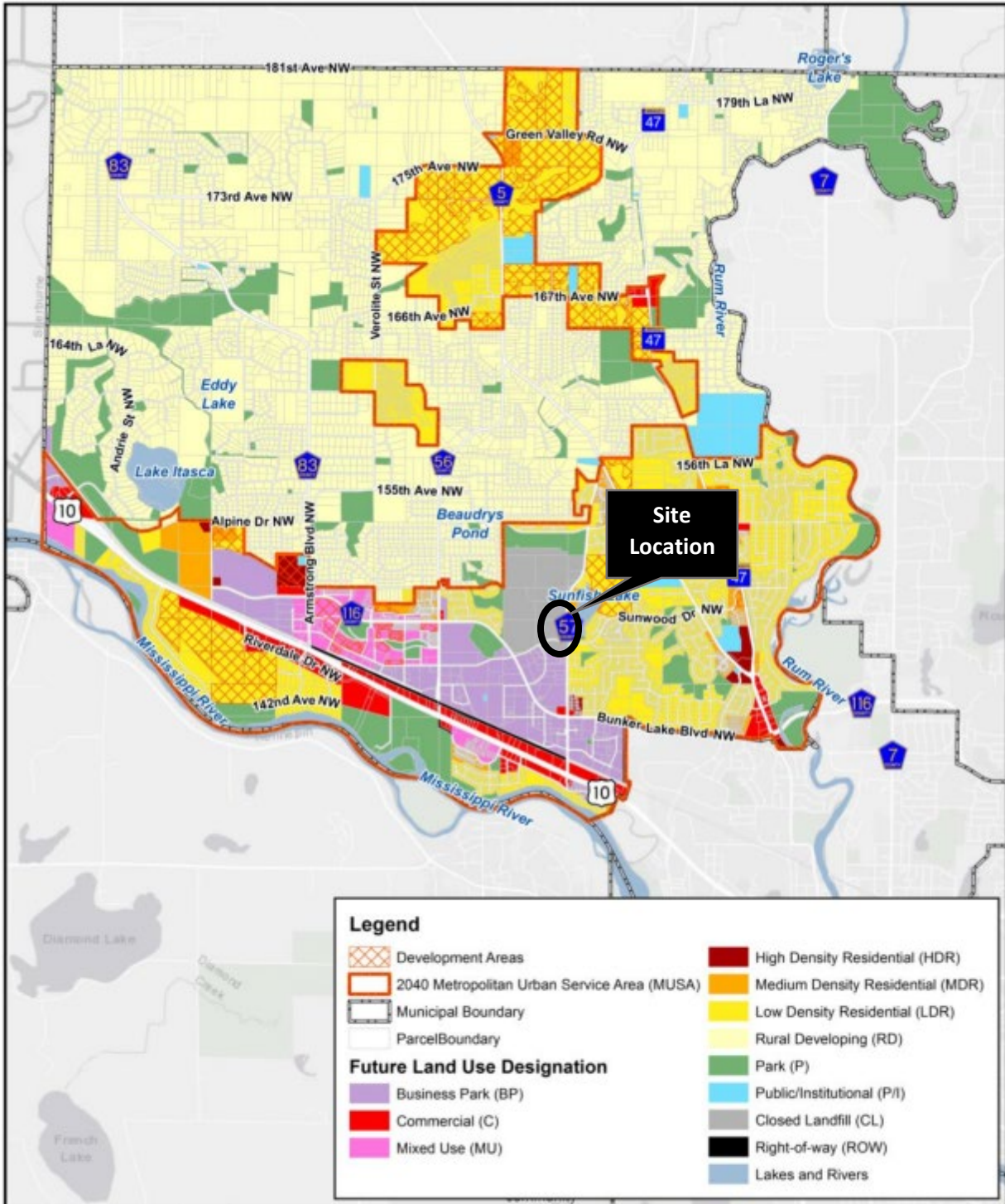
Proposed Rezoning



- Legend**
- Zoning Districts**
- MUSA Reserve
 - RR Rural Residential
 - R-1A Single-Family 75'
 - R-1B Single-Family 65'
 - R-1C Single-Family 50'
 - R-2 Medium Density Residential
 - R-3 High Density Residential
 - B-1 Neighborhood Business
 - B-2 Community Business
 - B-3 Regional Business
 - I-1 Light Industrial
 - I-2 General Industrial
 - COR-1
 - COR-2
 - COR-2b
 - COR-3
 - COR-4a
 - COR-4b
 - COR-4c
 - PUD
 - PI Public/Institutional
 - P Parks and Open Space
 - CL Closed Landfill
 - ROW Rights-of-way
 - MUSA2040



January 8, 2024



**Metropolitan Urban Service Area
Development Areas**
Ramsey, MN



View from Sunwood Drive NW:

Anoka



The proposed solar project will be located north of the existing screening berm that runs along the majority of the southern site boundary. It is anticipated that the solar design will have a maximum height that will be screened from the street elevation along Sunwood Drive via the berm. *Conifer trees will be planted in areas where the berm and existing topography do not screen the proposed solar project.*

Views from Sunfish Lake Blvd. NW:

It is anticipated that the solar design will have a maximum height that will be screened from the street elevation along the entire Sunfish Lake Blvd boundary by existing trees and by the hill adjacent to the planned solar footprint.



CC Regular Session**Meeting Date:** 02/13/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Adopt Resolution #24-041, Approving a Preliminary Plat and Site Plan for Waterfront Village - Centra Homes

Purpose/Background:

The purpose of this case is to review a Preliminary Plat and Site Plan for a proposed 110-unit detached townhome development in the COR, to be located at the southwest corner of Bunker Lake Boulevard and Zeolite Street (the "Subject Property") from Centra North LLC, the "Applicant."

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for the Preliminary Plat and Site Plan Review, as well as the Public Hearing held by the Planning Commission on January 25, 2024. A notice of the Public Hearing was published in the Anoka County UnionHerald newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:**General Project Summary**

Centra Homes has submitted a Preliminary Plat and Site Plan for a proposed detached townhome development in the COR. This follows their previous submission of a sketch plan for the proposed development, which was reviewed by the Planning Commission at their meeting in October 2023. The Subject Property is 27.96 acres in size, but only 16.59 acres of the Subject Property is planned for the detached townhome development. Outlots G and H will be set aside for future retail and multifamily development, respectively. It should be noted that the shape of Outlot H does take into account the Home2Suites site that was carved off in 2023.

Zoning and Land Use Guidance

The City's new zoning map was approved by City Council in November 2023. With this new zoning map, the subject property was rezoned to COR-4b: Neighborhood Subdistrict to accommodate residential development. Detached townhomes are permitted in the COR-4b subdistrict, allowing a density of up to fifteen (15) units per acre. The Subject Property is guided as Mixed-Use in the 2040 Comprehensive Plan, which allows a density of anywhere between five (5) and seventy-five (75) units per acre. The proposed development includes 110 detached townhomes on 16.59 acres, resulting in a proposed density of 6.63 units per acre. The proposed density complies with both the zoning designation and the Comprehensive Plan guidance for the Subject Property.

Architecture

Building elevations and colored renderings have been submitted and are attached to this case. The exterior finish of each townhome unit will vary between three primary models, each consisting of vinyl lap siding, shake siding, decorative shutters, gabled roofs, and stone veneer. These units are similar to the units Centra built in the "Cottages at the COR" development, located at the southwest corner of Ramsey Boulevard and Bunker Lake Boulevard. Each unit will have a front porch and front door, with a rear-loaded garage served by a network of private streets throughout the development. All units are two stories in height. For the exposed end units fronting a public or private street, the applicant will be required to add more architectural interest to the exposed sides than the sides of the existing units, as "four-sided" architecture is specified in the COR Framework. The applicant has acknowledged this requirement, and is developing updated elevations to satisfy the requirement for these units.

Site Plan

The interior roads are all 25-foot-wide private roadways to be maintained by the homeowner's association for this development. Four areas are shown with wider parking bump-outs. Other areas of the private roadway will need to be signed as "No Parking - Fire Lane". All driveways are wide enough to accommodate parking for two cars, plus each unit has an attached garage designed to accommodate parking for two additional cars. This satisfies the zoning requirement of having at least two parking spaces per townhome unit. Zeolite Street and Ramsey Parkway are expected to be constructed in 2024 with on-street parking available for daytime use.

There is one dead-end stub street at the northwest corner of the site, which is similar to other private roadways in the COR. The design has been reviewed and approved by the Fire Department, contingent upon approval of turning radius exhibits submitted by the applicant. A series of walkways are shown to provide access from the parking areas to the front doors of each unit. Some of the walkways will be shifted to maintain pedestrian connectivity while accounting for landscaping and utility placement. The units have been designed to conform with a 15-foot build-to line along Zeolite Street, Ramsey Parkway, and Bunker Lake Boulevard.

Landscape Plan

The submittal does include a Landscape Plan. Species and sizes are acceptable. The project includes a little over 200 new 'boulevard' trees (but the majority will be privately maintained as they are along private streets) plus another roughly forty (40) trees installed in common areas and rear yards. Staff noted some rather minor corrections that were needed, with the most significant one being to shift the easternmost row of trees to the boulevard along Zeolite Street (these would ultimately be maintained by the city). Otherwise, there will not be sufficient space to install trees in this boulevard. The EPB is scheduled to review the landscape plan on February 12th.

Plat

The preliminary plat assigns each of the 110 units to its own lot. These lots are divided into 12 blocks. Additionally, there are eight outlots within the development. Outlot A is designated to contain all the private streets in the development. Outlots B, C, and D are designated for pedestrian connections between the private street network and the trail along Bunker Lake Boulevard; these outlots are located between rows of townhome units to provide "cut-through" access for residents and visitors. Outlot E is designated as usable open space for the development. Outlot F is designated for the portion of the existing wetland that borders the development. Outlot G contains the rest of the aforementioned wetland, as well as developable land to be retained by the City. Outlot H, which will be renamed as an additional lot and block per Staff review comments, contains developable land south of Ramsey Parkway to also be retained by the City.

Alternatives

Alternative 1: Motion to approve the Preliminary Plat and Site Plan with the modifications as recommended by staff and the Planning Commission.

Alternative 2: Motion to approve the Preliminary Plat and Site Plan with modifications the City Council sees appropriate.

Alternative 3: Motion to not approve the Preliminary Plat or Site Plan based on certain findings.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

The Applicant is purchasing this property from the City. As a part of the sale, the Applicant will be contributing a portion of the costs to construct the extension of West Ramsey Parkway.

Recommendation:

At their meeting on January 25, 2024, Planning Commission recommended the City Council adopt Resolution #24-041, Approving the Preliminary Plat and Site Plan Review for Waterfront Village, contingent upon compliance with Staff's review comments (this contingency is incorporated into the attached Resolution).

Outcome/Action:

Motion to adopt Resolution #24-041, Approving the Preliminary Plat and Site Plan Review for Waterfront Village.

Attachments

Resolution #24-041 Preliminary Plat and Site Plan

Site Location Map

Site Plan

Preliminary Plat

Landscaping Plan

Building Elevations

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 02/08/2024

Reviewed By

Brian Hagen

Date

02/08/2024 01:26 PM

Started On: 01/29/2024 09:23 AM

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

RESOLUTION #24-041

**A RESOLUTION GRANTING PRELIMINARY PLAT AND SITE PLAN APPROVAL
FOR WATERFRONT VILLAGE**

RECITALS

WHEREAS, Centra North, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for a 110-unit detached townhome development on the property generally described as follows:

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

(**"Subject Property"**); and

WHEREAS, the Applicant is purchasing a portion of the **Subject Property** from the City of Ramsey; and

WHEREAS, the **Subject Property** is zoned COR-4b and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the City Code allows townhouses as a permitted use in the COR-4b Zoning District, subject to a Site Plan Review; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on January 25, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended approval of the request at a public hearing on January 25, 2024; and

WHEREAS, the City Council reviewed the request at its meeting on February 13, 2024.

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

That the Ramsey City Council hereby grants Preliminary Plat approval for a plat with one-hundred-and-ten townhome lots, one additional lot and block, and seven outlots and Site Plan approval for a detached townhome development in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

1.01. Final legal form approved by the City Attorney.

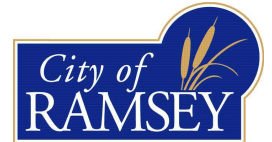
- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.
- 1.04. Standard development and park/trail dedication fees shall be paid for all lots created by this Plat, except Outlot G. Fees on Outlot G will be charged at the rates in effect at the time of its subdivision.
- 1.05. Outlot H, as shown on the preliminary plat, shall be platted as a Lot and Block. Development fees for this lot shall be charged at the rates in effect at the time of its subdivision.

Section 2. Site Plan Review Requirements

- 2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated January 15, 2024. The applicant is authorized to proceed to construction plans.
- 2.02. That the **Applicant** shall provide upgraded side building elevations that show enhanced design, per the COR Framework requirements, on the following units where a side faces a public roadway, private roadway, or a walkway:
 - Lot 1, Block 1;
 - Lot 14, Block 3;
 - Lots 1 and 6, Block 4;
 - Lots 1 and 10, Block 5;
 - Lots 1 and 3, Block 6;
 - Lots 1 and 18, Block 7;
 - Lots 1 and 9, Block 8;
 - Lot 4, Block 9;
 - Lot 1, Block 12
- 2.03. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.
- 2.04. Approval by the Lower Rum River Watershed Management Organization.
- 2.05. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred until after the roadway is complete.
- 2.06. This Site Plan approval shall automatically expire if the use is not initiated by January 25, 2025, and issuance of the building permit shall constitute as initiation of the use.

- 2.07 Update to construction plans per staff review comments in ProjectDox.
- 2.08 Prior to construction of the units, the Developer is encouraged to explore sound attenuation strategies in the construction of the units, per Anoka County Highway Department's comments.

Waterfront Village



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Print Date: September 22, 2023

0 0.02 0.04 0.07 0.11 0.14 mi

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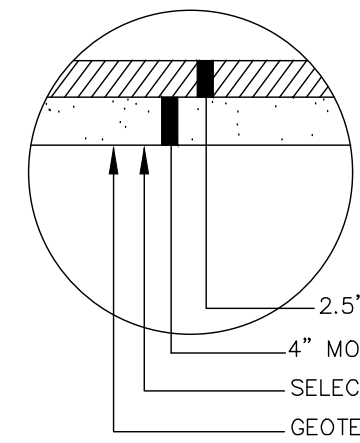


LEGEND

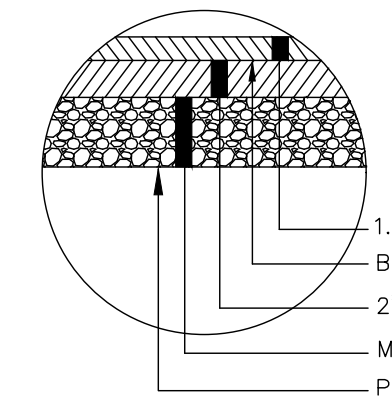
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS TRAIL
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STREETLIGHT

KEY NOTES

- A** PEDESTRIAN CURB RAMP
- C** 5' BITUMINOUS TRAIL
- D** 6' BITUMINOUS TRAIL
- E** STREETLIGHT
- F** 2 FT WIDE VALLEY GUTTER
- G** SURMOUNTABLE CURB
- H** B612 CURB
- I** POSSIBLE RETAINING WALL
- J** SNOW STORAGE AREA

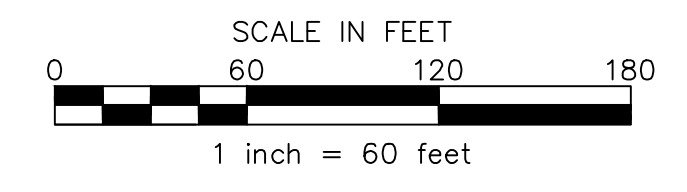
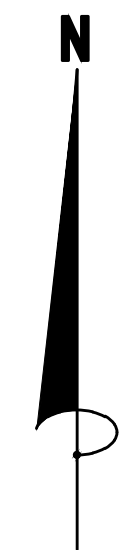


STANDARD BITUMINOUS TRAIL SECTION



- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)
- BITUMINOUS MATERIAL FOR TACK COAT
- 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)
- MIN 4" MODIFIED CLASS 5 AGGREGATE BASE (SEE NOTE 2 ON CITY PLATE # STR-29)
- PLACED ON PREPARE SUBGRADE (SEE NOTE 3 ON CITY PLATE # STR-29)

STANDARD PRIVATE STREET SECTION



James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306
 PHONE: (952)890-6044 FAX: (952)890-6244

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.
 J. GILL G. COOPER
 Date: 12/15/23 Reg. No. 18495

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
SITE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

DRAWN BY	VUN
DATE	12/15/23
REVISIONS	
CAD FILE	24108-SITE
PROJECT NO.	24108
	C1.2

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ALPHA
DEVELOPMENT
DEVELOPMENT

RAMSEY TOWN CENTER
10TH ADDITION

BISON STREET NW RAMSEY TOWN CENTER 10TH ADDITION

148TH LANE NW

PROPERTY DESCRIPTION

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County,
Minnesota
Torrens Property

ZONING INFORMATION

CURRENT ZONING
WEST & SOUTH SIDE
DEVELOPMENT AREA
COR-2b (Commercial subdistrict)
COR-4b (Neighborhood subdistrict)

MINIMUM SETBACKS PROVIDED

BUILDING TO PUBLIC RIGHT OF WAY	10 FEET
GARAGE SIDE TO OUTLOT A (PRIVATE DRIVE)	20 FEET
ENTRY SIDE TO FRONT SIDEWALK	10 FEET
BUILDING TO COMMON SPACE OUTLOTS	5 FEET
INTERIOR SIDE SETBACK	5 FEET
MINIMUM LOT WITH AT SETBACK	30 FEET

SITE DATA

UNITS	110 UNITS	
OUTLOTS	8 OUTLOTS	
(PRIVATE DRIVE) (OUTLOT A)	(1 OUTLOT)	
(OPEN SPACE) (OUTLOTS B-F)	(5 OUTLOTS)	
(FUTURE DEVELOPMENT) (OUTLOTS G-H)	(2 OUTLOTS)	
DENSITY (DWELLING UNITS/ GROSS AREA-FUTURE DEVELOPMENT(OUTLOTS G-H))	6.63 D.U./ACRE	
GROSS	1,217,769 S.F.	27.956 ACRES
LOTS	366,513 S.F.	8.414 ACRES
OUTLOT (PRIVATE DRIVE) (OUTLOT A)	780075 S.F.	17.908 ACRES
(OPEN SPACE) (OUTLOTS B-F)	(105,318 S.F.)	(2.418 ACRES)
(FUTURE DEVELOPMENT) (OUTLOTS G-H)	(179,849 S.F.)	(4.129 ACRES)
(494,908 S.F.)	(11.361 ACRES)	
PUBLIC R.O.W. (STREET C)	71,181 S.F.	1.634 ACRES
TOTAL	1,217,769 S.F.	27.956 ACRES

DRAINAGE AND UTILITY SHALL BE DEDICATED OVER ALL COMMON OUTLOTS
(OUTLOTS A, B, C, D, E & F)

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044
mhampton@jrhill.com
www.jrhill.com



WATERFRONT VILLAGE
RAMSEY, MINNESOTA
PRELIMINARY PLAT
FOR
CENTRA COMPANIES
11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

DRAWN BY PLM
DATE 12/1/2023
REVISIONS A 1/9/24: City comments
CAD FILE 24108pp1.dwg
PROJECT NO. 24108-00
C2.0

HY-10 RAMSEY
2ND ADDITION

HY-10 RAMSEY
4TH ADDITION

HY-10
RAMSEY 3RD
ADDITION

147TH
AVE. NW

WEST ARMSTRONG
ADDITION

146TH
AVE. NW

ARMSTRONG BOULEVARD NW (C.S.A.H. NO. 83)

RAMSEY PROPERTIES ADDITION

RAMSEY PROPERTIES
ADDITION

COR TWO NORTHSTAR

AFFILIATED AT THE COR

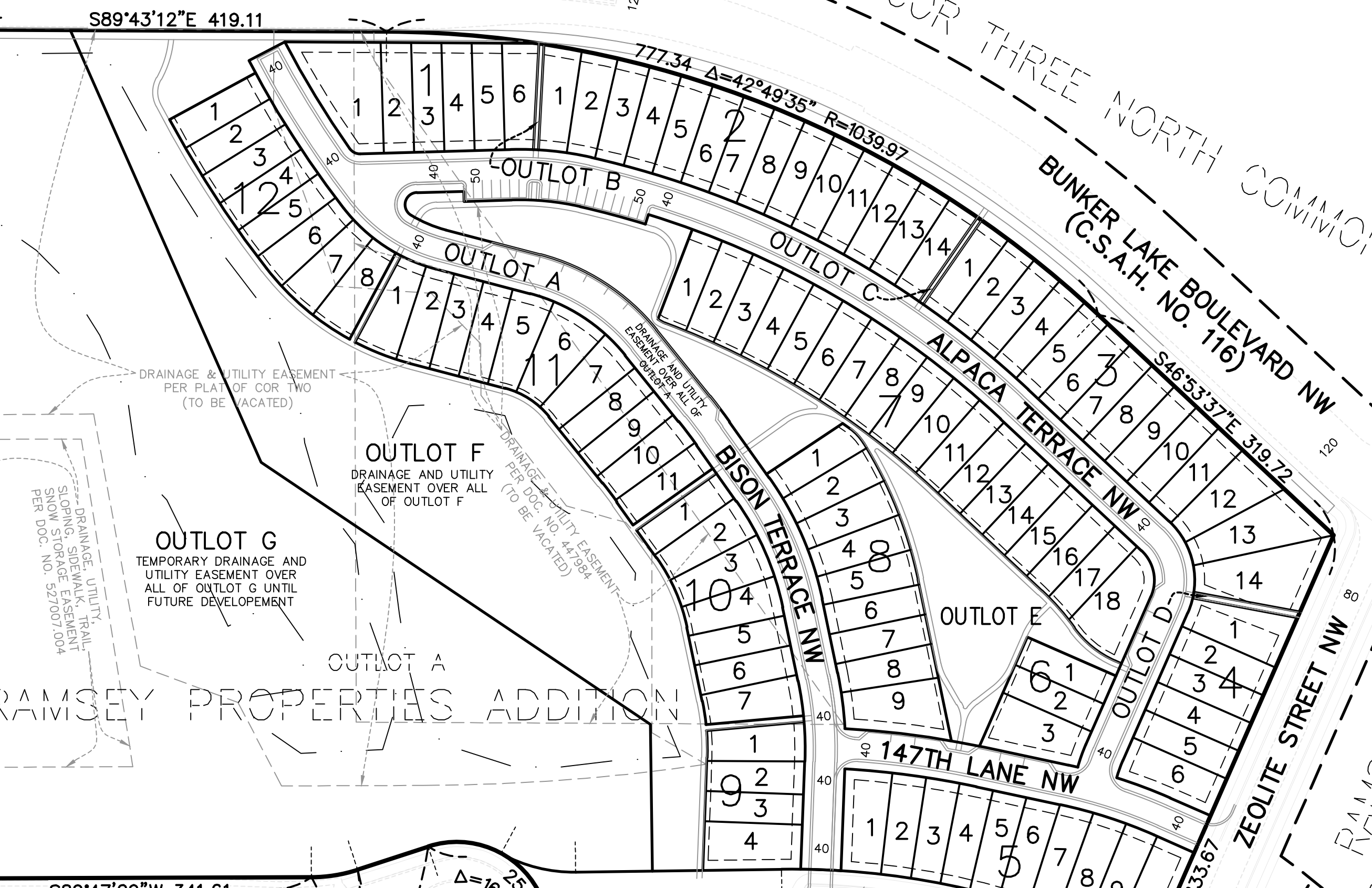
COR THREE NORTH COMMONS
BUNKER LAKE BOULEVARD NW
(C.S.A.H. NO. 116)

VISTA AT
NORTH
COMMONS

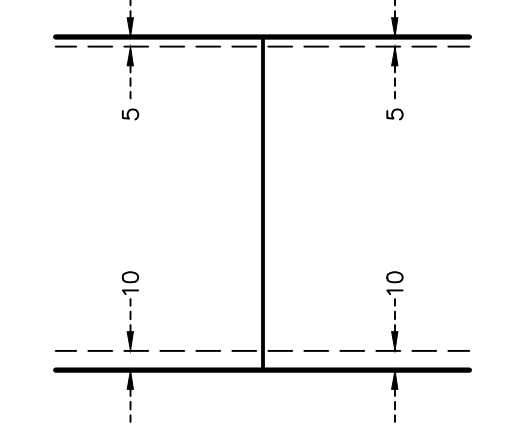
RAMSEY TOWN CENTER
ADDITION

RAMSEY TOWN
CENTER ADDITION

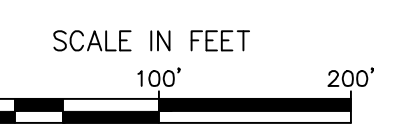
WEST RAMSEY
PARKWAY



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5
FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
ADJOINING REAR LOT LINES, AND BEING 10 FEET
IN WIDTH, UNLESS OTHERWISE INDICATED,
ADJOINING RIGHT OF WAY LINES AND PRIVATE
ROAD (OUTLOT A), AS SHOWN ON THIS PLAT.

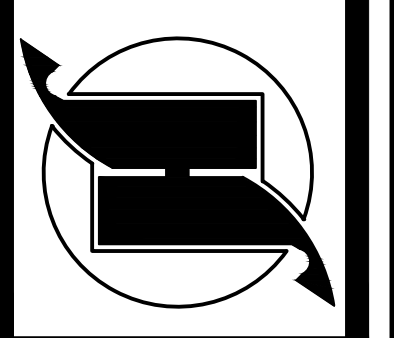


148TH LANE NW

S89°43'12"E 419.11

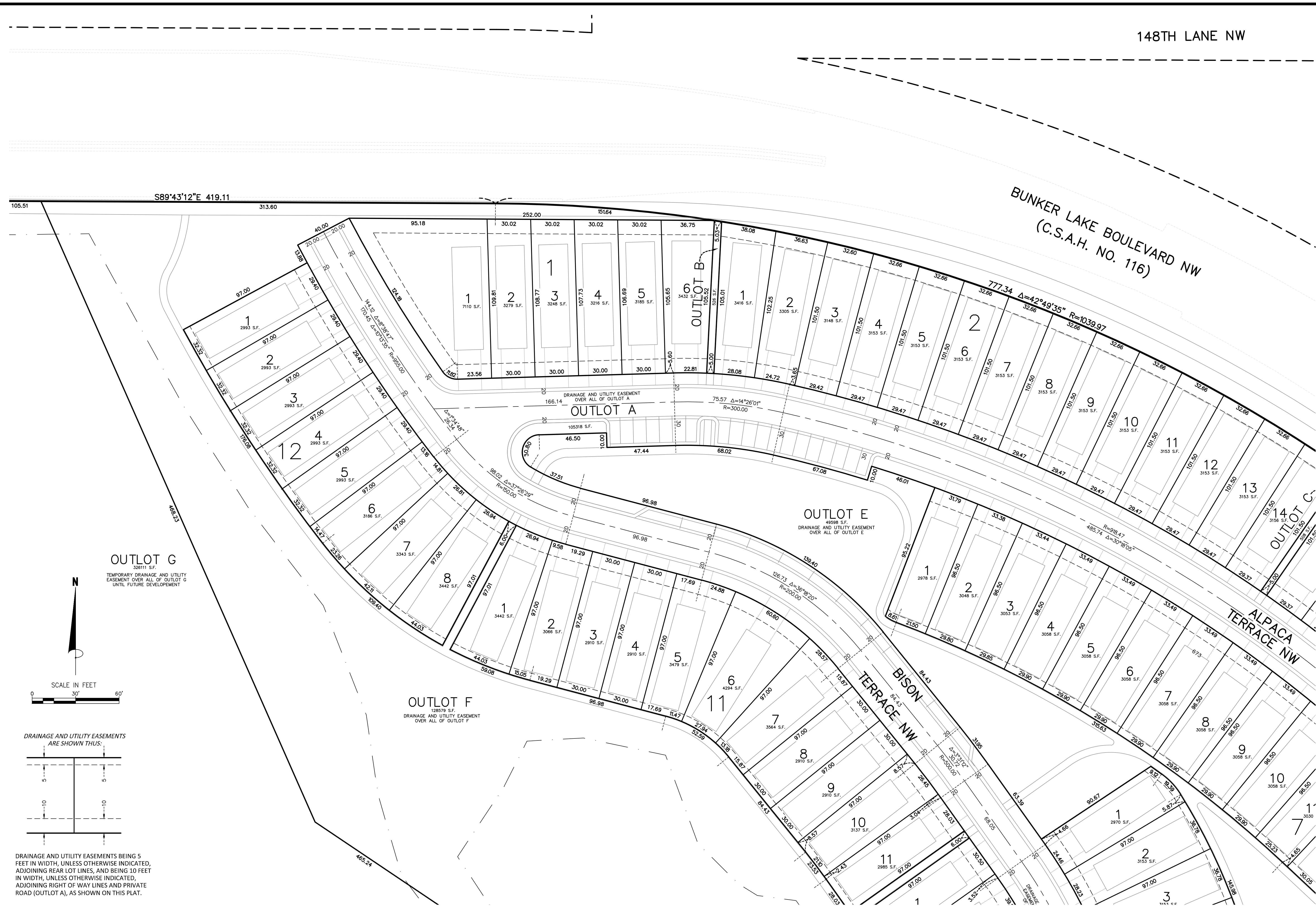
BUNKER LAKE BOULEVARD NW
(C.S.A.H. NO. 116)

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
 PHONE: 952.890.6044 mhampton@jrhill.com
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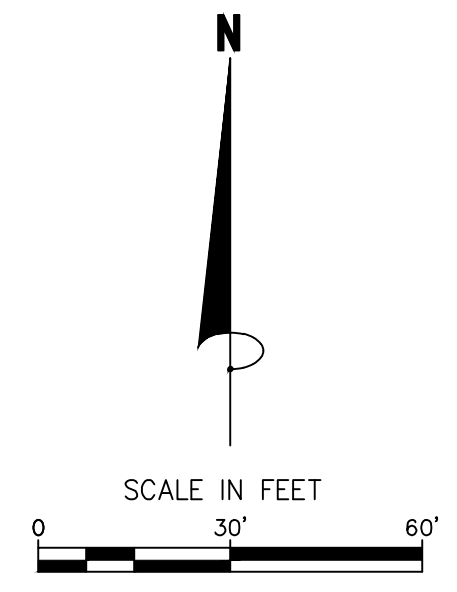
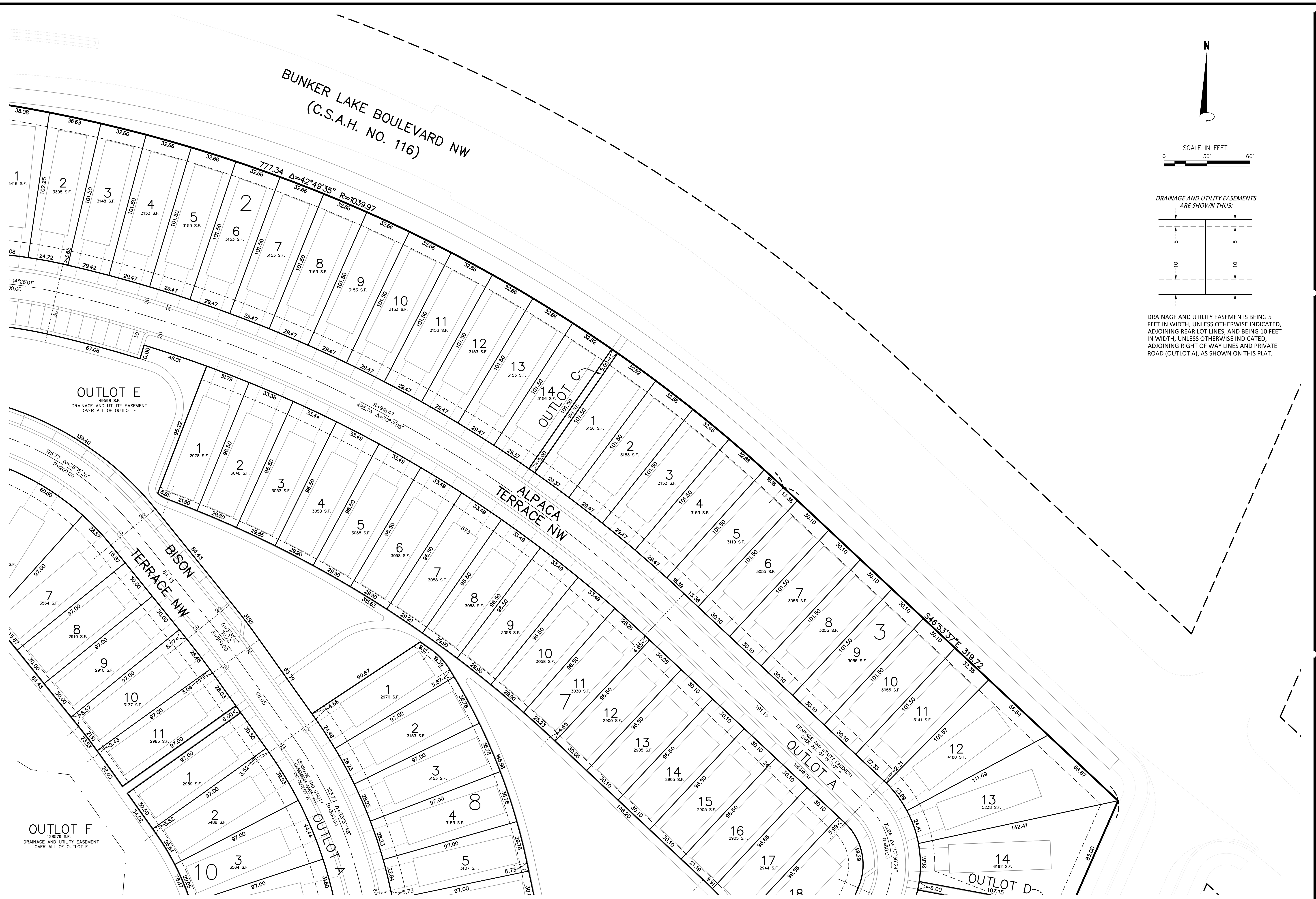
WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
 PRELIMINARY PLAT
 FOR
 CENTRA COMPANIES
 11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

DRAWN BY	PLM
DATE	12/1/2023
REVISIONS	A 1/9/24: City comments
CAD FILE	24108pp2-4.dwg
PROJECT NO.	24108-00
	C2.1

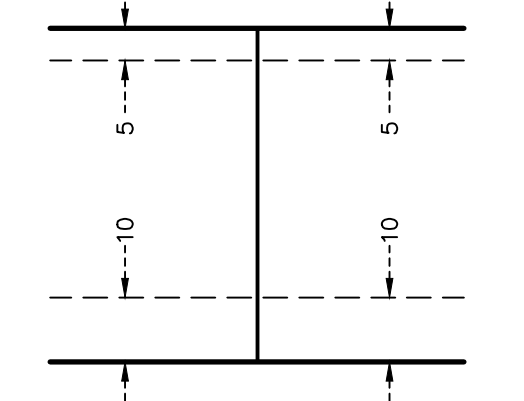


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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



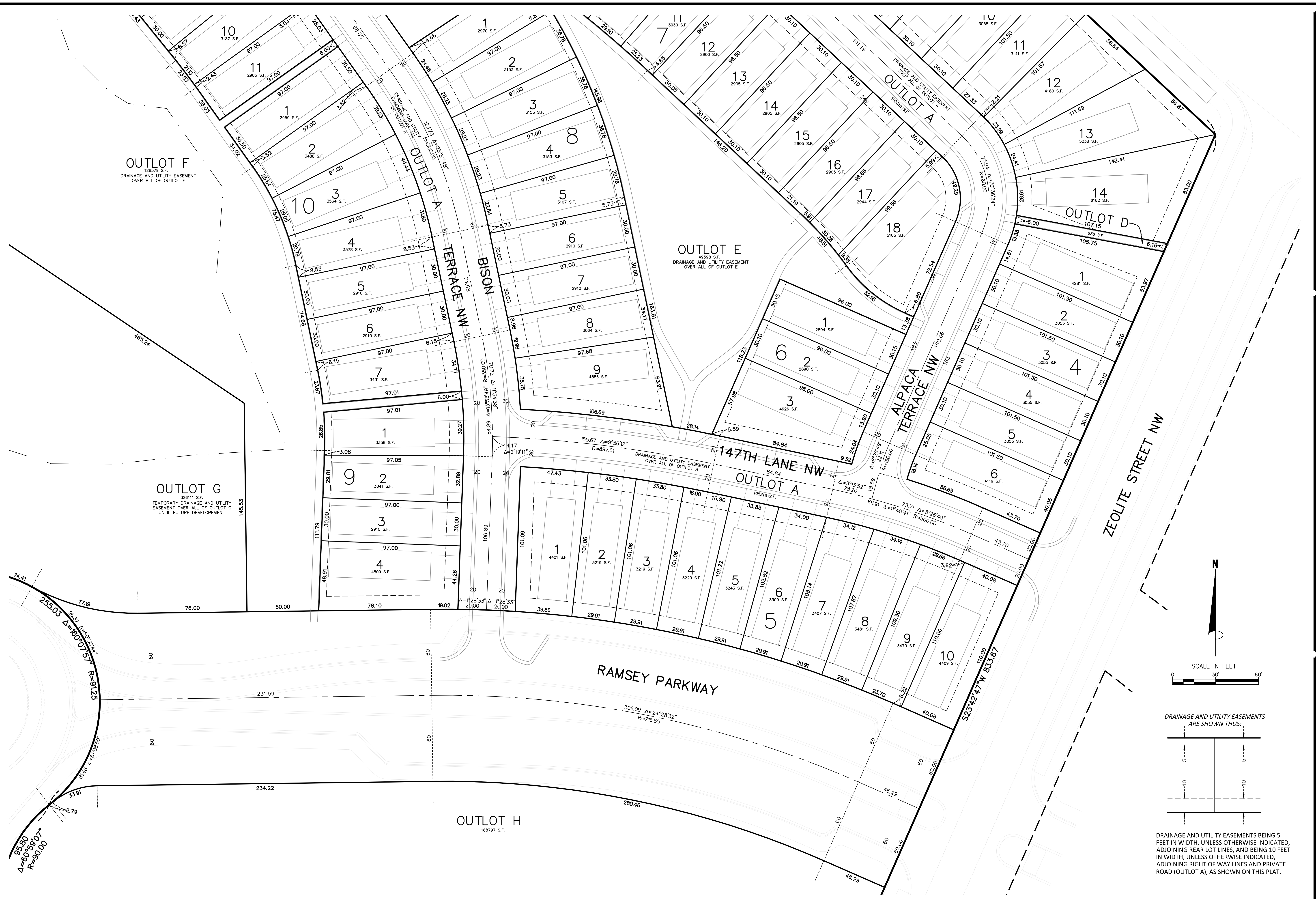
DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND PRIVATE ROAD (OUTLET A), AS SHOWN ON THIS PLAT.

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
 PHONE: 952.890.6044 mhampton@jrhill.com www.jrhill.com

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY PLAT
 FOR
CENTRA COMPANIES
 11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

DRAWN BY	PLM
DATE	12/1/2023
REVISIONS	
A 1/9/24: City comments	
CAD FILE	24108pp2-4.dwg
PROJECT NO.	24108-00
	C2.2

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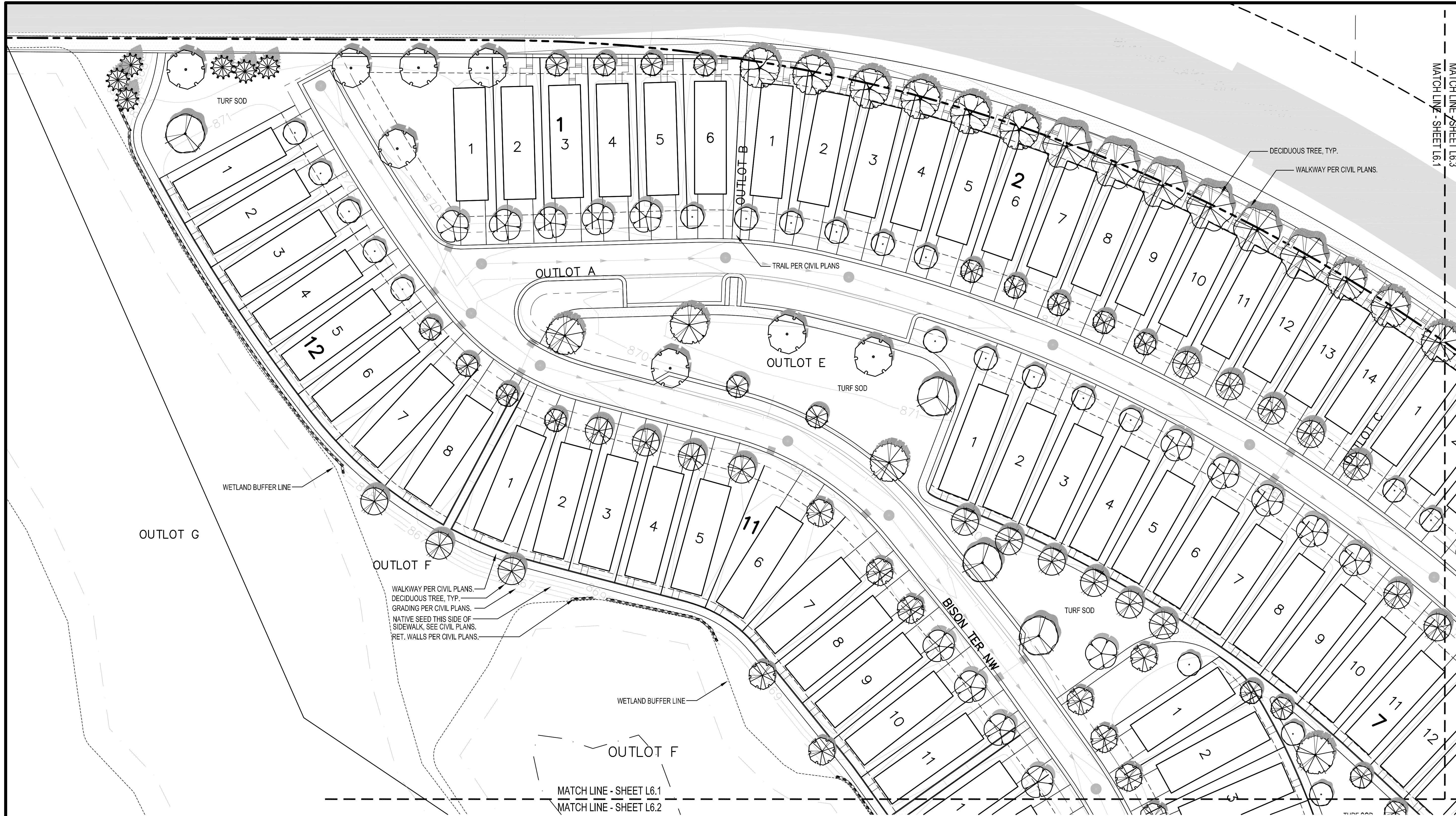
James R. Hill, Inc.
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 PHONE: 952.890.6044 mhampton@jrhill.com
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WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY PLAT
 FOR
CENTRA COMPANIES
 11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

DRAWN BY	PLM
DATE	12/1/2023
REVISIONS	A 1/9/24: City comments
CAD FILE	24108pp2-4.dwg
PROJECT NO.	24108-00
C2.3	

DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND PRIVATE ROAD (OUTLOT A), AS SHOWN ON THIS PLAT.



CALYX DESIGN GROUP
 Landscape Architecture - Planning
 475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com

I hereby certify that this plan, specification or other document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
PRELIMINARY
 Print Name: _____ License No. 46324
 Signature: _____ Date: _____

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

DRAWN BY	BH
DATE	12/15/23
REVISIONS	
1/12/24	SITE PLAN REV.
CAD FILE	24108-L
PROJECT NO.	24108
	L6.1

MUNICIPAL LANDSCAPE CALCULATIONS:

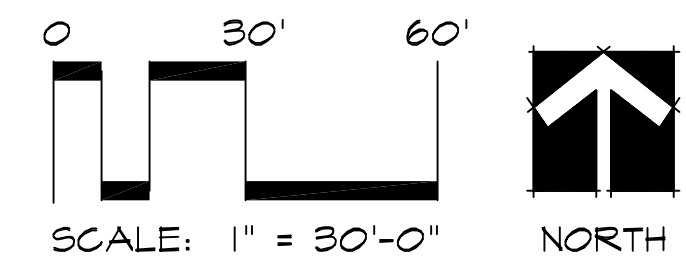
Minimum Planting Sizes
 Coniferous Trees: 5' Hgt.
 Ornamental Trees: 1.0" Cal.
 Shade/Deciduous Island Trees: 1.0" Cal.
 Shade/Deciduous Overstory Trees: 1.0" Cal.
 Deciduous Shrubs: 24"

City of Ramsey COR-4b Residential Units:
 One Overstory Tree Per 35 Feet of Street Frontage
 2,250 LF Public Street Facing Frontage = 64
 2,660LF Internal Roads X2 (Double-Loaded) / 35 = 152
 Development Front Yard Trees To Be Planted: 216
 Development Rear Yard & Buffer Trees To Be Planted: 42

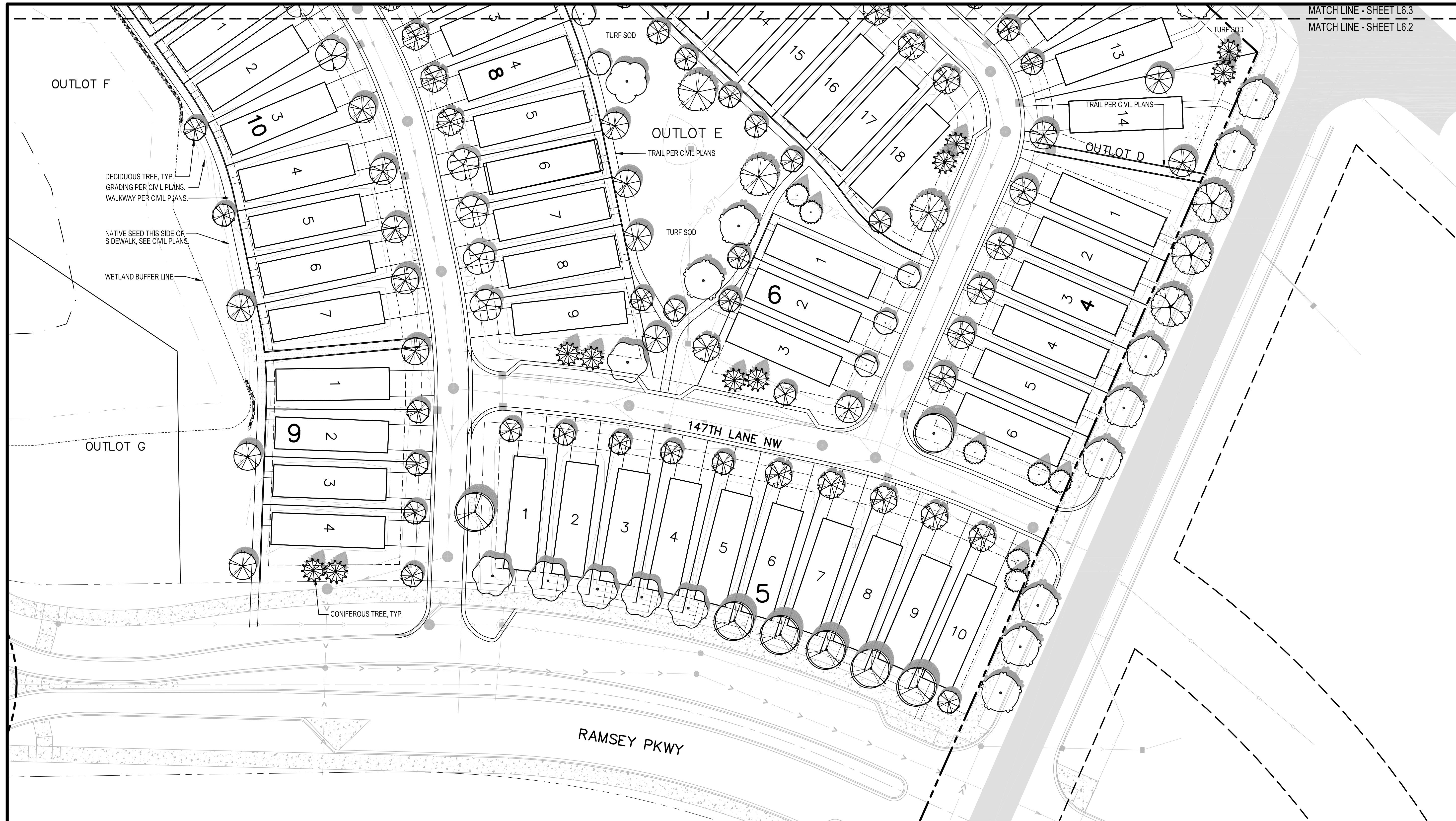
GENERAL NOTES:

- Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
- See Civil Engineer's plans for grading layout and requirements
- Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
- Sod all disturbed areas except plant beds and areas noted to receive mulch or native seed.
- Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
- Refer to builder's specifications for additional requirements.
- See Sheet L6.4 for Landscape Details, Notes, Schedules, and Typical Foundation Planting Enlargement. Landscape contractor shall be responsible for determine their own plant quantities per unit during bidding.
- Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.

LANDSCAPE LAYOUT WEST:



See Sheet L6.4 for Planting Details, Notes, and Requirements



OUTLOT F

DECIDUOUS TREE, TYP.
 GRADING PER CIVIL PLANS.
 WALKWAY PER CIVIL PLANS.

NATIVE SEED THIS SIDE OF
 SIDEWALK, SEE CIVIL PLANS.

WETLAND BUFFER LINE

OUTLOT G

CONIFEROUS TREE, TYP.

TURF SOD

OUTLOT E

TRAIL PER CIVIL PLANS

TURF SOD

OUTLOT D

TRAIL PER CIVIL PLANS

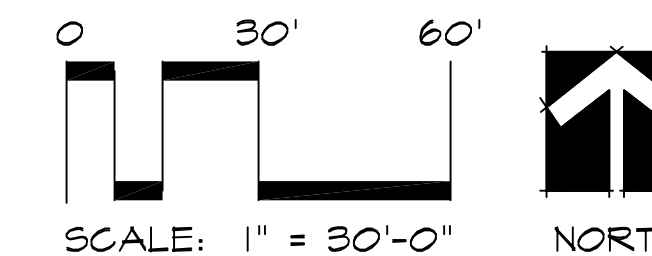
147TH LANE NW

RAMSEY PKWY

GENERAL NOTES:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch or native seed.
5. Place a minimum of 4" topsoil, with not more than 35% sand content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheet L6.4 for Landscape Details, Notes, Schedules, and Typical Foundation Planting Enlargement. Landscape contractor shall be responsible for determine their own plant quantities per unit during bidding.
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.

LANDSCAPE LAYOUT SOUTH:



See Sheet L6.4 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
 Landscape Architecture - Planning
 475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com

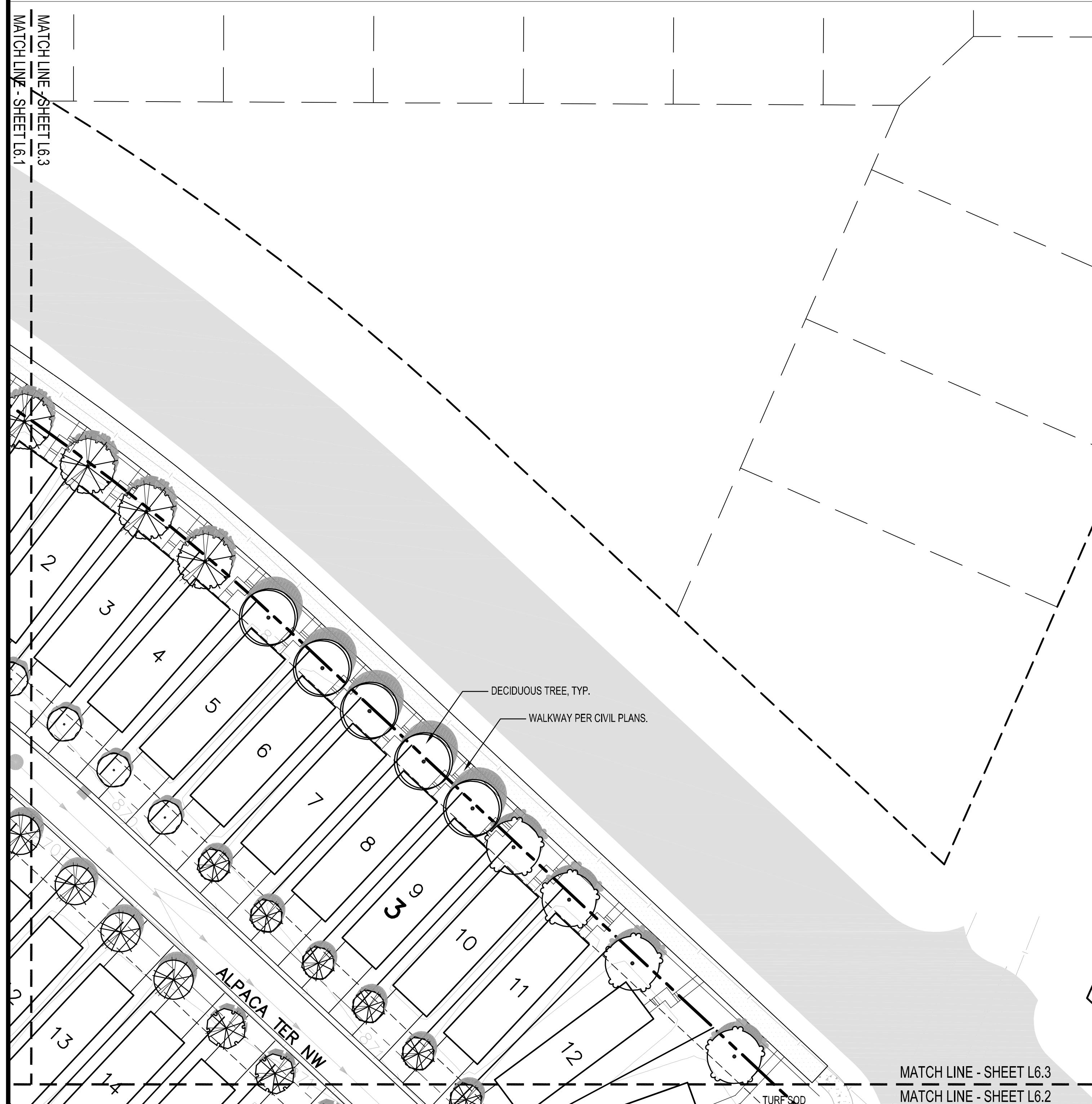
I hereby certify that this plan, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Print Name: **Barbara H. Hageman, R.L.A.**
 License No. 46824
PRELIMINARY
 Signature: _____ Date: _____

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

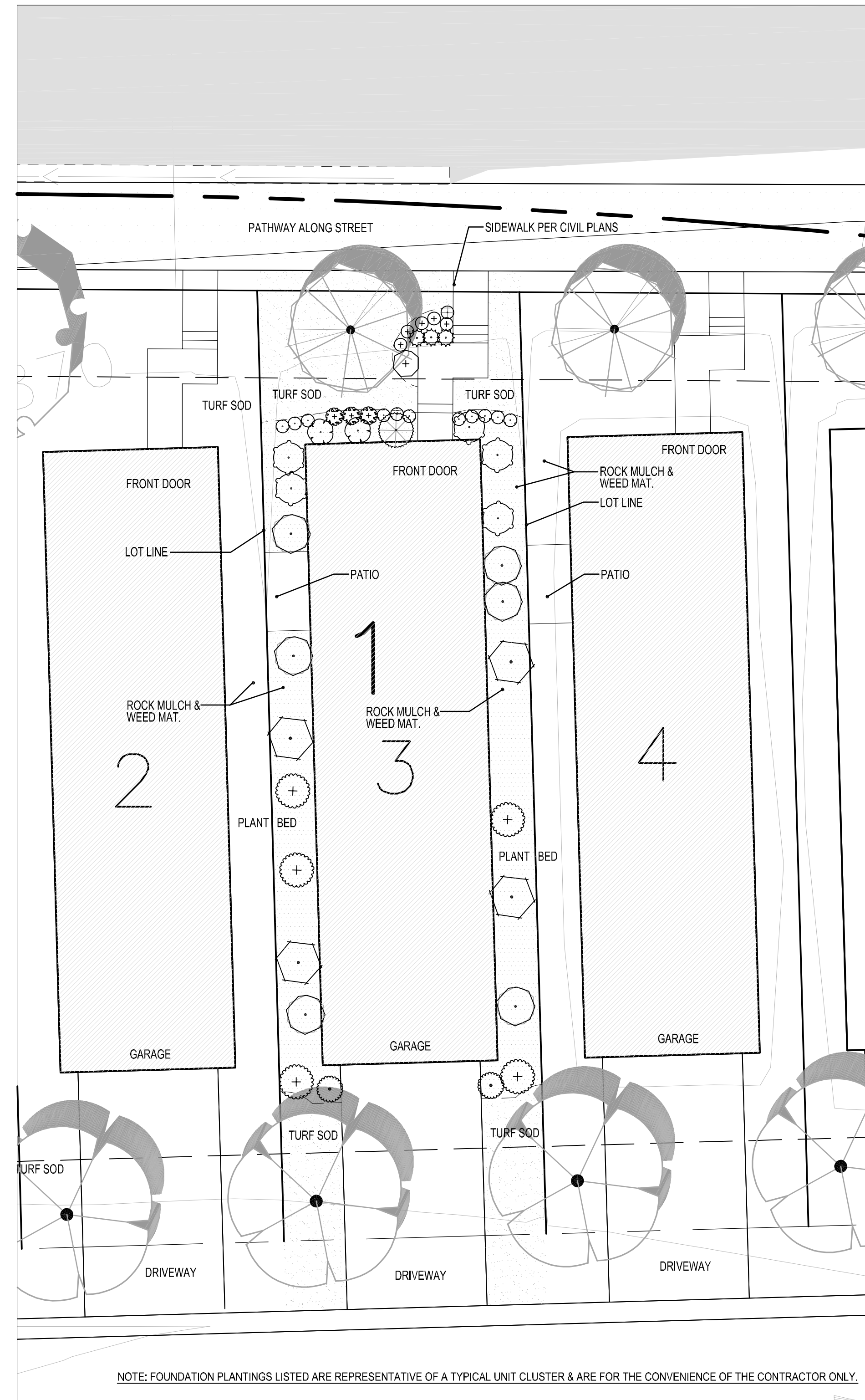
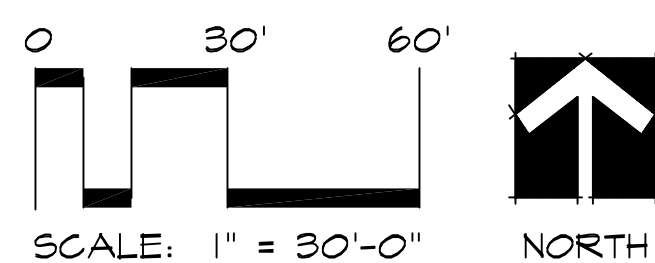
DRAWN BY	BH
DATE	12/15/23
REVISIONS	
1/12/24	SITE PLAN REV.
CAD FILE	24108-L
PROJECT NO.	24108
	L6.2

GENERAL NOTES:

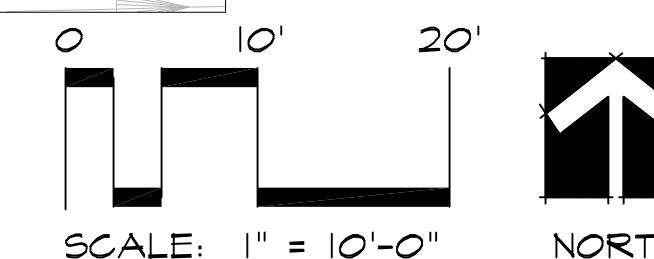
1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch or native seed.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheet L6.4 for Landscape Details, Notes, Schedules, and Typical Foundation Planting Enlargement. Landscape contractor shall be responsible for determine their own plant quantities per unit during bidding.
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.



LANDSCAPE LAYOUT EAST:



TYPICAL FOUNDATION PLANTING ENLARGEMENT:



See Sheet L6.4 for Planting Details, Notes, and Requirements

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 Landscape Architecture - Planning
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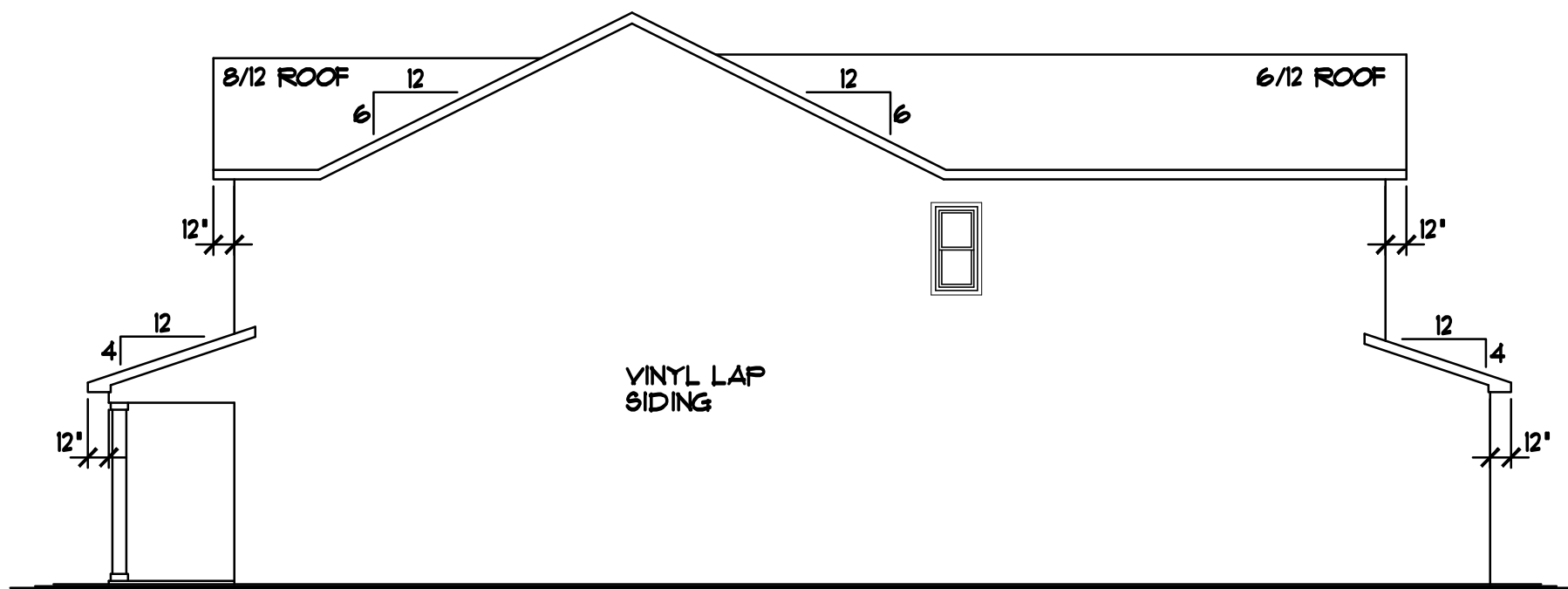


I hereby certify that this plan, specification, or other document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Print Name: Benjamin Berg, R.L.A.
 Signature: _____
 Date: _____
PRELIMINARY
 License No. 48924

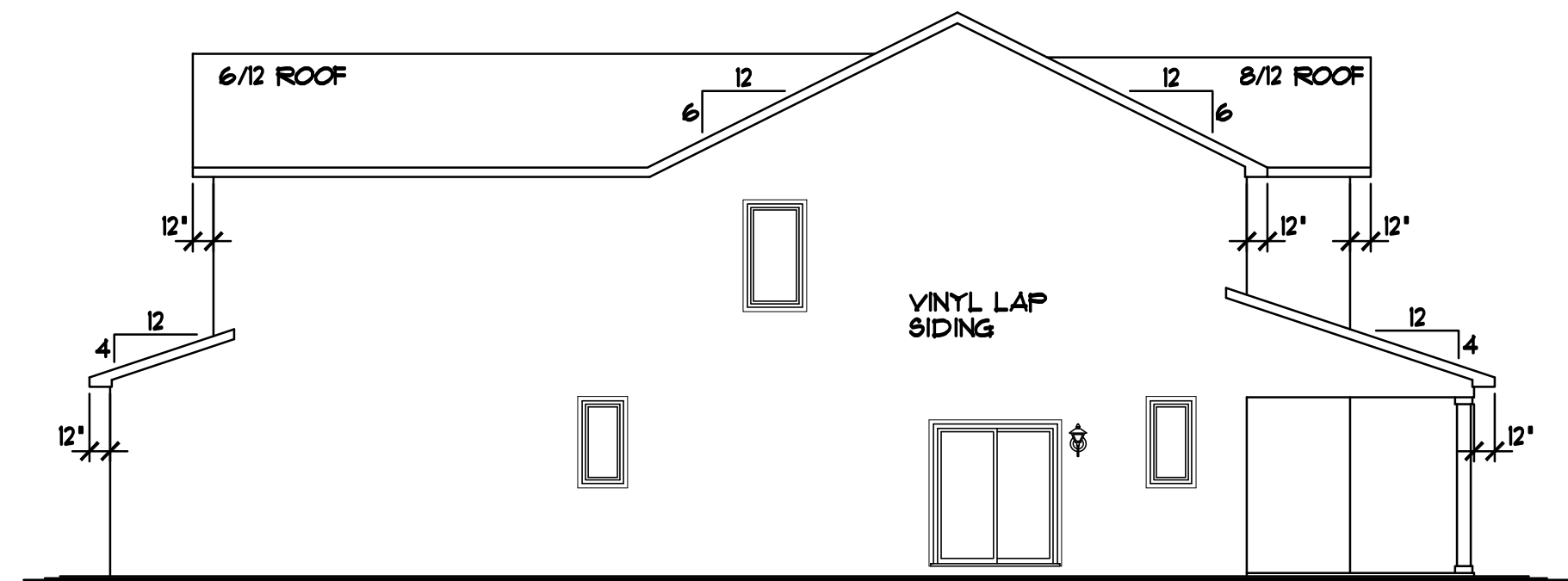
WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

DRAWN BY	BH
DATE	12/15/23
REVISIONS	
1/12/24	SITE PLAN REV.

CAD FILE
 24108-L
 PROJECT NO.
 24108
 L6.2



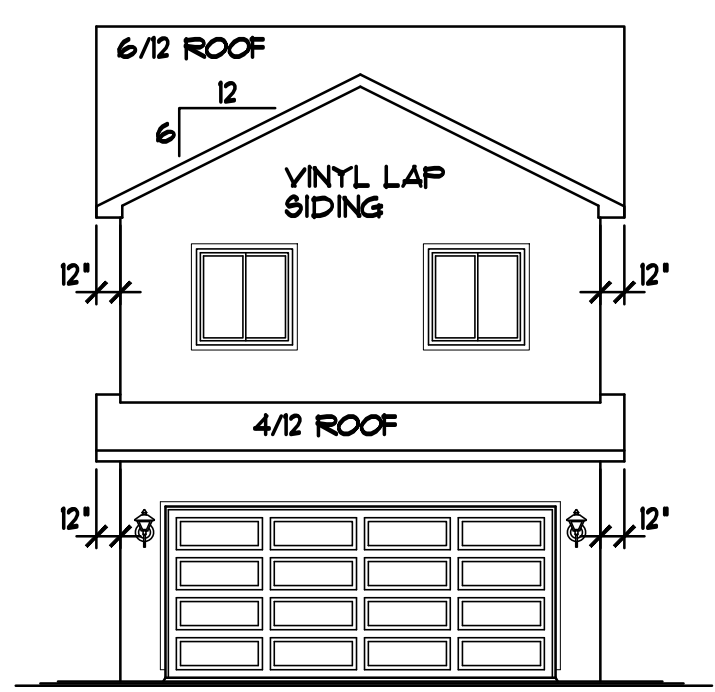
RIGHT ELEVATION 1/8"=1'-0"



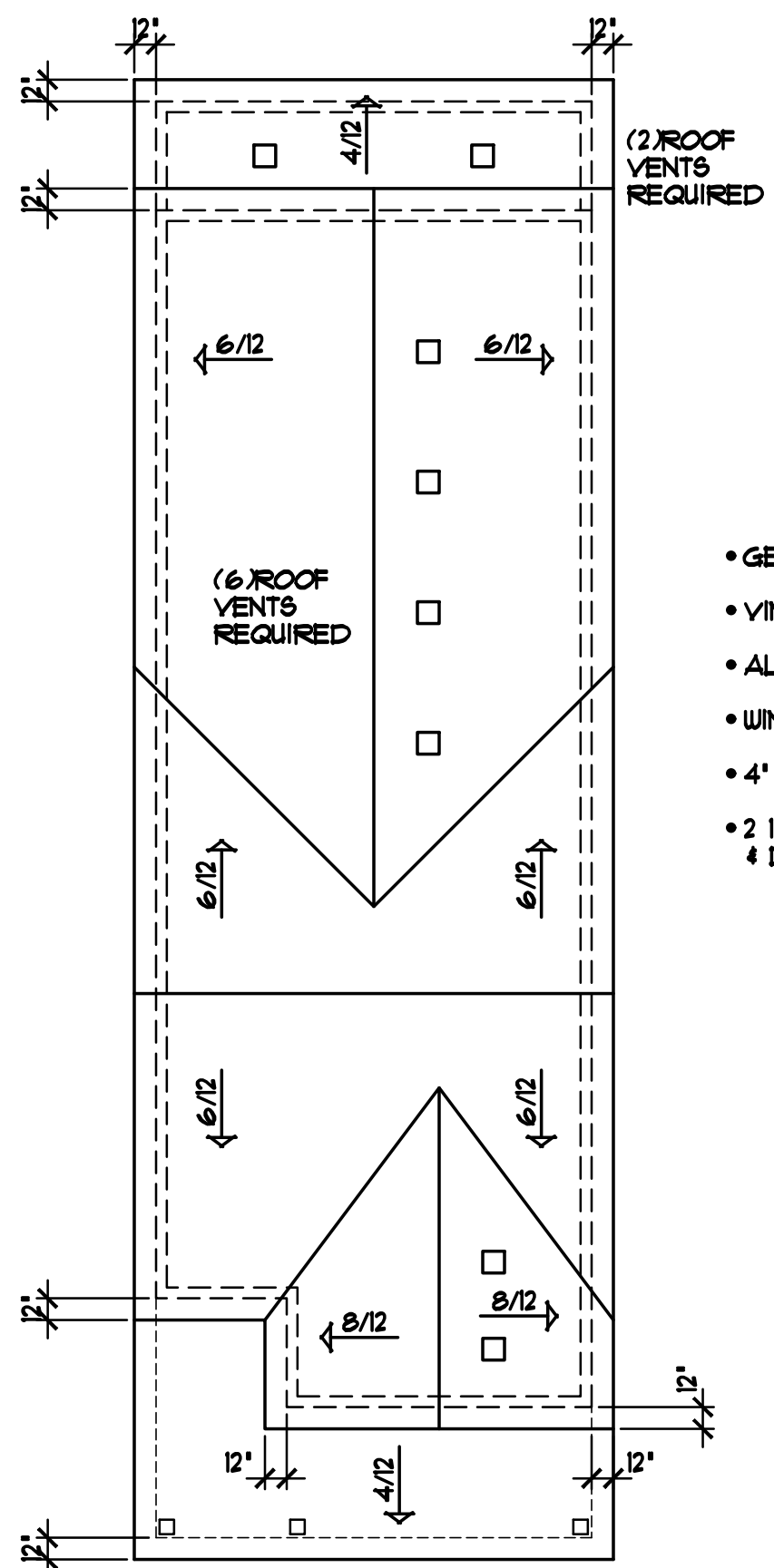
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 6/12 ROOF TRUSSES, ADJUST HEEL HEIGHT • 8/12 ROOF TO MATCH FASCIA WITH 6/12 ROOF (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

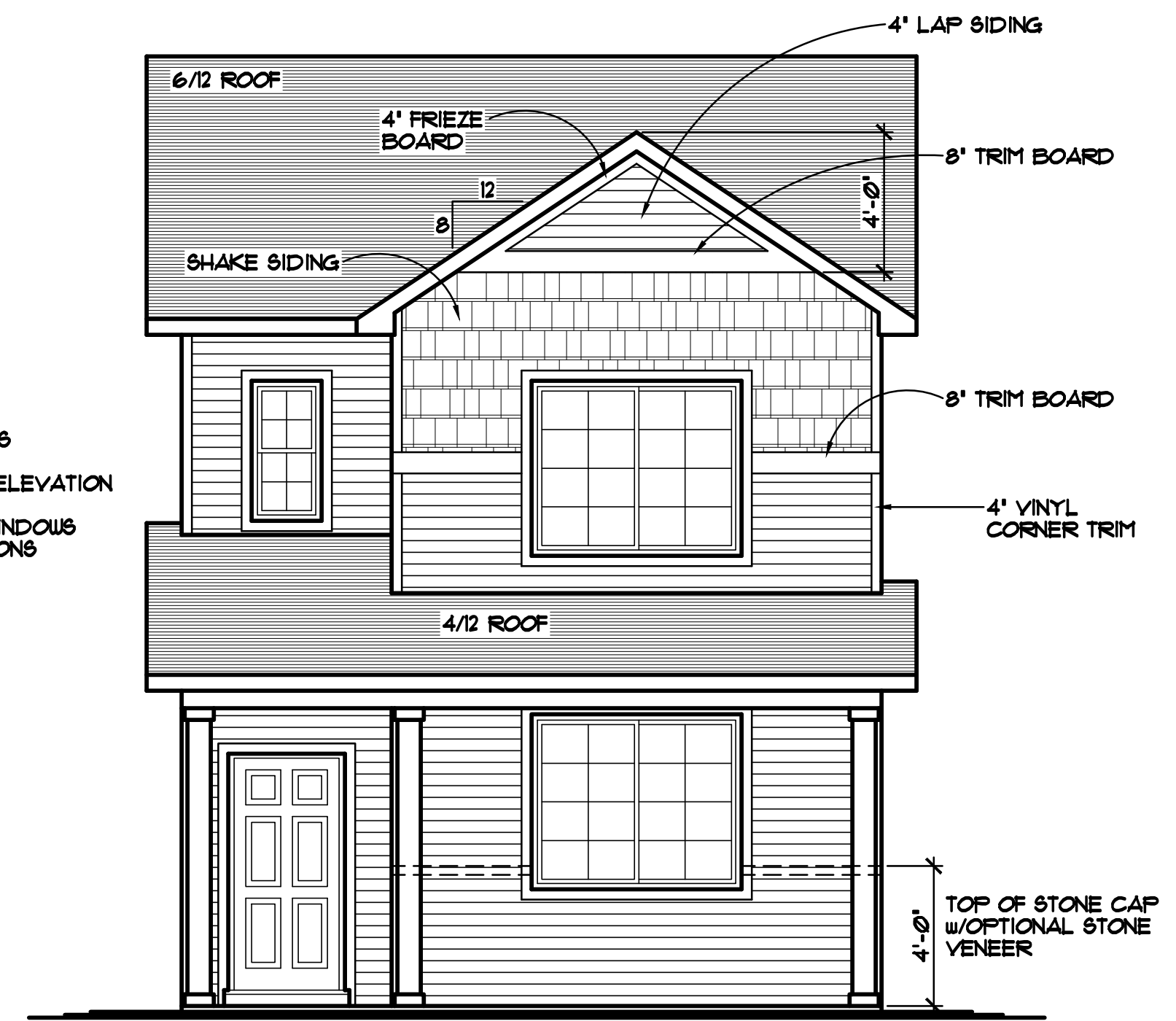


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "A" 1/4"=1'-0"

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• WWW.CROIXDESIGN.COM •

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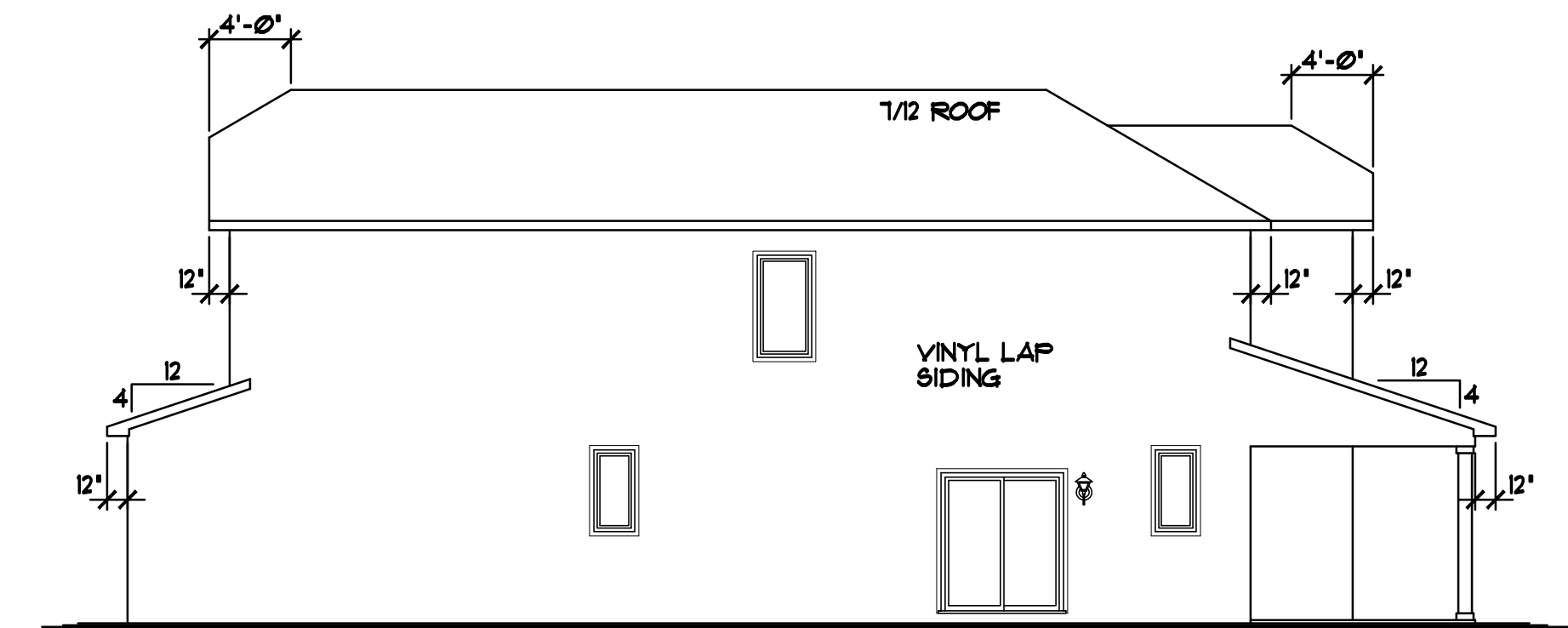
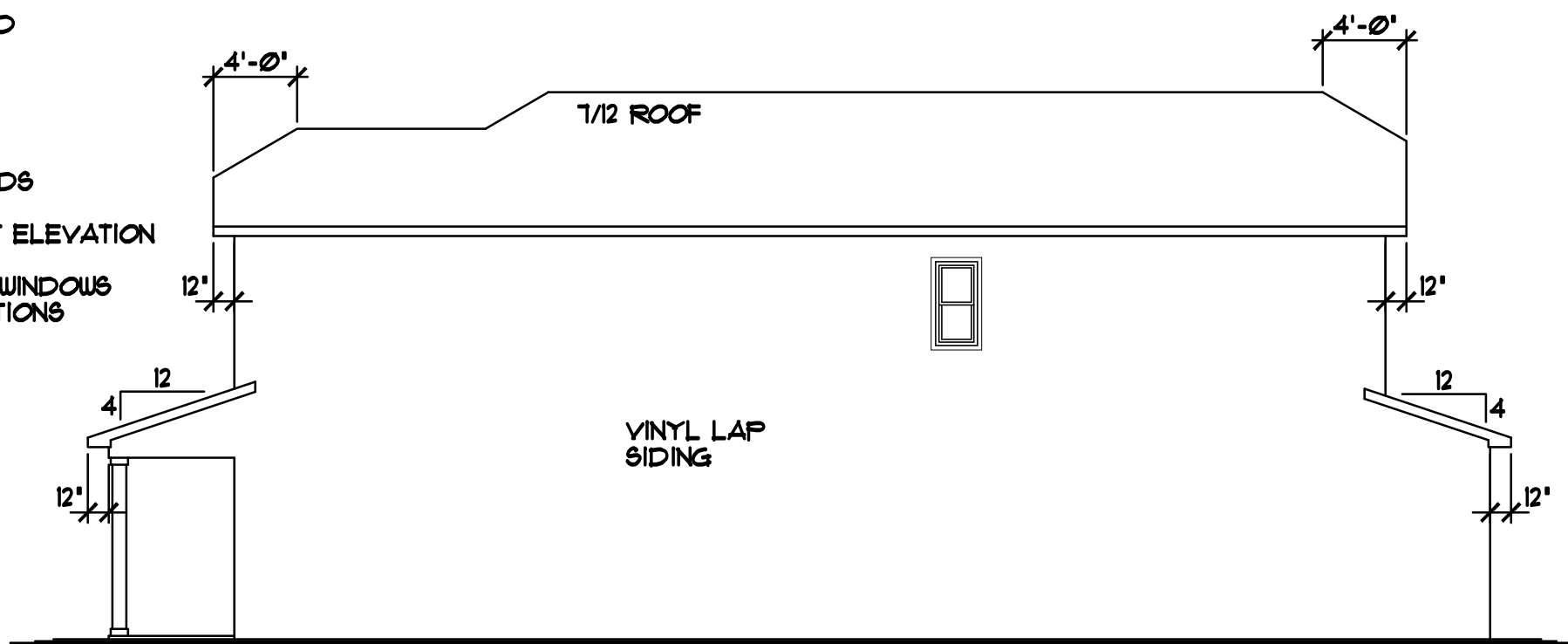
CENTRA HOMES LLC

THE ELMCREST

131 SQ. FT. FIRST FLOOR
1010 SQ. FT. SECOND FLOOR
1201 SQ. FT. TOTAL

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DATE	SCALE
9/26/2023	AS NOTED
CADD FILE #	
23194	
SHEET	
1 OF 6	

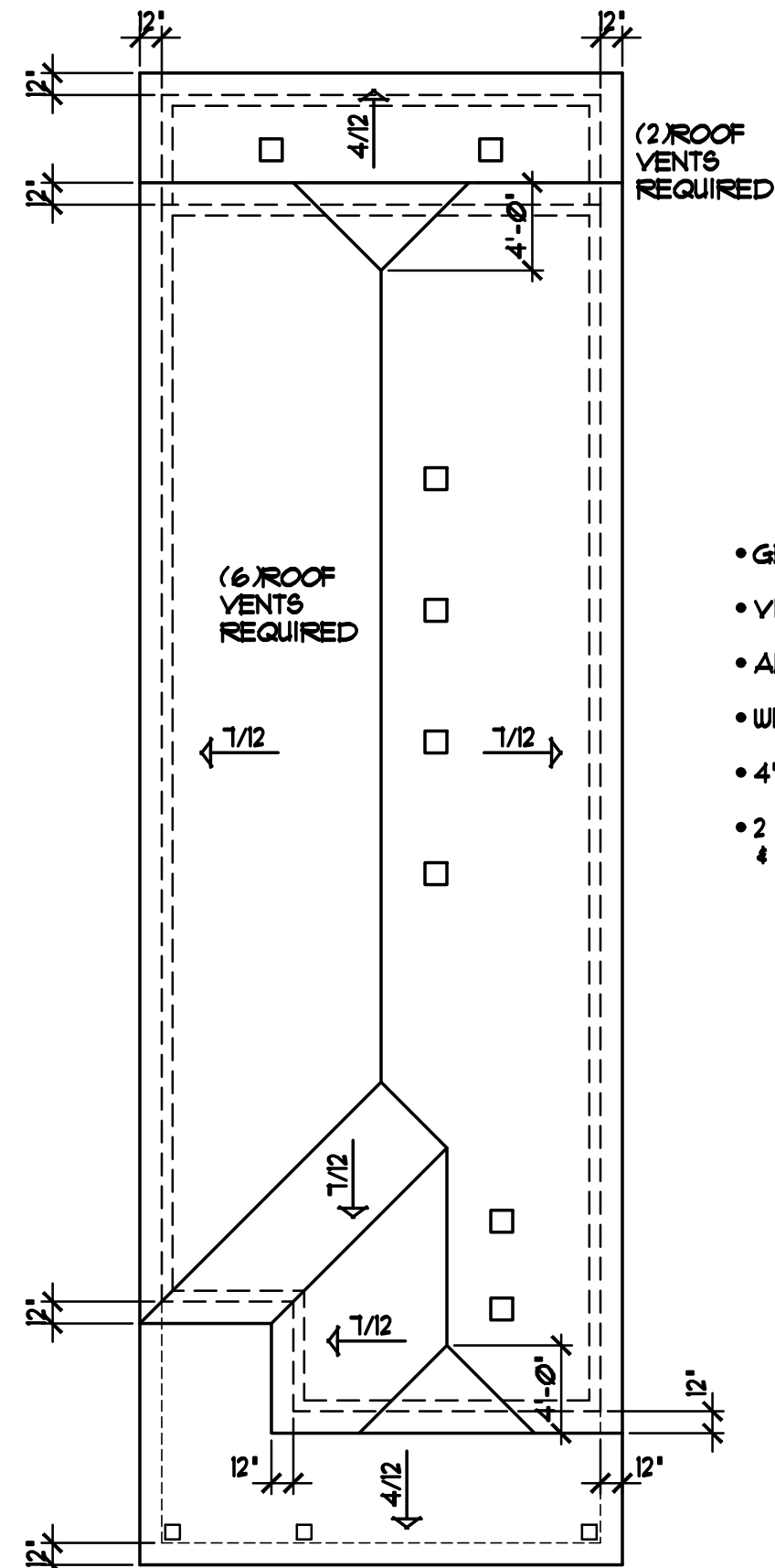
- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



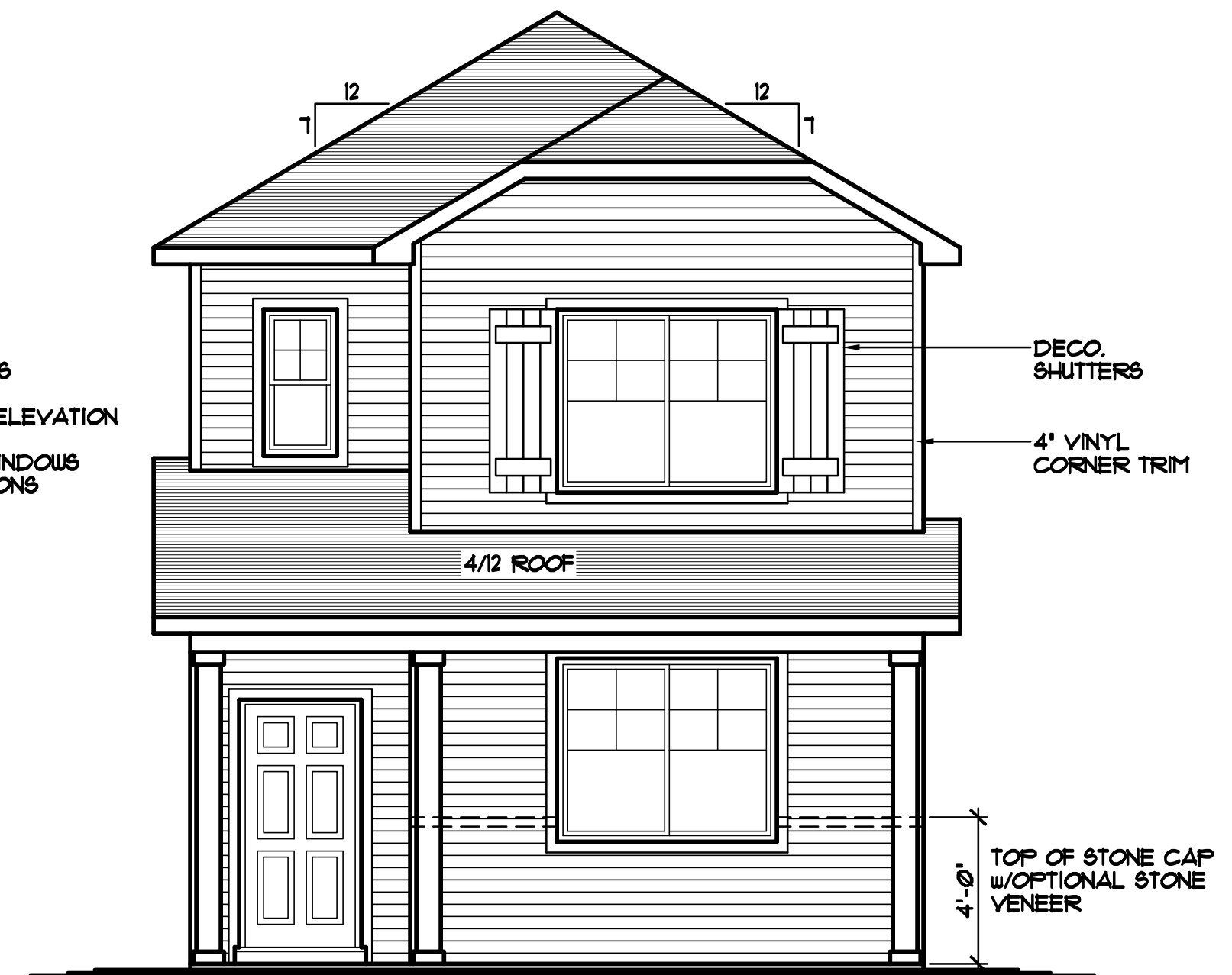
GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8" PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8" PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 7/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

RIGHT ELEVATION 1/8"=1'-0"



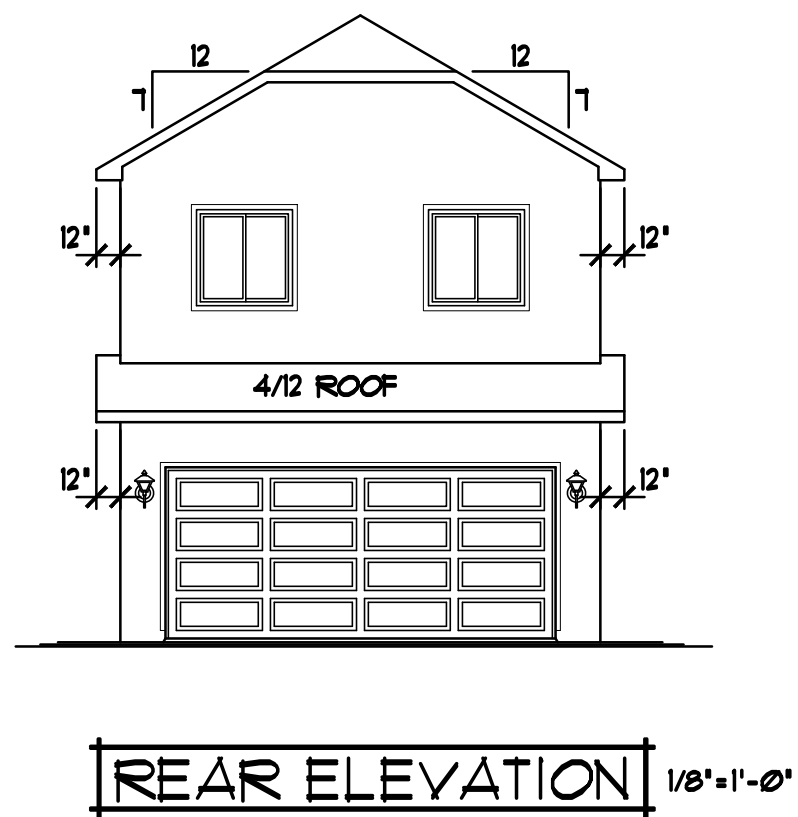
LEFT ELEVATION 1/8"=1'-0"



FRONT ELEVATION "B" 1/4"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS

BIRD'S-EYE ROOF PLAN 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"

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- WWW.CROIXDESIGN.COM •

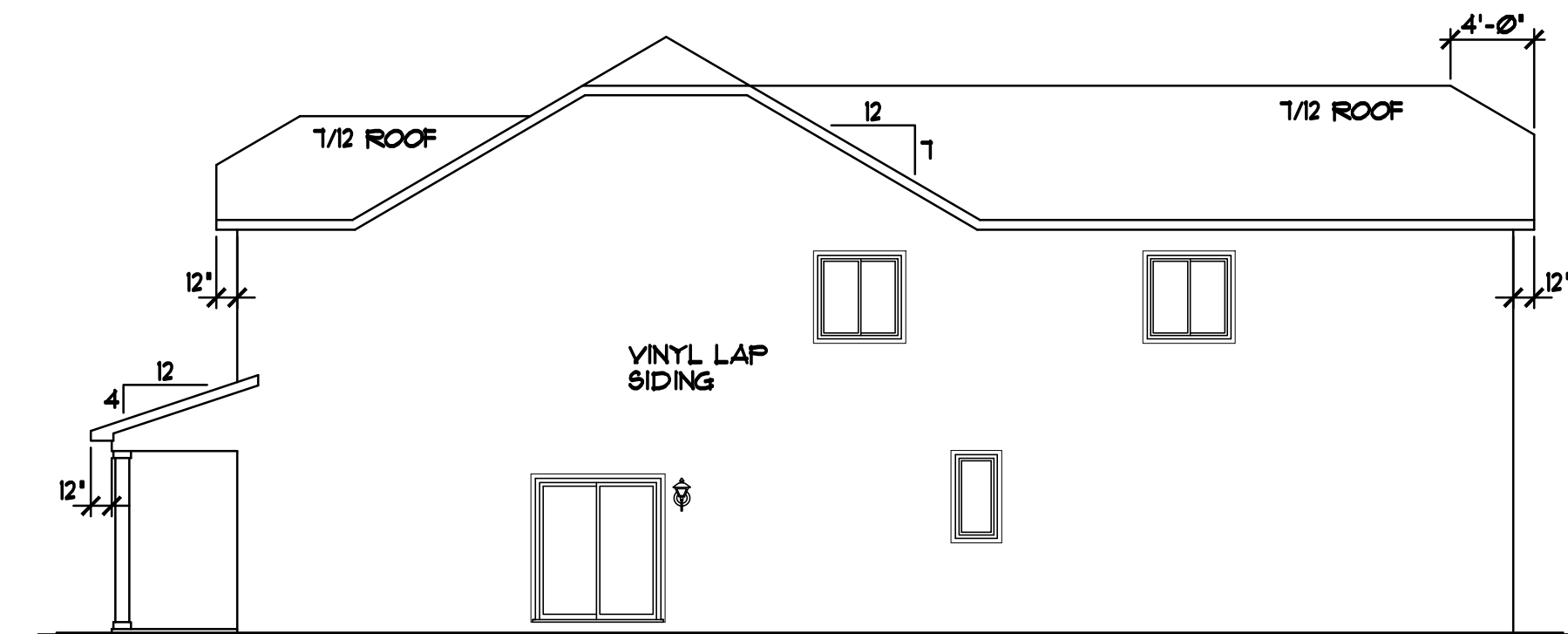
BUILT BY:

CENTRA HOMES LLC

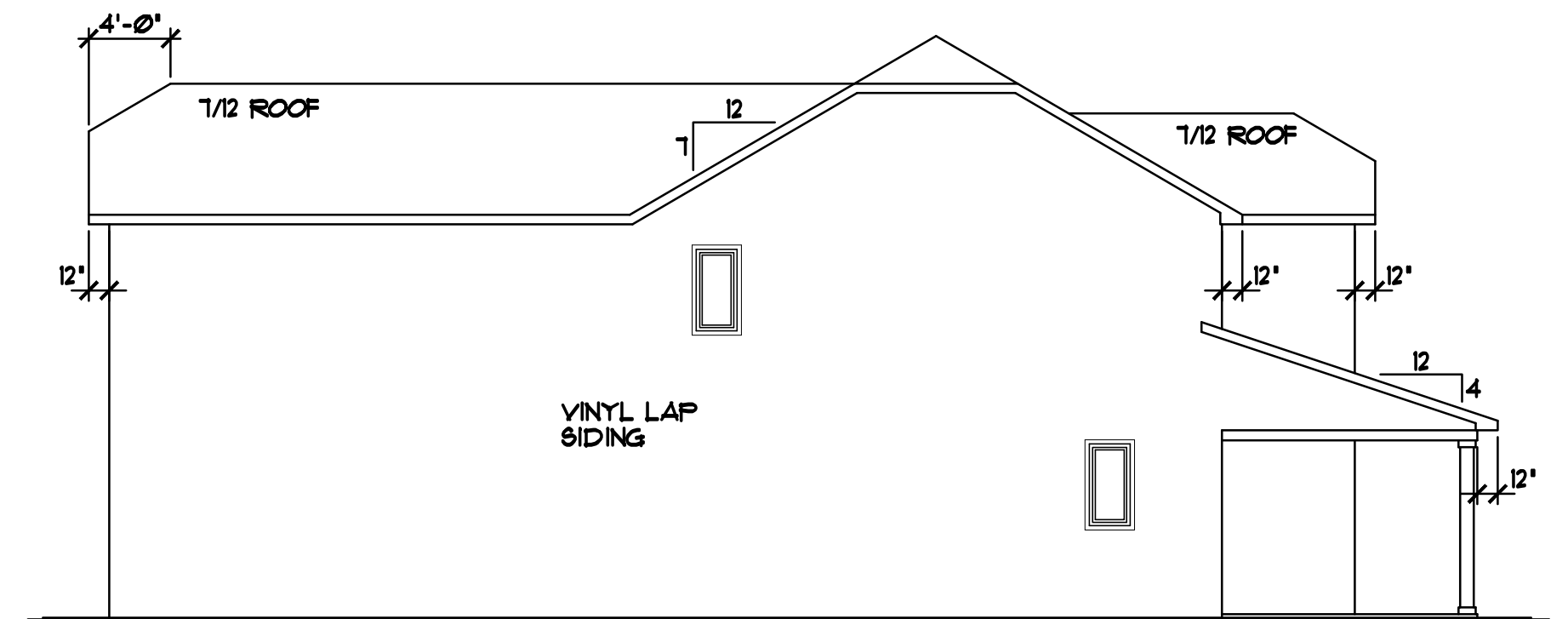
THE ELMCREST

137 SQ. FT. FIRST FLOOR
1010 SQ. FT. SECOND FLOOR
1207 SQ. FT. TOTAL

DRAWN N.F.	CHECKED --
DATE: 9/26/2023	SCALE: AS NOTED
CADD FILE # 23194	
SHEET 1 OF 6	



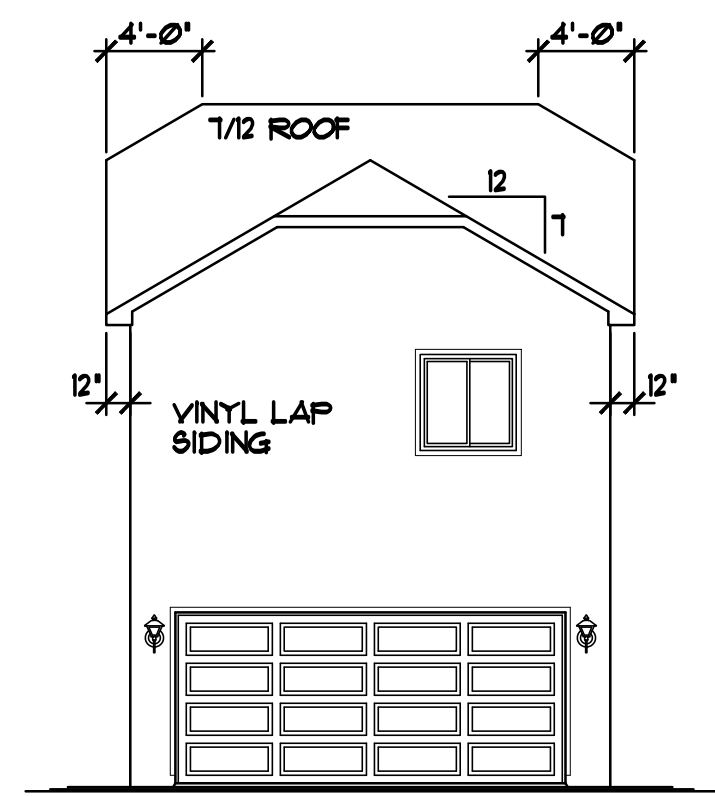
RIGHT ELEVATION 1/8"=1'-0"



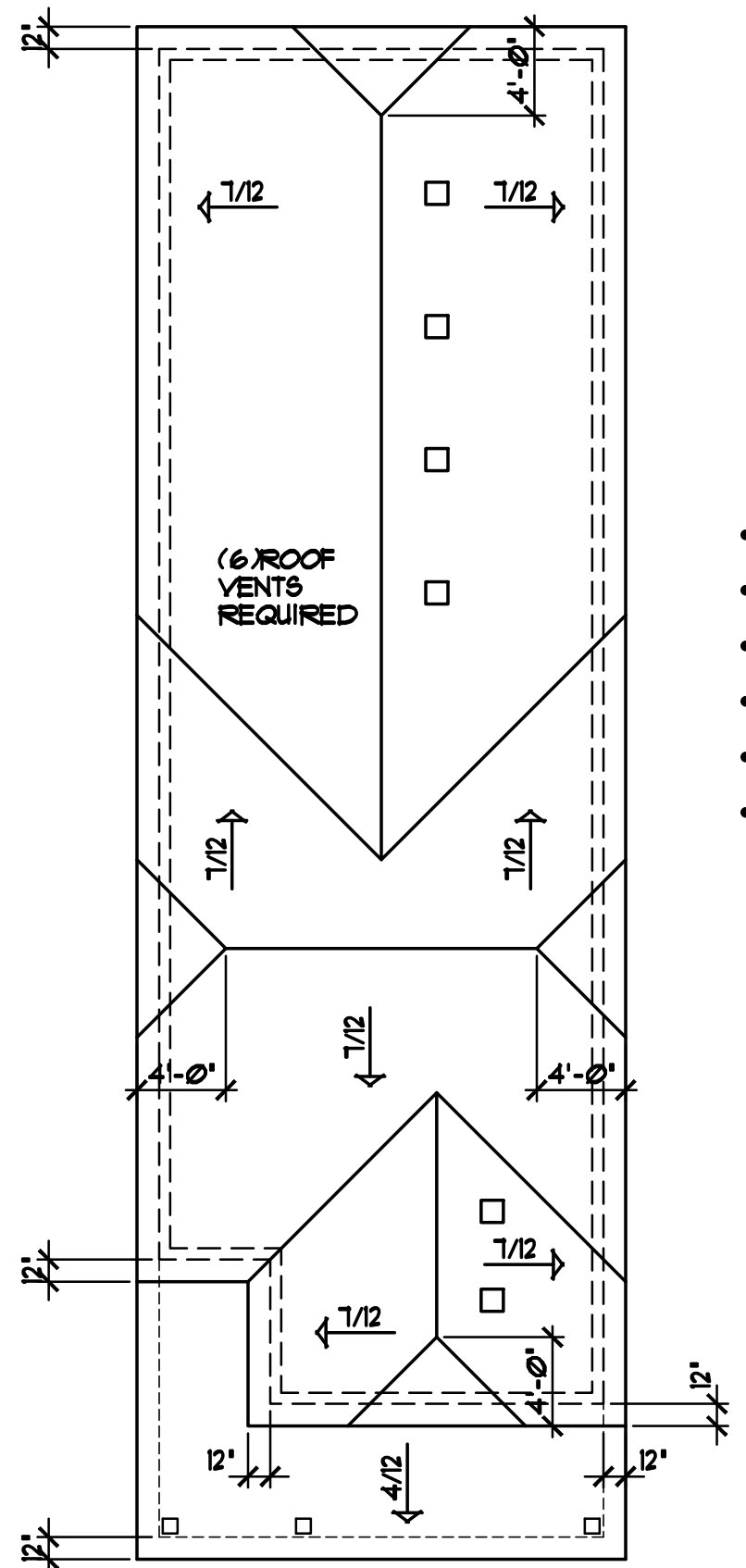
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 7/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

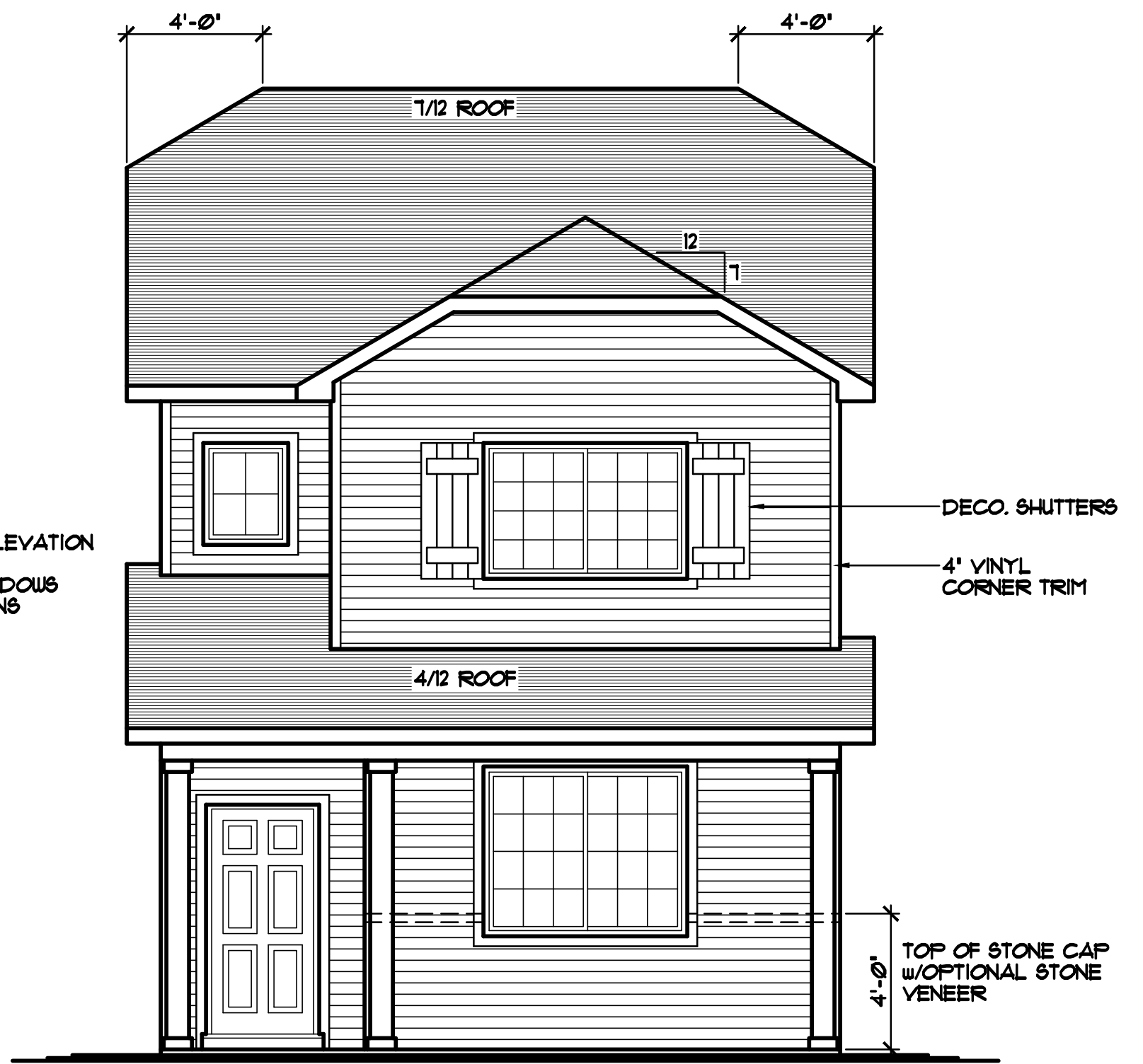


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "A" 1/4"=1'-0"

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XXXXX	XX

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• WWW.CROIXDESIGN.COM •

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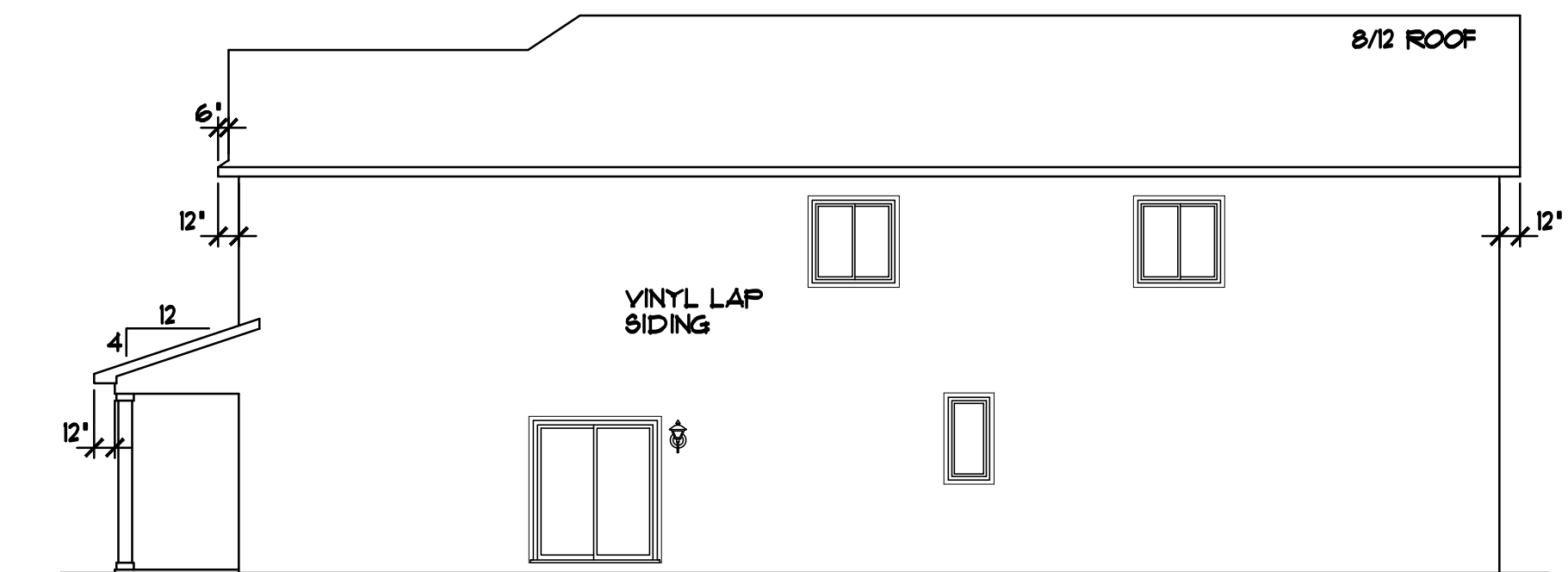
CENTRA HOMES LLC

THE TERRACE

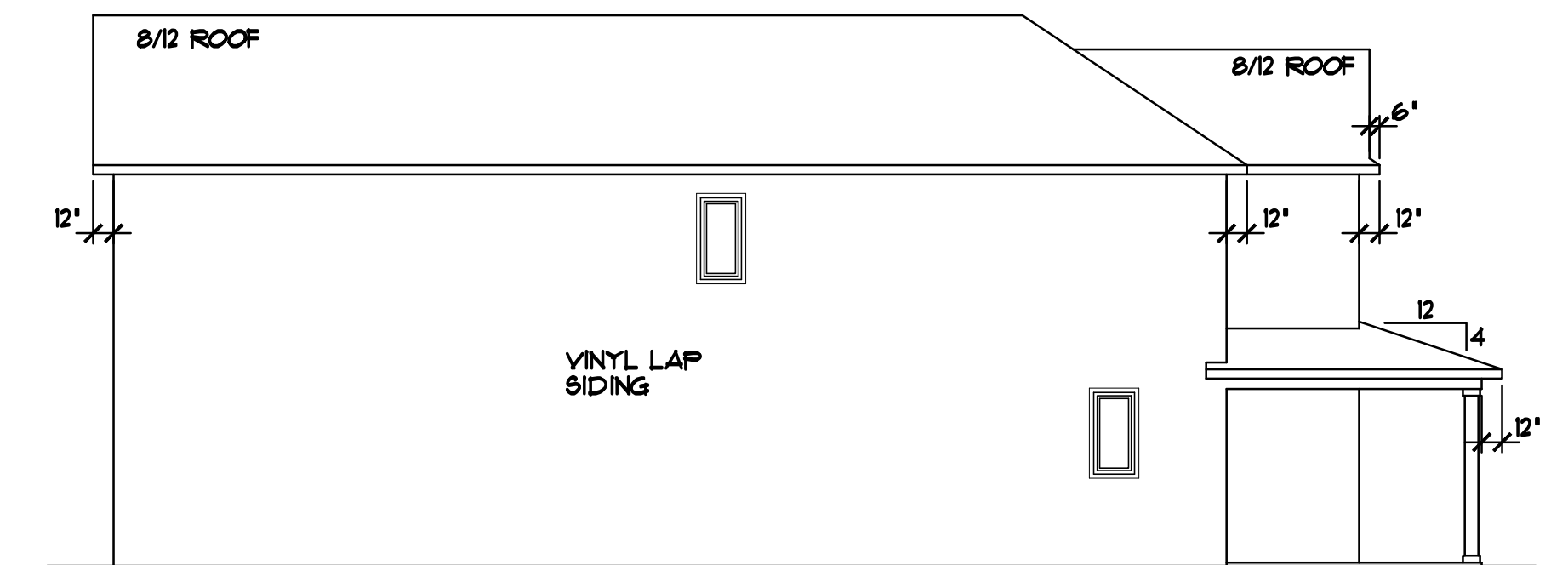
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1033 SQ. FT. SECOND FLOOR
1010 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

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DATE	SCALE
10/03/2023	AS NOTED
CADD FILE #	
23204	
SHEET	
1 OF 6	



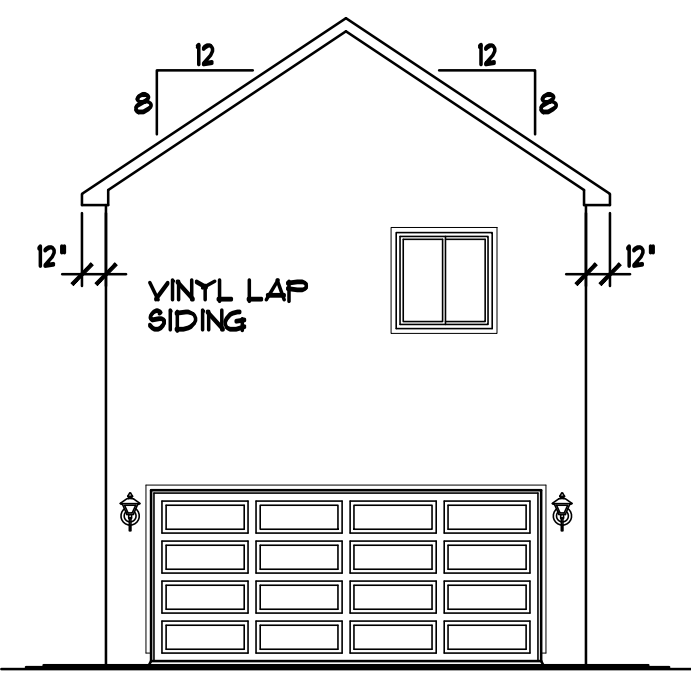
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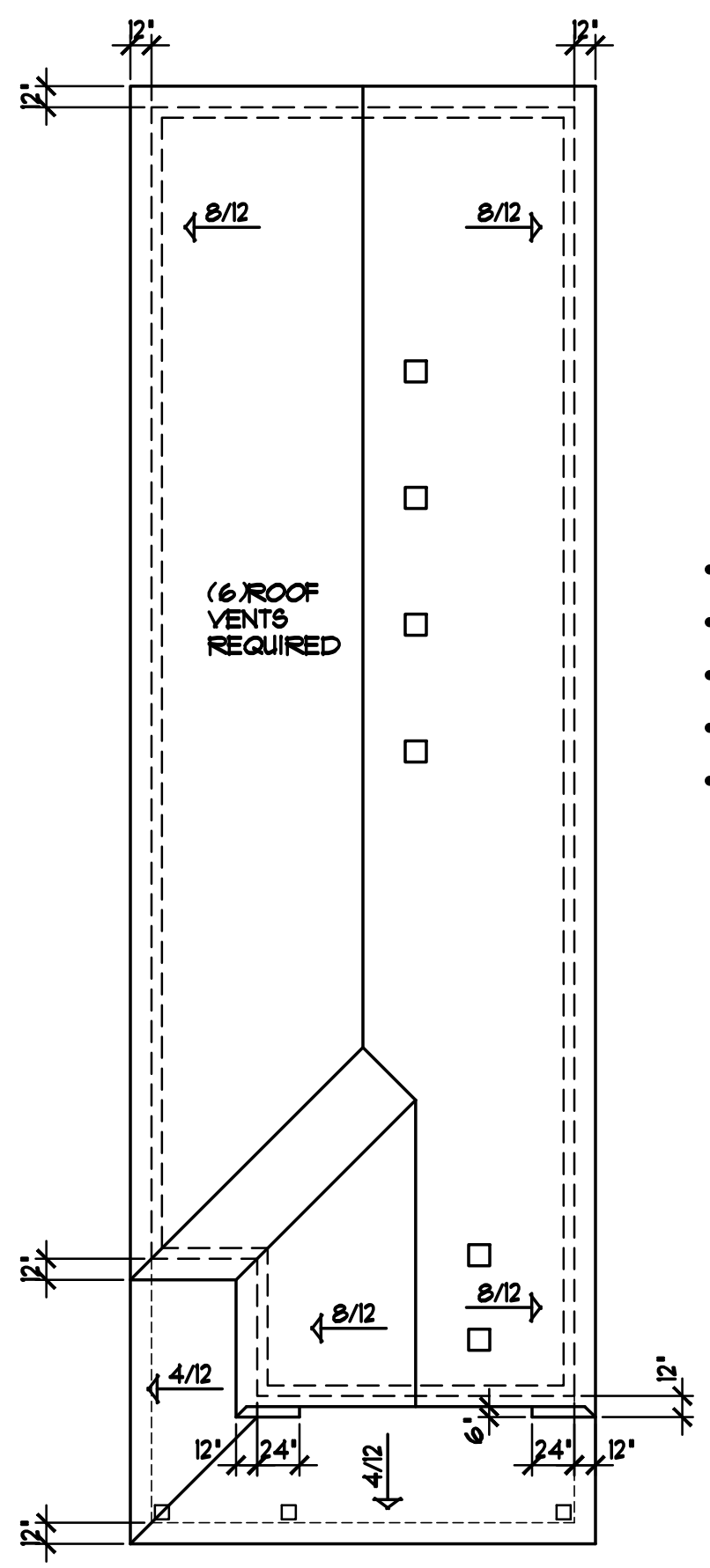
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 8/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

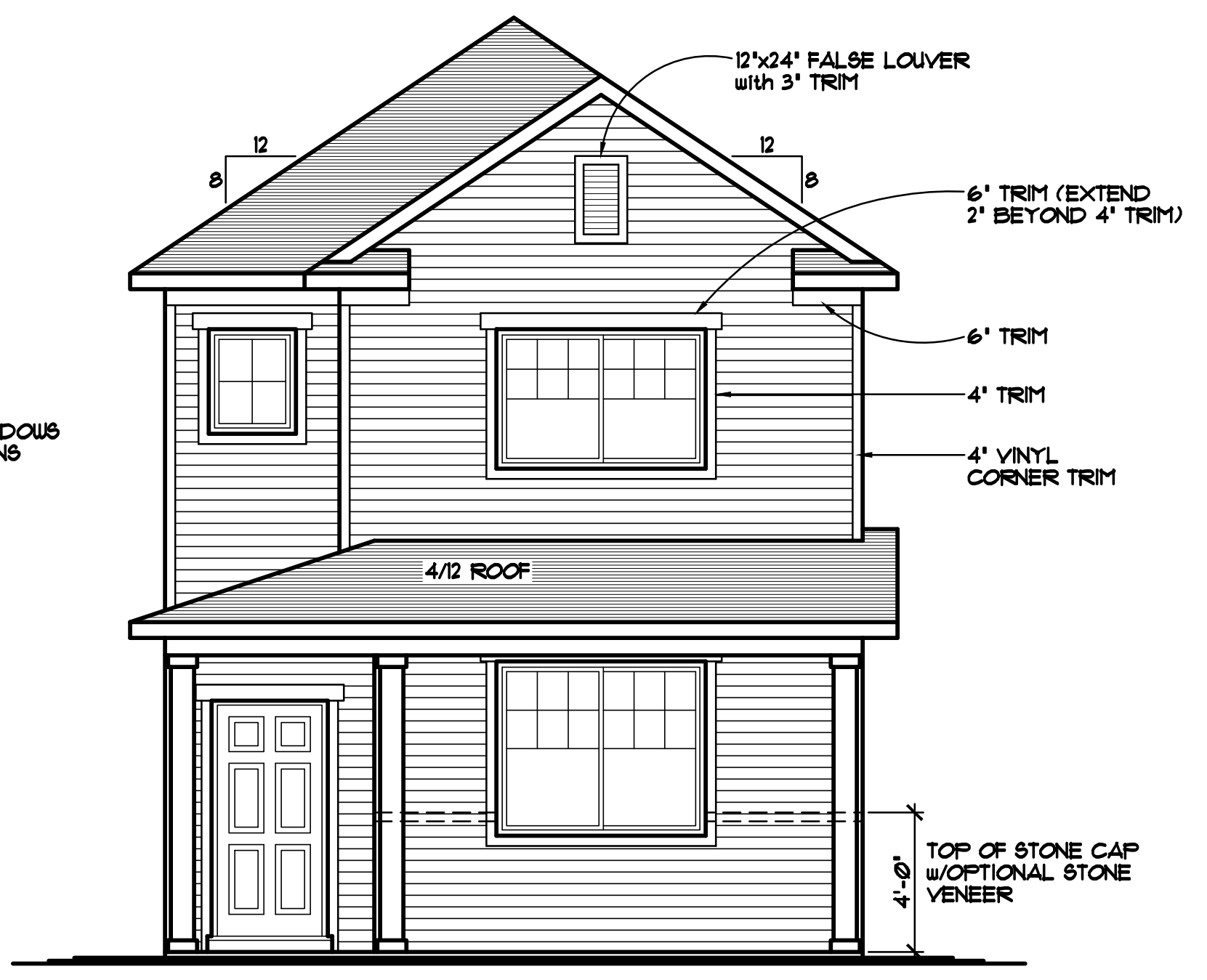


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

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- WINDOWS SHOWN w/OPTIONAL GRIDS
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "B" 1/4"=1'-0"

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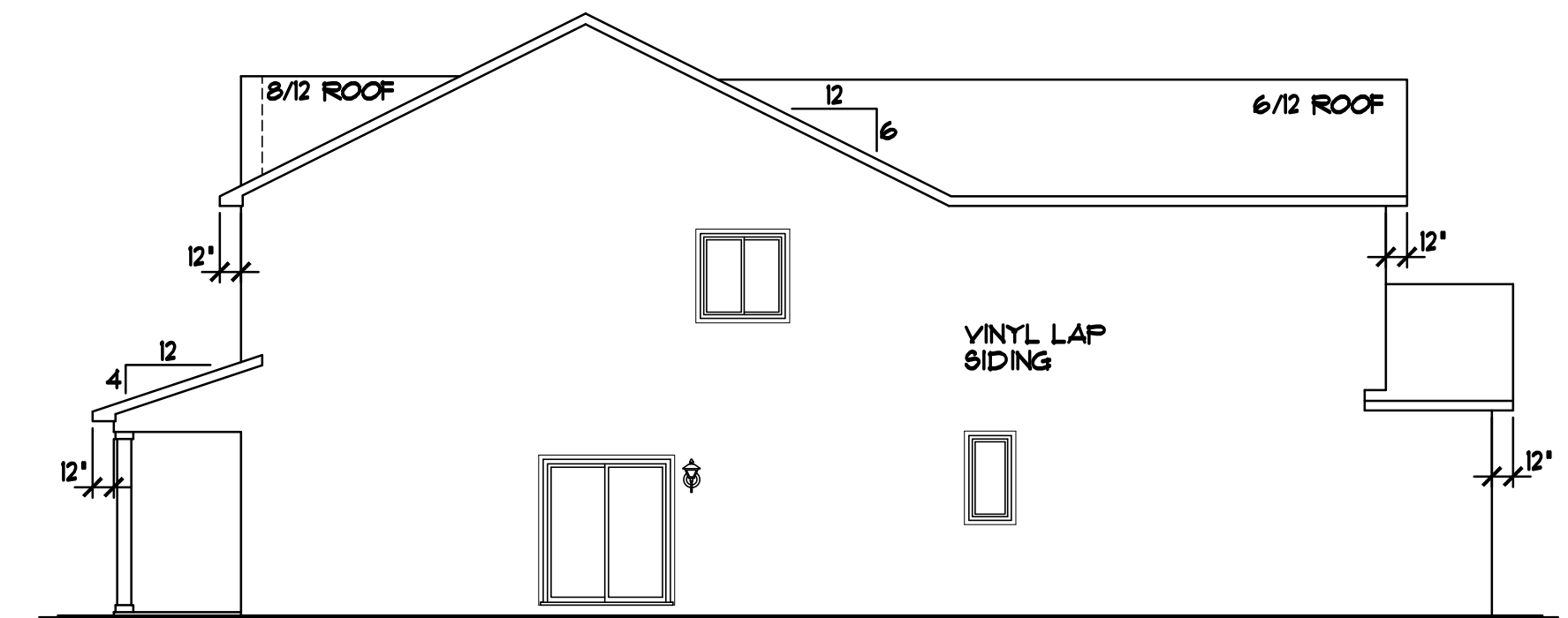
CENTRA HOMES LLC

THE TERRACE

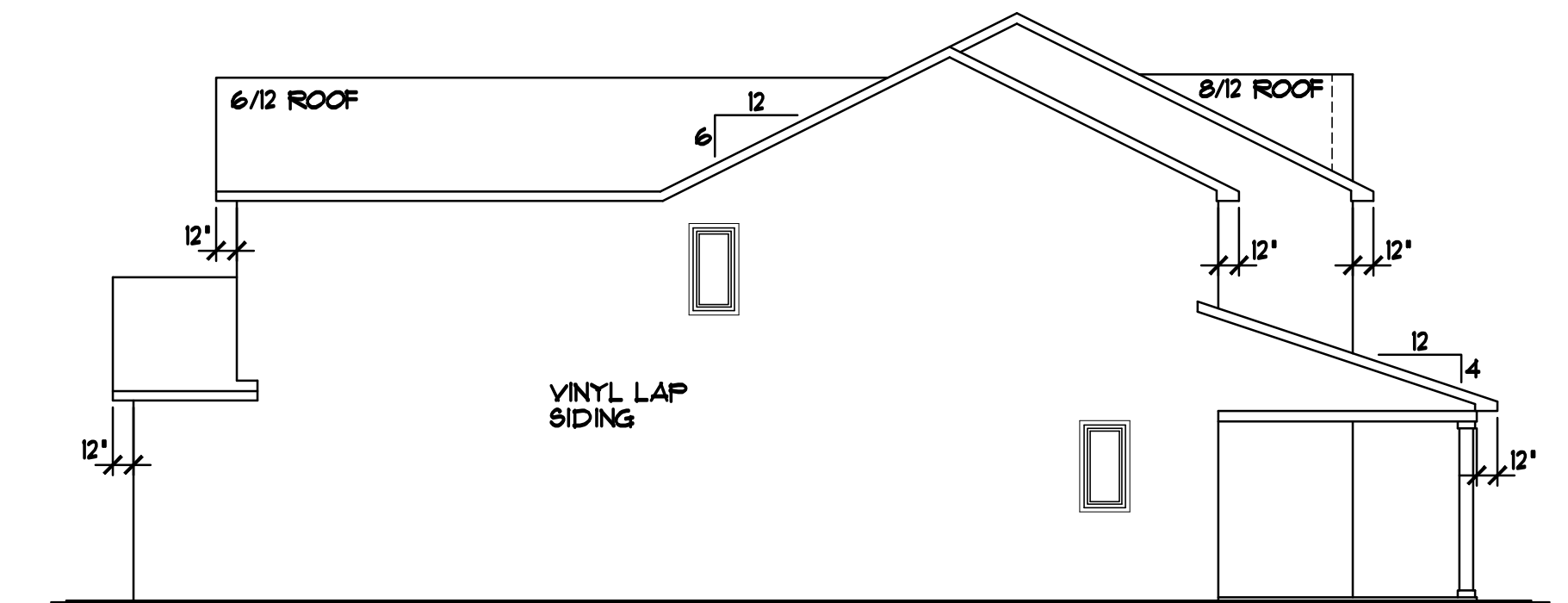
711 SQ. FT. FIRST FLOOR
1233 SQ. FT. SECOND FLOOR
1810 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

DRAWN N.F.	CHECKED
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DATE	SCALE
10/03/2023	AS NOTED
CADD FILE #	
23204	
SHEET	
1 OF 6	



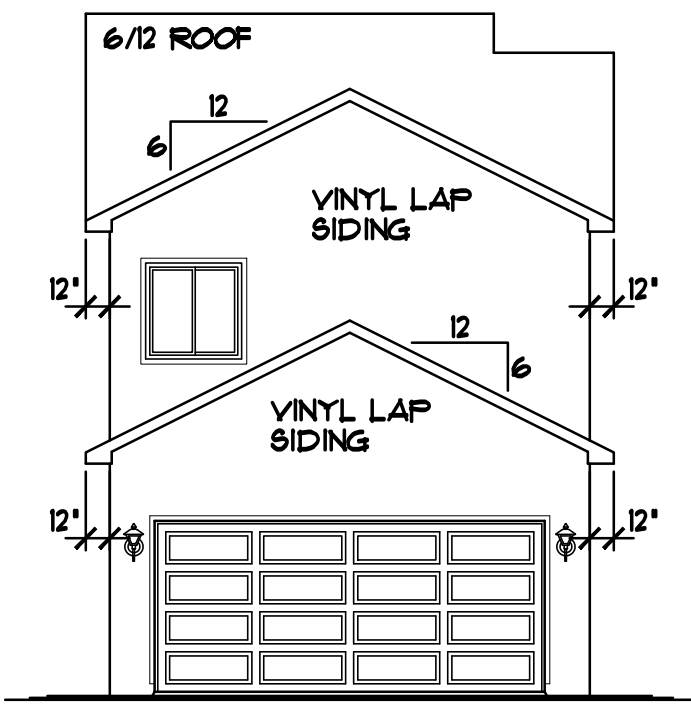
RIGHT ELEVATION 1/8"=1'-0"



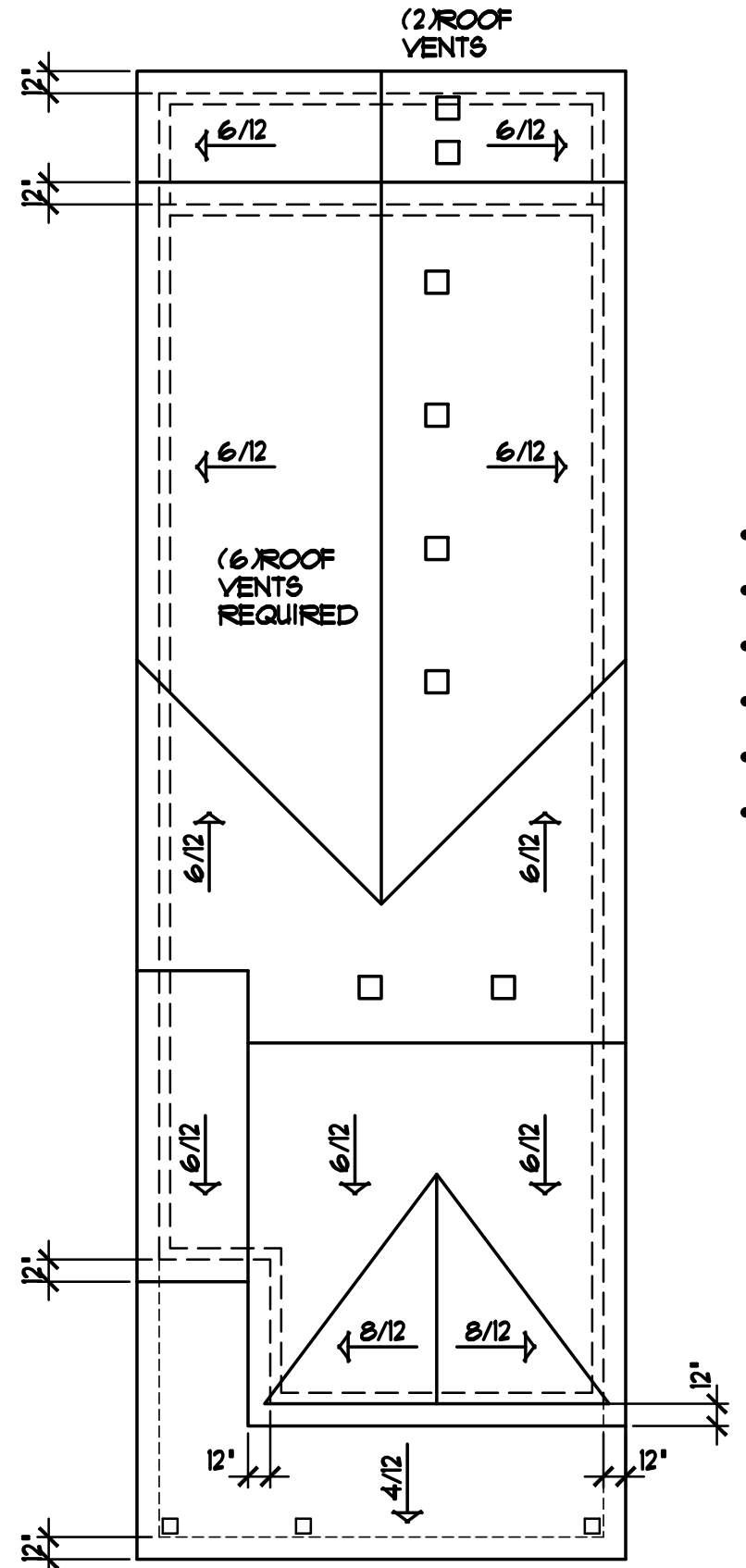
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 6/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

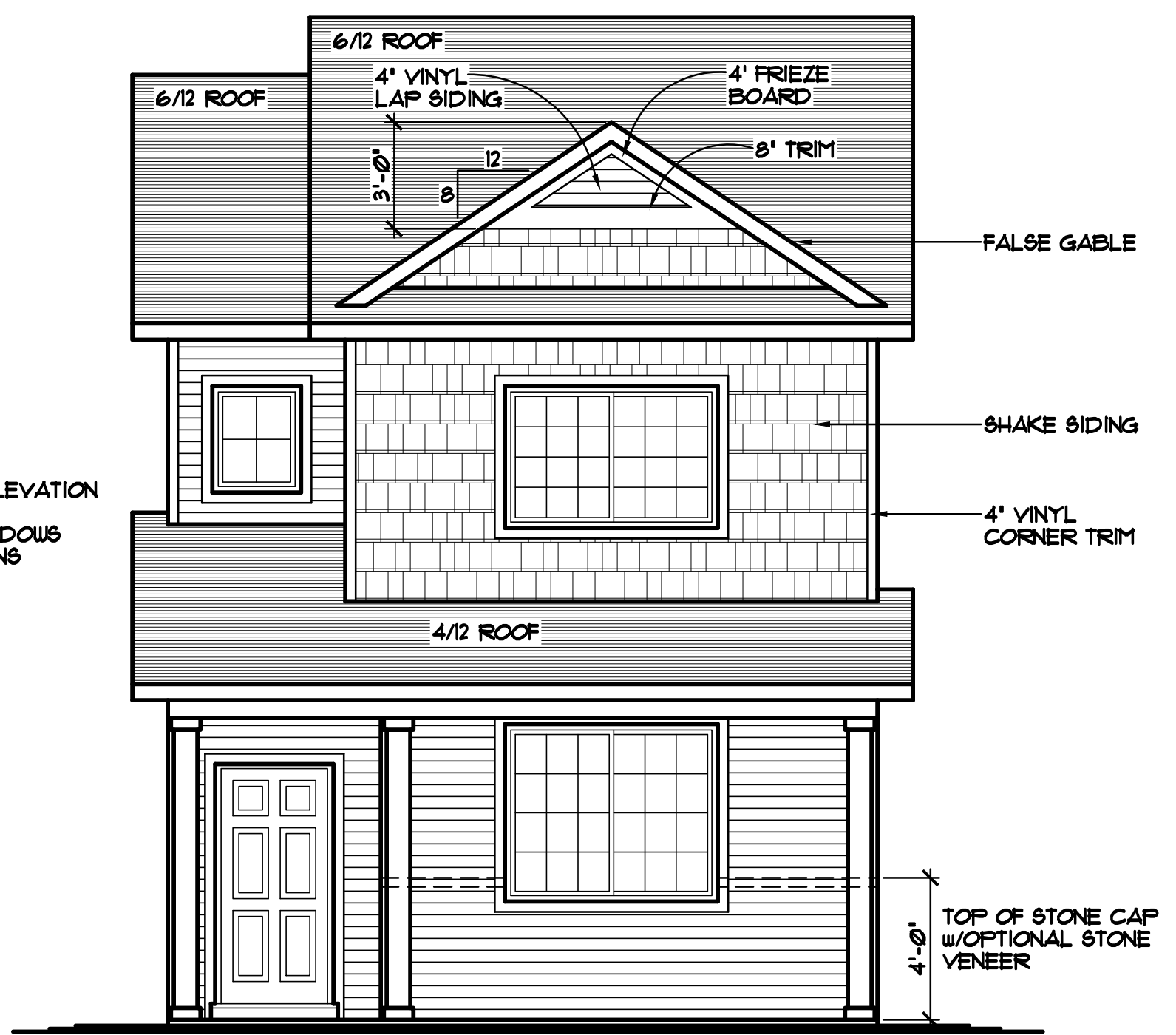


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "A" 1/4"=1'-0"

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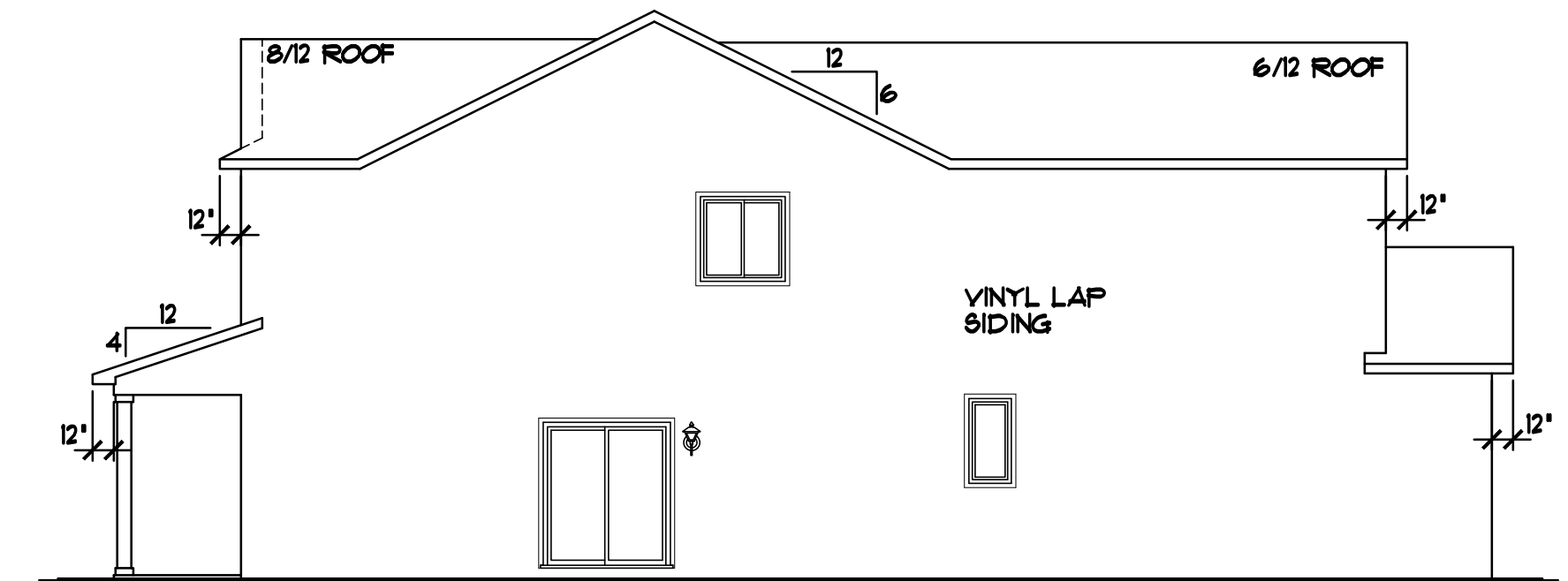
CENTRA HOMES LLC

THE ALPINE

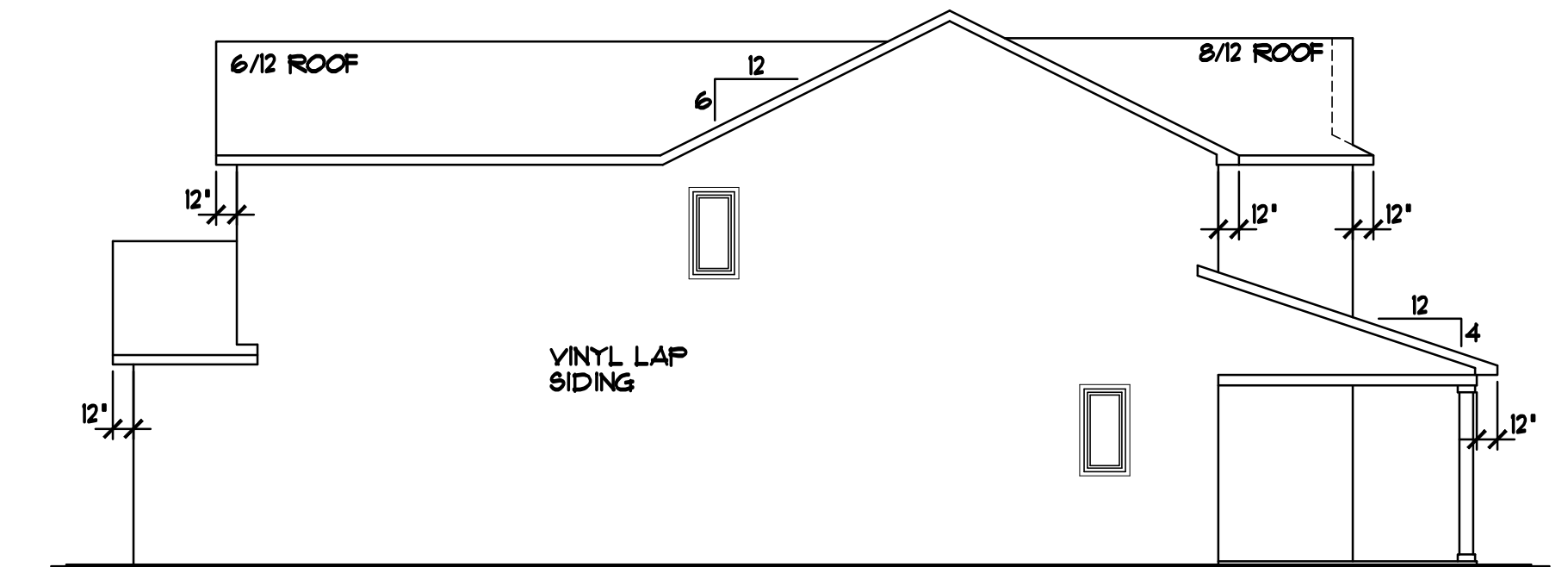
111 SQ. FT. FIRST FLOOR
959 SQ. FT. SECOND FLOOR
1670 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

DRAWN N.F.	CHECKED --
DATE: 10/03/2023	SCALE: AS NOTED
CADD FILE # 23205	
SHEET 1 OF 6	



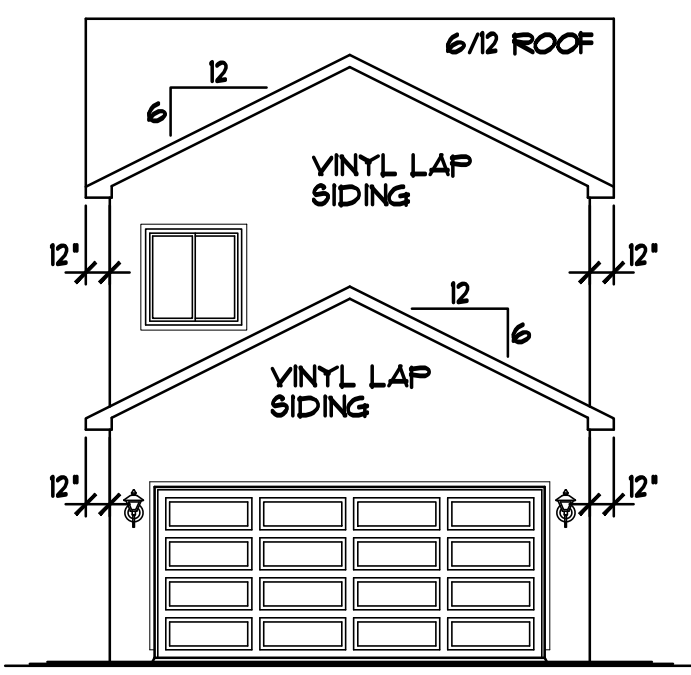
RIGHT ELEVATION 1/8"=1'-0"



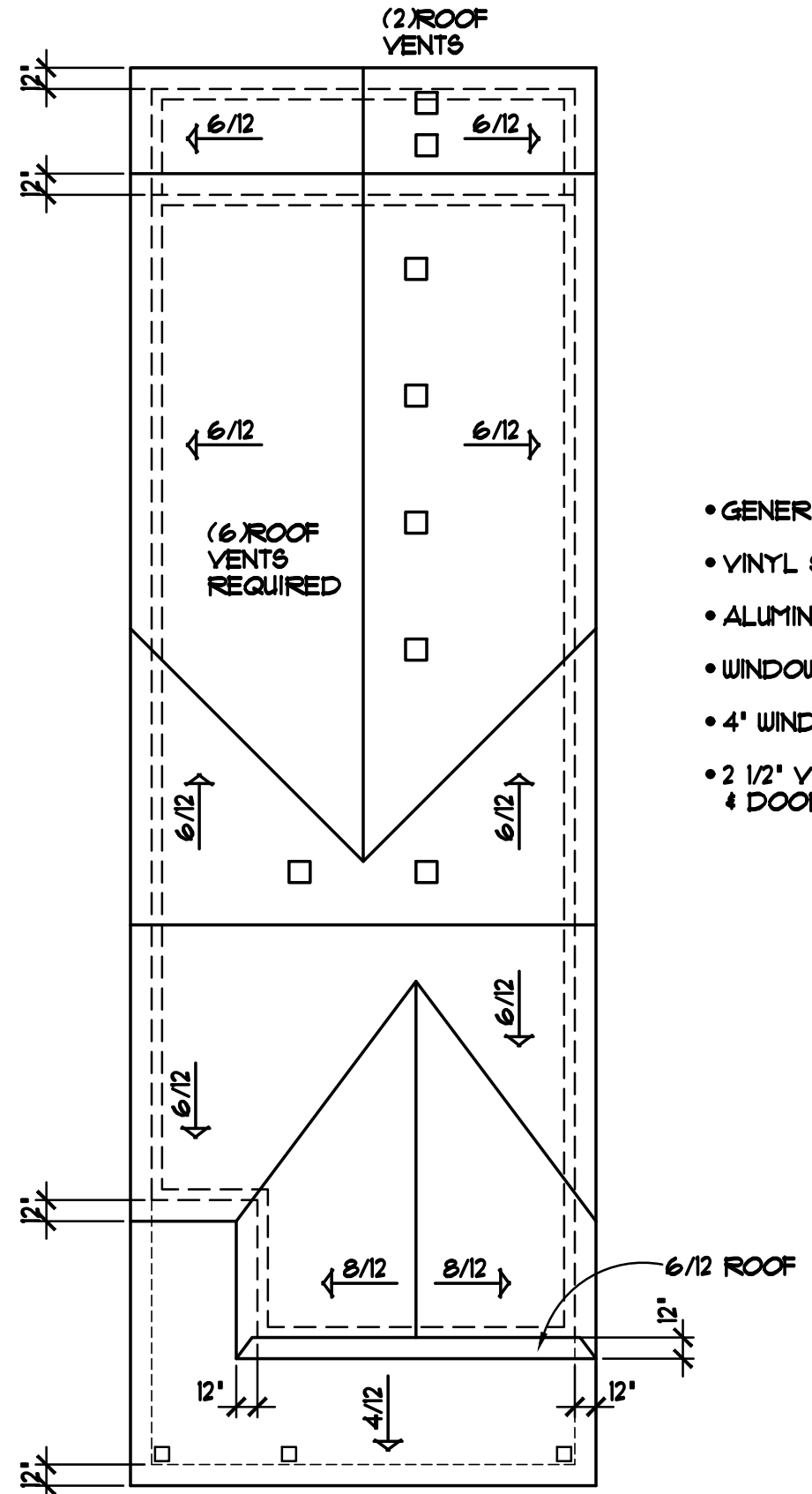
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 6/12 ROOF TRUSSES, ADJUST HEEL HEIGHT • 8/12 ROOF TO MATCH FASCIA WITH 6/12 ROOF (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

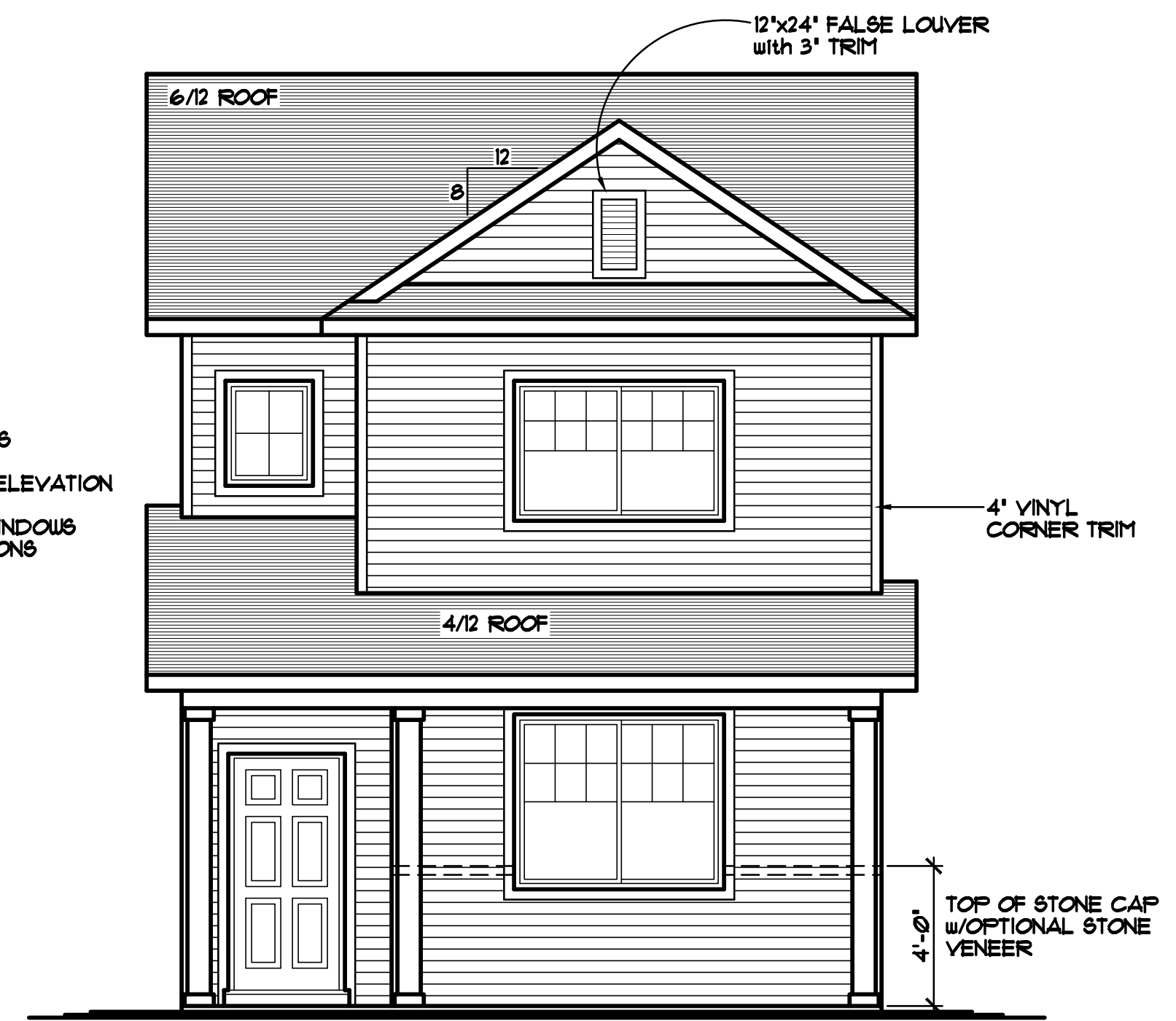


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "B" 1/4"=1'-0"

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BUILT BY:

CENTRA HOMES LLC

THE ALPINE

711 SQ. FT. FIRST FLOOR
959 SQ. FT. SECOND FLOOR
1670 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

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